

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, October 13, 2010, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Jaye Colling, John Spence, and M. Kent Larsen. Also present were City Manager/Recorder Don Hartle and City 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 October 8, 2010. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Mayor Thomas G. Bailey
Bill Tingey Ardis Tingey
Kevin Tingey Kimberlee Foulger
Angela Jones

Opening Ceremony: Russell Glenn

Loyal Green reviewed the agenda with the Commission. After review, Jaye Colling made a motion, seconded by M. Kent Larsen, that the agenda be approved as presented.

YEA 5 NAY 0
Russell Glenn
Jaye Colling
Loyal Green
John Spence
M. Kent Larsen

The Commission reviewed the minutes for the Commission meeting which was held September 22, 2010. There was a word changes on lines 49, 50, 51, 52, 53, 71, 87, 88, 90, 91, and 95. After review, John Spence made a motion, seconded by Russell Glenn, that the minutes of the September 22, 2010 meeting be approved with the corrections.

YEA 5 NAY 0
Russell Glenn
Jaye Colling
Loyal Green
John Spence
M. Kent Larsen

The Planning Commission reviewed for approval the final plat for the Reynolds subdivision consisting of a total of 3 lots (2 additional building lots) on property at 39 East 300 South. Don Hartle stated that this is the final plat for the Reynolds subdivision, and that the City Engineer has signed the final plat. Loyal Green asked what had transpired since the last meeting. Mr. Hartle stated that there were numerous concerns and changes that needed to be addressed. The City Engineer has reviewed the final plat, and has signed off on it. The Board of Adjustments approved a variance for 79 feet of frontage instead of 82 ½ feet of frontage due to the survey. Russell Glenn stated that the 79 feet of frontage is no fault of the Reynolds'. After discussion, M. Kent Larsen made a motion, seconded by Russell Glenn, to approve the final plat for the Reynolds subdivision consisting of a total of 3 lots (2 additional building lots) on property at 39 East 300 South.

YEA 5 NAY 0
Russell Glenn
Jaye Colling
Loyal Green
John Spence
M. Kent Larsen

The Planning Commission discussed a lot line adjustment for Bill Tingey at 240 South 100 East. Don Hartle stated that they would like to build an addition on the back of their home. They are required to have a 10-foot side yard, and have a 6-foot side yard. Mr. Tingey went before the Board of Adjustments asking for a variance. A family member owns the lot to the south of Mr. Tingey. Mr. Hartle provided copies of the Quick Claim Deed giving Mr. Tingey the property to meet the 10-foot side yard. After discussion, Russell Glenn made a motion, seconded by M. Kent Larsen, to approve the lot line adjustment for Bill Tingey at 240 South 100 East as recorded on the Quick Claim Deed.

YEA 5

NAY 0

Russell Glenn
Jaye Colling
Loyal Green
John Spence
M. Kent Larsen

The Planning Commission discussed a proposed entrance sign into Heritage Southwest Estates subdivision. Kimberlee Foulger stated that she is over the beautification committee for the Heritage Southwest Estates subdivision. The HOA has voted, and would like to have a rock sign at the entrance of the subdivision. Don Hartle stated that a sign is a conditional use. Ms. Foulger is in attendance tonight to gather information. Ms. Foulger stated that she has reviewed the sign code, and thinks that the entry sign would be a free-standing monument sign. Loyal Green stated that the Planning Commission needs to determine what kind of sign Ms. Foulger is applying for. John Spence stated that a rock sign would be a monument sign. Ms. Foulger stated that there are a couple of different options as to what type of rock sign they would like to have. The first option is 108 inches by 78 inches. The sign needs to be 60 feet off of the highway, which would be next to the street light. The other option is 61 inches by 57 inches. Russell Glenn stated that the code states that a monument sign is not allowed in a residential area, but doesn't know why. Mr. Green stated that the definition of Ms. Foulger's sign is a monument sign, but there is no definition for a residential sign. Mr. Glenn thinks that a modification needs to be made to the code. Mr. Glenn thinks that a sign is very appropriate for the entrance of a subdivision, and that it is beautifying the area. Mr. Green stated that an identification sign should be permitted in a residential zone, but there is no definition. Ms. Foulger stated that they would like to place the sign right in front of the light pole so that it is lighted by the street light. They are also installing river rock and planting trees. Ms. Foulger stated that she met with Cody Merchant representing American West Heritage Center, and he has no problem with the HOA of the subdivision installing a sign. Mr. Green stated that there are 3 different sign types which are: incidental, residential, and monument. Ms. Foulger's sign is both a residential and a monument. Mr. Green stated that the code reads that of all of the signs that Ms. Foulger can have, she can't have a monument sign. Jaye Colling stated that a correction needs to be made to the code before this is approved. M. Kent Larsen stated that the code needs to have a residential sign code. Mr. Hartle stated that the code has to be amended one way or the other. Mr. Hartle discussed the schedule of meetings with the Planning Commission. On October 27, 2010, Jay Nielson would attend the Planning Commission meeting to discuss how to amend the code. The public hearings for amending the code would be on November 10, 2010 for the Planning Commission, and November 17, 2010 for the City Council. The public hearing for the subdivision entrance sign would be on November 24, 2010 for the Planning Commission, and December 1, 2010 for the City Council. Mr. Green stated that if this issue was taken one step further, and reviewed Table C. Mr. Larsen stated that the Planning Commission needs to define what kind of entry sign could be installed at a subdivision. Mr. Spence asked if the Planning Commission wants a sign at every subdivision, or do all of the citizens live in Wellsville. Mr. Green stated that a subdivision should be allowed to be identified by a sign if they want one. Both Mr. Glenn and Mr. Colling agreed with Mr. Green. Mr. Spence thinks that Wellsville should be Wellsville, not a lot of different little subdivisions. If a citizen wants a lot of different little communities within a city, then Wellsville is not for them. Kevin Tingey stated that there could be subdivision signs everywhere, including a sign for the Reynolds subdivision that was approved tonight. Mr. Glenn stated that some rules needs to be made, which are: 1) the code needs to be amended to include monument signs at subdivision entrances, 2) an HOA has to exist within the subdivision, and the HOA has to approve an entrance sign, and 3) Table A and Table C of 10-16-21 needs to be amended. Ms. Foulger stated that the depth of a sign is not addressed in the code. Mr. Glenn stated that the sign has to be located on property that is owned by the party that wants to install the sign. Mr. Green stated that he thought that

Utah State University has a 99-year lease on the open space property in the Heritage Southwest Estates subdivision. Mr. Green suggested that Ms. Foulger find out all of the legalities, because of what Mr. Glenn said about owning the property that the sign is located on. Mr. Green also suggested that Ms. Foulger bring in any legal papers to prove that the HOA owns the property. Mr. Glenn stated that there are no signs allowed on the City right-of-ways. Mr. Hartle stated that the County Recorder's office shows USU owning both sides of the roadway going into the subdivision. Mr. Green stated that he understood that all of the water rights for the subdivision were given to USU. Ms. Foulger stated that they pay \$2,500 per year to AWHC for secondary water, and only 2 or 3 residents of the subdivision get to use the water.

The Planning Commission continued the workshop on revisions to the land use tables and code. The Planning Commission asked that City Planner Jay Nielson be in attendance for the next meeting to begin reviewing the land use tables and code.

Don Hartle handed out copies of written letters to Wellsville citizens for violations of the code.

Tom Jewkes will be in attendance at the next meeting to discuss violations with his business license and conditional use.

The Planning Commission meeting that is scheduled for November 24, 2010, has been canceled, inasmuch as it is Thanksgiving Eve.

The Christmas dinner for the Planning Commission has been scheduled for December 3, 2010 at 6:00 p.m. at the Copper Mill.

At 8:05 p.m., John Spence made a motion, seconded by Jaye Colling, to adjourn the meeting.

YEA 5
Russell Glenn
Jaye Colling
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Loyal Green
Chairman