

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, March 10, 2010 at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Protem Russell Glenn, Jaye Colling, and John Spence. Also present were City Planner Jay Nielson and City Councilmen Carl Leatham. A copy of the Notice and Agenda was faxed and emailed to the Herald Journal and mailed to the Planning Commission on March 5, 2010. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Kayla Woodring
Deanne Hendry Gary Hendry
Paul Egbert Everett Baerwaldt

Opening Ceremony: John Spence

Loyal Green was unable to attend this meeting, so Russell Glenn was asked to serve as Chairman Protem.

Russell Glenn reviewed the agenda with the Commission. After review, Jaye Colling made a motion, seconded by John Spence, that the agenda be approved as presented.

<u>Yea</u> 3	<u>Nay</u> 0
Russell Glenn	
Jaye Colling	
John Spence	

The Commission reviewed the minutes for the Commission meeting which was held on February 24, 2010. There were word changes on lines 39, 59, 61, and 75. After review, John Spence made a motion, seconded by Jaye Colling, that the minutes of the February 24, 2010 meeting be approved with the corrections.

<u>Yea</u> 3	<u>Nay</u> 0
Russell Glenn	
Jaye Colling	
John Spence	

At 6:05, the Planning Commission conducted the following public hearing:

First, receive public input and consider for approval the preliminary plat for the Hendry subdivision at 40 North 100 West (1 additional building lot). Gary Hendry stated that they have a lot that can be subdivided into 2 building lots, and their son Jason would like to build a home to the south of their current home. There is a total of 198 feet of frontage. The lot that their current home resides will have 105 of frontage, and the new lot will have 93 feet of frontage. Russell Glenn reviewed with Mr. Hendry, the memo from the City Engineer, Jones & Associates, dated March 2, 2010. Mr. Glenn stated that the comments on the memo need to be addressed before the final plat can be submitted. The comments on the memo from Chris Breinholt representing Jones & Associates are as follows: 1) the public utility easements need to be 10' wide around each individual lot line. The easement along the north side of Lot 1 should be shown along the edge of the structure closest to the property line. This easement will be less than 10' wide, 2) the addresses will need to be shown on the Final Plat. The existing address for Lot 1 is 40 North 100 West. The address assigned to Lot 2 is 28 North 100 West, 3) a fire hydrant will need to be installed near the north line of Lot 1, 4) the signature block for the Health Department is not necessary, 5) the Title Block needs to include the city and county, and 6) the existing water and sewer line sizes need to be shown. The sewer line is 8" and the water line is 6". Mr. Hendry stated that there are fire hydrants on the corner of Main Street and 100 West and on 100 North and 100 West. Mr. Glenn asked if Jay Nielson knew why a fire hydrant would need to be installed. Mr. Nielson stated that the code for the water line serving a fire hydrant is 8", and there is 6" water line. Mr. Nielson stated that is his guess, but he doesn't know for sure. Mr. Glenn stated that Mr. Hendry should contact Don Hartle concerning the fire hydrant issue. Mr. Hendry asked if he receives approval tonight, could he contact the surveyor to begin this

project. Mr. Glenn stated that Mr. Hendry would need approval from the City Council on the preliminary plat before he can begin. After discussion, John Spence made a motion, seconded by Jaye Colling, to approve the preliminary plat for the Hendry subdivision at 40 North 100 West (1 additional building lot) subject to the conditions listed on the memo from Jones & Associates are met on the final plat.

Yea 3

Russell Glenn

Jaye Colling

John Spence

Nay 0

The Planning Commission continued review for consideration of recommending to the City Council that they adopt a resolution approving the revised/updated General Plan. Jay Nielson stated that he has made all of the changes to the General Plan that were discussed in previous meetings, but has not yet implemented the photographs. Mr. Nielson handed out 3 sheets of the Envision Cache Valley final report. Mr. Nielson stated that these 3 sheets are key sheets that have something to do with Wellsville City. Mr. Nielson stated that it appears that there should be some discussion between the Planning Commission to bring the Wellsville City General Plan and the Envision Cache Valley final report together, and this discussion has not taken place yet. Mr. Nielson stated that Don Hartle has 2 copies of the entire Envision Cache Valley final report, and he will try to get copies of the report for each of the members of the Planning Commission. Mr. Nielson stated that he recommends that the Planning Commission step back and review the Envision Cache Valley final report so that in 6 months, Wellsville City isn't modifying the General Plan. Mr. Nielson walked through some of the changes, such as the population projections. The General Plan that Mr. Nielson submitted to the Planning Commission projects the population average annual growth at 2.4%. In historical views, from 1890 through 2000, the average annual growth rate is just over 1%. Mr. Nielson stated in the past 30 years, the average annual growth rate is just over 2%. Mr. Nielson stated that in the past 10 years, the average annual growth rate is 6.19%. This is because Highway 89/91 is better for travel, and people are willing to commute through Wellsville Canyon. Mr. Nielson recommends using 4% as the projected population growth. This figure is between 2% from the last 30 years, and 6.19% from the last 10 years. Mr. Nielson believes that it is a reasonable figure. This suggests that in 2040, based on 4% growth, there will be 10,500 citizens of Wellsville City with approximately 3,500 units. There are currently 1,500 units. Mr. Nielson stated that there have been over 2,000 participants in the planning effort for the Envision Cache Valley final report. The report is a combined effort of Cache Valley, Utah and Franklin County, Idaho. This proposal is what was heard from surveys that were conducted with residents from Cache Valley and Franklin County. This proposal keeps cities, cities, and country, country. Cache Valley has prided itself as a sea of agriculture with islands of communities. This final report shows that cities need to be willing to take on more people. The Envision Cache Valley final report projects the population of Wellsville City in 2040 to be 7,840. Mr. Nielson projects the population of Wellsville City in 2040 to be 10,500. This projection is less than what was suggested in the General Plan. Mr. Nielson stated that if communities resist this kind of thinking and don't work together, what happened to the Wasatch Front will happen to Cache Valley. Mr. Nielson asked that the Planning Commission take time to work through the details and make concessions to meet the Envision Cache Valley final report. Russell Glenn stated that he thinks this would be in the best interest of Wellsville City, and appreciates the time that Mr. Nielson has put into the General Plan.

At 6:37 p.m., Jaye Colling made a motion, seconded by John Spence, to adjourn the meeting.

Yea 3

Russell Glenn

Jaye Colling

John Spence

Nay 0

Russell Glenn
Chairman Pro-tem