

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, March 25, 2015, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Paul Egbert, Jerald Leishman, and Brian Pattee. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson, and Councilman Carl Leatham. A copy of the Notice and Agenda was posted, faxed and emailed to the Herald Journal, and mailed to the Planning Commission on March 20, 2015. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

<u>Others Present:</u>	Jennifer Leishman	D'Lynn Hill	Scott Archibald
	Arlyn Brenchley	Diana Cowley	Darrell Cowley
	Mike Cowley	Todd Harman	Neil Hawkins
	Susan Hawkins	Gary Hawkins	Phil Johnson
	Julie Johnson	Megan Haslam	Brayden Sparrow
	Landon Bassett	Andrew Hadfield	Gabe DuPont
	Joe McBride	Brady Maughan	Tyler Treadway
	Scott Gary	Jonathan Cook	

Opening Ceremony: Jerald Leishman

Ruth P. Maughan reviewed the agenda with the Commission. After discussion, Jerald Leishman made a motion, seconded by Brian Pattee, that the agenda be approved as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	
Brian Pattee	

Planning Commission member Chris Clark arrived at the meeting 6:04 p.m.

The Commission reviewed the minutes for the Commission meeting which was held March 11, 2015. There were word changes on lines 129 and 155. After review, Brian Pattee made a motion, seconded by Paul Egbert, to approve the minutes of the March 11, 2015 meeting as with the change.

<u>YEA 5</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	
Brian Pattee	

At 6:05 p.m., conduct the following public hearing:

First, receive public input, then consider for approval a request from D'Lynn Hill for a conditional use for a Level 1 "Home Occupation" to operate a bookkeeping business out of her home at 158 North 100 West. D'Lynn Hill stated that she does bookkeeping from her home. Ms. Hill stated that it is mostly done on the computer. Ms. Hill stated that before she accepts anymore clients, she thought she should seek a business license. Paul Egbert asked about advertising. Ms. Hill stated that she does advertising by word of mouth. Jerald Leishman asked about traffic to her home. Ms. Hill stated that she has a couple of clients that pick up payroll twice a month from her home. She also has 4 to 5 clients that drop off quarterly taxes to her home. Ruth P. Maughan asked if there were any comment from the public. There were no comments from the public.

At 6:07 p.m., the public hearing was closed.

After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to approve a request from D'Lynn Hill for a conditional use for a Level "Home Occupation" to operate a bookkeeping business out of her

home at 158 North 100 West.

YEA 5

NAY 0

Chris Clark  
Paul Egbert  
Jerald Leishman  
Ruth P. Maughan  
Brian Pattee

At 6:08 p.m., conduct the following public hearing:

Second, receive public input, then consider for approval a concept plan for the Wellsville Heights Subdivision consisting of a total of 11 lots on property on the north side of 300 South between 200 East and 300 East. Scott Archibald, representing the applicant, stated that he designed this subdivision to stay within the guidelines of the Wellsville City code. There are 11 lots that are bigger than 12,000 square feet. The existing home will be the 11<sup>th</sup> lot. They are not demolishing the home. Mr. Archibald stated that he received and reviewed the comments dated March 11, 2015 from City Engineer Chris Breinholt. Mr. Archibald stated that he has no issues with them. There was a discussion concerning straightening 200 East. They reviewed the sewer and water lines. There are existing utilities on the south and east of the property. They will have to bore under the road to provide utilities. There will be no cul-de-sacs in the subdivision. Diana Cowley stated that her parents own the corner lot across the street from this property. Ms. Cowley is the trustee of the property. Ms. Cowley stated that she thinks 11 lots is too many lots. The square footage of the homes in the area is public knowledge. They are 2,000 square feet to 2,900 square feet. The property across the street is zoned RA-1. Ms. Cowley stated that she doesn't have a problem with homes, but 11 lots are too many for the property. Gary Hawkins stated that developers come in to develop property thinking that it will improve the city. Mr. Hawkins agrees that 11 lots are too many for the property. Mr. Hawkins stated that Wellsville City should continue with the continuity of the land. Mr. Hawkins stated that the property in the area has animal rights. There are bigger homes in the area. Mr. Hawkins suggested 8 or 9 lots instead of 11 lots. Mr. Hawkins stated that fewer lots will help to maintain high property values and the country feel of Wellsville City. Susan Hawkins stated that not everyone within 300 feet of the property received notice of this meeting. Ms. Hawkins asked why. Don Hartle reviewed the list of those that were mailed notice of this meeting. Ms. Hawkins stated that she called several on that list and they didn't receive notice of this meeting. Mr. Hartle stated that the notice was mailed on March 9, 2015. Ms. Hawkins stated that 11 lots is a lot of homes in a rural area, which is a beautiful area. Ms. Hawkins stated that putting 11 lots on the property will depreciate what they have worked to build up in the last 10 years. Phil Johnson stated that he doesn't think it is in the best interest of the people to jam as many houses as they can on the property. Megan Haslam stated that she never received a letter, and her property is adjoining to this property. Ms. Haslam stated that she has livestock on her property. Ms. Haslam chose this property because she could have animals. Ms. Haslam doesn't want people to complain about the animals. The animals were here before they were. Arlyn Brenchley stated that he is attending this meeting representing Wellsville Irrigation Company. This property has 2 shares of irrigation water. Mr. Brenchley stated that Wellsville Irrigation can't provide additional irrigation water. Mr. Brenchley stated that he is concerned about pushing water east and north. Ruth P. Maughan asked if there is a ditch on 300 South. Mr. Brenchley stated yes. Susan Hawkins stated that the water table is high in this area. The irrigation water has flooded her property more than once ruining the garden and other things. Diana Cowley stated that the Poppleton's, who own this property, are not in attendance. Ms. Cowley stated that maybe they don't care about the old neighborhood, but she does.

At 6:30 p.m., the public hearing was closed.

City Planner Jay Nielson stated that there is no staff report because there are no sensitive lands. The Concept Plan is missing some critical dimensions. Mr. Nielson stated that there are 4 lots that are the minimal size. The remaining lots are more significant than quarter-acre lots. The property is zoned R-1-12. Mr. Nielson stated that there could be up to 15 lots. Mr. Nielson stated that he doesn't know how the Planning Commission could legally deny this subdivision. It is pretty straight forward. Paul Egbert stated that he has the same concern with the dimensions missing. Mr. Egbert stated that the contour of the west

side of the property drops off. Mr. Egbert asked how an individual would access lot 1 and 2 with the steep drop off. Scott Archibald stated that the homes would be set back further so that the driveways aren't so steep. Mr. Archibald stated that they would cut back the slope. Mr. Archibald stated that they would definitely cut the slope back on lot 1, and some on lot 2. Brian Pattee asked about the sewer. Mr. Archibald stated that there is a concern with lot 1. They would extend the sewer to the north as far as possible. Mr. Archibald stated that it will be challenge, and asked for different options. Mr. Pattee stated that they could bring the setback more straight and access the lot from 300 South. Mr. Pattee asked how deep the sewer line is. Don Hartle stated that he doesn't know. Mr. Archibald asked what options he would have concerning sewer and lot 1. Mr. Hartle stated that he would review it with the Public Works Department. Mr. Hartle would like to keep the sewer in the City right-of-way, and not on private property. Mr. Pattee suggested putting the service lines in the public utility easement, not in the City right-of-way. Mr. Archibald stated that they will work with the best option possible. Mr. Hartle stated that Perry Maughan, who works for Wellsville City in the Public Works Department, is also a member of the City Council, and he would be able to address that issue. Mr. Archibald stated that he will discuss the options available with the applicant, put it on paper, and see where they go from there. Mr. Pattee asked about asphalt. Mr. Archibald stated that he is willing to pave his half of the road. Mr. Hartle stated that all subdivisions have paved roads. Ruth P. Maughan asked how wide the road is. Mr. Hartle stated that 22 feet of asphalt is required. Mr. Pattee asked about the 2 shares of irrigation water. Mr. Hartle stated that Wellsville City requires 3 acre feet of water per acre be transferred to Wellsville City. Mr. Archibald stated that they will meet that requirement. Mr. Pattee asked about irrigation pipe. Arlyn Brenchley stated that it is on the north side from 250 East to 300 east, then north about 150 feet, and crosses 300 East. Mr. Egbert stated that he scaled out the frontage. It looks like 90 feet is about the narrowest, and most of the lots are from 90 feet to 120 feet. There will be an adjustment if 200 East is straightened out. Mr. Egbert stated that with steep slopes, once they are touched, it is hard to stabilize them. Ms. Maughan asked about open space. Mr. Hartle stated that open space is not required in the R-1-12 zone. Ms. Maughan asked where the existing home is located. Mr. Pattee stated that it is in the northeast corner. Jerald Leishman stated that feels for the public because it is a lot of homes, but it is zoned for more density. Mr. Hartle stated that the R-1-12 zone has animal rights. An individual has to own a full 1/2 acre for a horse. If the animals are for family food production, property that is less than 1/2 acre receives 7 points. Animals are assigned a point value. Mr. Egbert stated that as neighbors, they receive a description but no picture. There are only 4 out of the 11 lots that are 12,000 square feet or 1/4 acre lots. There are 6 lots that are at almost 1/2 or 1/2 acres. There is 1 lot that is a full acre. Mr. Pattee stated that at this point, he would like to see a concept plan that shows the changes that have been suggested. Mr. Pattee doesn't feel that the Planning Commission can move forward until they see the changes. Mr. Pattee also suggested that the developer work with Arlyn Brenchley concerning the irrigation water and that Mr. Brenchley is happy. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to continue this issue at a future Planning Commission meeting.

YEA 5

Chris Clark

Paul Egbert

Jerald Leishman

Ruth P. Maughan

Brian Pattee

NAY 0

Don Hartle stated that Sharp's Transportation would like to build another building, and he would like input concerning this issue. City Planner Jay Nielson stated that any expansion requires a conditional use permit.

Don Hartle stated that the owner of the antique store contact Mayor Thomas G. Bailey concerning a type of flea market on Saturdays behind the existing building. It would require a conditional use permit.

City Planner Jay Nielson conducted a workshop on Chapters 10.36 through 10.39 of the proposed new Land Use code.

At 8:17 p.m., Brian Pattee made a motion, seconded by Jerald Leishman, to adjourn the meeting.

YEA 5

Chris Clark  
Paul Egbert  
Jerald Leishman  
Ruth P. Maughan  
Brian Pattee

NAY 0

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Ruth P. Maughan  
Chairperson