

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, June 04, 2025**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Kaylene Ames and Denise Lindsay; Councilmen Carl Leatham, Bob Lindley and Austin Wood. City Manager/Recorder Scott E. Wells was also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on May 30, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	David Bankhead	Stephen Bankhead	Matt Bilodeau
	Jason Blackham	Sharla Blackham	Tracy Bodrero
	Brooke Brandt	Bob Burrows	Michelle Burrows
	Chelsea Dattage	Jonathan Dattage	Russell Glenn
	Sam Gubler	Tana Hall	Clay Isom
	Josh King	Karma Leatham	Jenny Leishman
	Sandra Lewis	Ty Lewis	Tonia McKibben
	Quinn Murray	Sheryl Murray	Nate Nielsen
	Megan Petersen	Patti Petersen	Erika Siler
	Mike Siler	Destiny Spackman	Kamee Summers
	Mark Webster	Linda Wursten	

Opening Ceremony: Councilman Austin Wood

The Council reviewed the agenda. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley to approve the agenda as presented.**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Austin Wood			

The Council reviewed the minutes of the May 21, 2025, regular City Council meeting. **Councilman Carl Leatham made a motion, seconded by Councilwoman Denise Lindsay, to approve the minutes of the May 21, 2025, regular City Council meeting.**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Austin Wood			

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not in numerical order from City Council meeting to City Council meeting as the city uses the same checking account for payroll and accounts payable. The Council engaged in a discussion concerning the disbursement of funds from Wellsville City to Tom's Service. This payment covered a comprehensive range of maintenance tasks, specifically including oil changes for multiple city vehicles, the acquisition of new tires for the fire trucks, the replacement of batteries for the lawnmowers, and a year's worth of general maintenance service to ensure all city equipment remains fully operational. Office supplies, purchased from Amazon, were among the items charged to the VISA account. The Payment Approval Report is dated 06/04/2025. After review and discussion, **Councilwoman Kaylene Ames made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 30826 through 30861.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

At 6:06 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Clay Isom addressed the council with a question regarding the typical structure of city council meetings. He observed that sometimes meetings include designated public hearings, which allow for public comment on specific items, while at other times the agenda primarily consists of general business. Mr. Isom noted that there is usually an opportunity for public questions or comments at the very beginning of a meeting. However, he expressed concern that once the meeting transitions into the "meat" of the business, particularly when discussing matters of significant community interest, there isn't typically another chance for public feedback. While acknowledging the necessity of keeping meetings from extending for four or five hours, he inquired whether, within a reasonable timeframe, the Council would consider providing more opportunities for public comment on specific business items as they are being discussed.

Mayor Thomas G. Bailey responded by stating that Wellsville City has, over time, consistently allowed public comment on a variety of issues. He further clarified that when matters are of significant concern to citizens, the Council has been proactive in opening opportunities for public input, even in cases where a public hearing was not initially advertised. This demonstrates a willingness to engage with the community on issues that affect them.

At 6:08 p.m., citizen input was closed.

Beginning at 6:10 p.m., the Council shall receive public input, then consider a request from David Bankhead to amend the **General Plan** and change the zoning designation, from **ROS-1 (Residential Open Space 1 Acre)** to **RSF (Residential Single Family)**, at property located at approximately 1100 South to 900 South and extends from Center Street to 200 West (Tax ID #10-040-0001 & #10-039-0004). During the meeting, the parcels in question were visually presented on an overhead screen. Mayor Thomas G. Bailey initiated the discussion regarding the request. He explained that typically, a comprehensive **Staff Report** would be prepared by the city planner for the Planning Commission and City Council; however, due to the extensive scope of this particular project, there had not been sufficient time to compile an adequate report. At the May 28, 2025 Planning Commission meeting, City Planner Jay Nielson clarified that the proposed rezone was not consistent with the current **General Plan**. He further highlighted that the dual request, encompassing both a rezone and a **General Plan** amendment, represented a notably significant undertaking. He reminded the Commission that Wellsville City is currently collaborating with consultants, Citi Design, on the development of an updated **General Plan**. He emphasized the necessity of involving these consultants in evaluating Mr. Bankhead's request and soliciting their recommendations. City Planner Nielson pointed out that this proposed development could potentially be the largest subdivision in Wellsville City's history, larger in size than the originally proposed plan of Bridle Path Estates. If the zoning change is approved, it could result in the construction of approximately 200 homes. In light of these considerations, City Planner Nielson, during the May 28, 2025 Planning Commission meeting, recommended that the Commission continue their discussion to a later date. Similarly, at tonight's City Council meeting, Mayor Bailey extended the same recommendation to the City Council. This approach is intended to provide the consultants with adequate time to thoroughly review the request, thereby facilitating the preparation of a thoughtful recommendation within the **Staff Report** regarding the best way to proceed. Mayor Bailey further clarified that an additional public hearing will be held once the consultant recommendations are finalized and a comprehensive **Staff Report** is presented to the City Council.

City Manager Scott Wells then introduced David Bankhead's request to rezone a property located approximately between 1100 South and 900 South, extending from Center Street to 200 West (Tax ID #10-040-0001 & #10-039-0004). This property is currently zoned **ROS-1 (Residential Open Space 1 Acre)**, which requires a one-acre density with 40% open space. In contrast to the current zoning, the request aims

to change the designation to **RSF (Residential Single Family)**, requiring a minimum of 12,000 square feet per lot, and a designation that does *not* require open space.

Mayor Bailey invited David Bankhead to articulate the purpose behind his request. Mr. Bankhead explained that their immediate goal was simply to secure a rezone for the property, with no current plans for development. He expressed a desire to complete this rezone with his siblings while they are still able, ensuring that the necessary "legwork" is handled for future generations. He concluded that there was no intention of development during their lifetime.

At 6:14 p.m., Mayor Thomas G. Bailey opened the public hearing.

Russ Glenn, an adjoining property owner within the Wellsville Ranch Estates Subdivision, expressed his desire for the property to retain its current **ROS-1 zoning**. His primary concern was to prevent the development of **high-density housing** on the site. His preference is for the property to remain zoned as it is now, which he understood would involve open space and larger lots, similar to the Homeowners Association (HOA) for the Ranches Subdivision to the south. He referenced the houses on 900 South, noting the ample space there, suggesting that the current zoning would "fit more perfectly" with both existing areas. Mr. Glenn then inquired about the specific size of the lots if the property were to be rezoned as proposed. City Manager Scott Wells clarified that both the ROS-1 and RSF zones have a 12,000 square foot minimum lot size. However, he explained that with ROS-1, the concept involves clustering homes due to the requirement for open space, but lots can be as large as desired. Mayor Bailey further explained that a multiplier is utilized to determine the number of homes permissible under each zoning designation, a calculation City Manager Wells confirmed he was actively working to ascertain. Mr. Glenn concluded by reiterating his biggest concern: that a high number of homes on small lots would not integrate well with the existing conditions on either side of the property.

Sandy Lewis, a property owner in the Wellsville Ranch Estates Subdivision, raised concerns regarding the proposed rezone. She recalled that approximately 200 homes were mentioned in connection with RSF zoning during the previous planning commission meeting. Ms. Lewis then introduced an additional concern: the potential for "400 additional cars" resulting from the construction of 200 homes. She characterized the current difficulty of accessing Highway 89-91 as "a real joke," underscoring the existing traffic challenges. Ms. Lewis stressed the need to avoid exacerbating these ongoing traffic issues, stating that it's already impossible to get onto the highway as it is. Furthermore, she expressed a desire to prevent her view from being obstructed by such a high number of new homes.

Councilman Austin Wood inquired about the total acreage encompassed by the proposed rezone. In response, City Manager and Recorder Scott Wells stated that the area was approximately 50 acres.

Ty Lewis, who also owns property within the Wellsville Ranch Estates Subdivision, noted that Wellsville City has recently dug a new culinary well, Well #4, located on the corner of the property currently under consideration for rezone. He then inquired about the status of this well property, observing that it "seems to be in limbo" and asking if the property had been purchased yet. Mayor Bailey confirmed that the city is in the process of acquiring it. City Manager/Recorder Wells elaborated, explaining that while the well property had been under contract, that contract had since lapsed; however, a new contract is currently in process. Mr. Lewis then asked if the city's lack of ownership of the property was impeding progress on the well's infrastructure. City Manager/Recorder Wells responded by clarifying that the designs for the well house and well line are currently underway and are scheduled to go out for bid this summer.

Mark Webster emphasized that he did not discount the Bankhead family's desire to manage their multi-generational property trust for the future. However, Mr. Webster recalled a similar discussion concerning a previous development north of the current parcel. He stated that during that earlier deliberation, residents received assurances that future development beyond that specific project would retain its ROS-1 zoning. He acknowledged that circumstances change, but stated that the proposed rezone represents a massive change that would fundamentally alter the personality and appearance of the small farm community. Mr. Webster also stated strong opposition to the elimination of open space in that area.

Tonia McKibben expressed concerns about traffic, particularly on Center and Main Streets, stating that current conditions are already problematic, especially on Center Street. She argued that the addition of approximately 200 homes would necessitate the installation of traffic lights, fundamentally altering the character of Wellsville as a small community. Ms. McKibben emphasized that residents choose Wellsville specifically for its small-town atmosphere. She urged the council to consider the trajectory of nearby communities like Hyrum, Nibley, and Logan, questioning whether Wellsville desired to become another "microcity" in the valley. Her desire was for Wellsville to remain special and unique for future generations. She asserted that allowing high-density housing would result in Wellsville losing its unique identity, becoming unrecognizable from the place where many raised their children. She said that development can occur on the Bankhead property but insisted it should adhere to the existing zoning regulations put in place to protect the city's character. Ms. McKibben concluded by advocating against transforming Wellsville in the way she believes Nibley or Hyrum have been negatively impacted.

Chelsea Dattage began by expressing gratitude for the time and effort invested in the city by the Council. She clarified that residents are not angry or discouraged by the prospect of development itself, acknowledging that growth is inevitable. However, she emphasized that introducing a high number of homes in that particular area would detract from the city's inherent beauty. Ms. Dattage highlighted their appreciation for living and raising children in their hometown, particularly valuing its lower traffic compared to other areas. Living in the Ranches, she praised how beautifully that development has incorporated open space and a park, noting its excellent management and upkeep. She expressed that another neighborhood developed in a similar thoughtful manner would be a welcome and beautiful addition to the community. Conversely, Ms. Dattage warned that rezoning the area for high density would diminish Wellsville's beauty and erode the beloved feeling of the community. She found the potential for such a change discouraging, stressing that her concerns are not about rejecting new homes or neighbors. Instead, her desire is for new residents to experience Wellsville as it currently is. She concluded by affirming support for growth, but insisted it be executed in a way that preserves the cherished character of Wellsville.

Jonathan Dattage, a Ranches resident and first responder, raised several concerns about the proposed rezone. He worried about the impact of adding many homes, especially given the unresolved acquisition of a city well property and the potential strain on Wellsville's volunteer first responder services. Mr. Dattage highlighted increased liability with part-time volunteers and questioned the city's ability to manage higher demands on fire, EMS, and water resources. He emphasized the significant budgetary impact, citing examples like costly fire rig maintenance, and argued that increased density would greatly escalate demands for emergency services. He referenced nearby communities like Nibley, where longer response times led to property loss, underscoring the importance of Wellsville maintaining its currently good response times. Mr. Dattage concluded by stressing that decreasing lot sizes directly increases the demands on fire and EMS. He urged the City Council to responsibly ensure the safety of current residents, suggesting new residents might not value Wellsville in the same way as long-term residents.

Tracy Bodrero addressed the concerns about the number of homes proposed for the area by framing it as a matter of supply and demand: more people necessitate more homes. He then posed a question to those worried about housing demand, asking if they were having more than 2.5 children, implying that family size contributes to the need for more housing.

Destiny Spackman encouraged the community to reflect on its core values and how to preserve them. As a relatively new resident, she acknowledged the desire of others to move to Wellsville but stressed the importance of achieving growth in a manner consistent with the city's established values, which she felt were wavering. She noted that Wellsville had maintained a good balance by allowing development with larger lots, recognizing that building here comes at a higher cost. She personally chose Wellsville and paid more to reside here for specific reasons, and she wished for it to retain its unique character. While not advocating against new residents, she urged for a balanced approach to growth that aligns with the community's values. She raised immediate concerns about existing water and sewer pressure issues, noting a significant drop in water pressure from 80-90 psi to 50 psi since a new subdivision was built across the street. She said that she believes that even the new well would not be sufficient to support the number of homes proposed. She expressed frustration on behalf of existing residents who are forced to make personal adjustments to accommodate growth, deeming it unfair. Ms. Spackman argued that open space should not

even be considered for removal, as it is a fundamental element that makes Wellsville special. Reiterating her choice to pay more to live in Wellsville due to its inherent value, she suggested that those truly committed to the community would also find a way to reside there. She implored the city not to diminish its unique character by allowing smaller lot sizes for new residents, advocating for collaboration to prevent Wellsville from becoming just another ordinary place.

Clay Isom stated for the record his support for Mr. Bankhead's right to develop his property as he sees fit, affirming his belief in private property rights. He also acknowledged and accepted Mr. Bankhead's statement of no immediate intention to develop the land. Mr. Isom expressed his fondness for the property's current farmland use and hoped to see that continue for the foreseeable future. However, Mr. Isom's primary concern was that a change in zoning would open the door for future development that would be impossible to reverse, believing that development is inevitable. He added that a mere handshake or promise regarding no immediate development cannot be enforced. Mr. Isom agreed with previous comments that the ROS-1 zoning was established for a specific reason: to serve as a buffer of larger lot sizes between higher-density areas, the outlying mountains, and agricultural land. He believed that the property in question perfectly fit this description and noted that the Ranches development, which shares the same zoning designation, was executed very well. Therefore, he did not believe the zoning for the Bankhead property should be changed. He concluded by thanking the City Council for their representation, time, and effort, urging them to consider the need to protect property values and all the elements that make Wellsville a desirable place.

Tana Hall began by stating she built her home in Wellsville City 53 years ago, at a time when an acre of land for a home was a reasonable and agreeable requirement. She expressed dissatisfaction that, unbeknownst to her, the block between 800 South and 900 South was rezoned at some point. She emphasized that they were never notified about this rezone and would not have agreed to the new designation, having had no input whatsoever in the decision. Ms. Hall recounted that when the Parker Estates Subdivision was later proposed in that rezoned area, many residents actively opposed it and fought against it. However, because the area had already been rezoned, she felt the city was powerless to prevent or alter the development. She mentioned that she and the Millers own three acres within that ten-acre block, and 27 homes were subsequently built on the remaining seven acres. While she values her new neighbors, she stated that this development completely altered their environment and expectations. She warned that once a property is rezoned, it cannot be reversed, noting that if it were possible, she and others would have done so previously due to their unhappiness with the density of homes on that seven-acre piece, an unhappiness that persists to this day.

Matt Bilodeau, a Ranches resident, expressed a desire for continuity with surrounding areas, aligning with Russ Glenn's preference for open space and larger lots. He voiced concerns about the impact of smaller lots and the increased number of homes this would bring. While acknowledging the availability of water and electricity, Mr. Bilodeau noted that such development would likely necessitate a sewer system upgrade.

Quinn Murray reported a noticeable decline in water pressure in the area. He described that previously, when turning on the water at his barn, there was enough pressure to cause a hose to flip around. Now, however, he has to hold his thumb over the end of the hose just to achieve any semblance of pressure, indicating a significant reduction.

At 6:37 p.m., **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to close the public hearing.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames

Carl Leatham

Bob Lindley

Denise Lindsay

Austin Wood

Mayor Bailey reiterated that another public hearing will be scheduled, and residents will be notified. He

strongly recommended attending this hearing. He repeated that the Planning Commission did not make any recommendations regarding the proposed rezone because the City Planner's report was not yet complete. Councilman Austin Wood verified that ROS-1 zoning indeed requires 40% open space. Councilman Leatham highlighted that if the 50-acre parcel in question were to remain zoned as ROS-1, the 40% open space requirement would translate to 20 acres dedicated to open space, which he emphasized as a significant amount. To provide a practical illustration, he noted that with a typical city block being 10 acres, this requirement for the subdivision under ROS-1 would result in two full city blocks of open space.

Mr. Wells then reported on the potential housing densities based on the city's multiplier code:

- **RSF (Residential Single Family) zoning:** This would allow for approximately **142 homes**.
- **ROS 1/2 zoning:** This would permit around **90 homes**.
- **ROS-1 zoning:** This would result in approximately **43 homes**.

Councilwoman Kaylene Ames thanked City Manager/Recorder Wells for providing these specifics. Councilman Wood then inquired about the timeframe for receiving answers from the consultants. Councilman Leatham responded that they do not anticipate having any information until the end of August. Councilman Wood verified that the adjacent Ranches subdivision is indeed zoned as ROS-1. Councilman Leatham added that within this zoning, after accounting for the open space requirements and with homes clustered, the average lot size in the Ranches is approximately one-third of an acre. Councilman Leatham shared his understanding that the Ranches community would actually prefer to modify their open space requirements, ideally reducing the amount. He indicated that the current 13.2 acres of open space, which represents 40% of the approximate 33-acre total area, is proving too extensive for the HOA to manage effectively. Councilwoman Denise Lindsay commented that 40% open space is a considerable amount, characterizing it as an extreme proportion. **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to continue the discussion regarding a request from David Bankhead to amend the General Plan and change the zoning designation, from ROS-1 (Residential Open Space 1 Acre) to RSF (Residential Single Family), at property located at approximately 1100 South to 900 South and extends from Center Street to 200 West (Tax ID #10-040-0001 & #10-039-0004).**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames

Carl Leatham

Bob Lindley

Denise Lindsay

Austin Wood

Next, following a recommendation from the Planning Commission, the Council shall consider Josh King's request for a **Business License** to operate "Wellsville Family Dental." The proposed location for this business is 51 East Main Street (Tax ID #10-021-0001). Mr. King presented his plan and acquisition of Dr. Tyler Hunt's dentistry practice, intending to rename it "Wellsville Family Dental". Mr. King's goal is to continue offering the same services while modernizing the location, incorporating new equipment and software, and generally enhancing the practice's operations. He expressed his commitment to maintaining the long-standing tradition of care at that location. Councilman Bob Lindley expressed his support for Mr. King's continuation of the dental practice in town and wished him ongoing success. Councilwoman Kaylene Ames then asked about his readiness to open for business. Mr. King indicated that he's currently making significant updates this week and expects to start seeing clients next week. **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, along with the recommendation from the Planning Commission, to approve Josh King's request for a Business License to operate "Wellsville Family Dental" at 51 East Main Street (Tax ID #10-021-0001).**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames

Carl Leatham

Bob Lindley

Denise Lindsay

Austin Wood

The Council proceeded to review for possible acceptance an **Annexation Petition** submitted by Jason and Sharla Blackham for a 50.709-acre parcel located in the northwest corner of Wellsville. The property, identified by Tax ID #11-078-0001, is proposed to be annexed into the corporate limits of Wellsville City. City Manager/Recorder Scott Wells presented the **Petition**, displaying the property on overhead screens. He explained that the Blackhams wish to annex this 50-acre parcel, currently situated in the County and located across from the elementary school, into Wellsville City. Mr. Wells confirmed that the property lies within Wellsville City's **General Plan's** designated annexation area. He clarified that accepting this **Petition** merely initiates the process for the city to ensure all necessary criteria are met. Following this initial step, a public hearing will be held to consider the actual annexation. Mr. Wells emphasized that this action does not constitute acceptance of the annexation itself, but rather the Council's acceptance of the **Petition** for further consideration. Mayor Thomas G. Bailey then invited the Blackhams to elaborate on their plans.

Sharla Blackham shared that she and her husband moved to Mendon in the early 1990s. They purchased the property as an investment and as part of their retirement strategy, with the intention to develop it in the future. Ms. Blackham explained that their current motivation for moving forward with **Annexation** is due to an approach from The Church of Jesus Christ of Latter-day Saints, which is interested in building on the property. They are requesting annexation to facilitate this Church building project. Ms. Blackham clarified that they do not intend to undertake any further development until the Wellsville-Mendon Canal Company finalizes its plans for the canal, specifically regarding any potential piping of the canal. The Church is requesting property located above and to the west of the canal. The Blackhams hope to continue farming the land below the canal, citing its better soil and existing irrigation rights. Mayor Bailey inquired if the Church intended to purchase all the property above the canal, to which Ms. Blackham responded in the negative, specifying that the Church is interested in only 5.5 acres above the canal. Councilwoman Denise Lindsay remarked on the property's beauty. City Manager/Recorder Wells noted that **Resolution 2025-01** was related to accepting the **Petition for Annexation**. He reiterated that accepting the **Petition** simply begins the process, allowing the city to examine its legality and ensure it meets all state requirements. Following the discussion, **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to accept the Annexation Petition submitted by Jason and Sharla Blackham for the 50.709 acres located in the northwest corner of Wellsville, seeking annexation into the corporate limits of Wellsville City (Tax ID #11-078-0001).**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

The Council then proceeded to review for possible acceptance an **Annexation Petition** submitted by Rick and Stephanie Lindley for a 10.97-acre parcel situated on the southwest corner of Wellsville. This property, identified by Tax ID #10-048-0007, is proposed to be annexed into the corporate limits of Wellsville City. City Manager/Recorder Scott Wells presented the **Petition**, displaying the property on overhead screens. He explained that five acres of the property are part of Lindley's parcel, while the remaining five acres are located at 6800 South and Highway 89/91. One acre of Lindley's parcel is already within Wellsville City's limits. City Manager/Recorder Wells confirmed that the property is located within the city's **General Plan's** designated annexation area. He stated that the Council would consider accepting the **Petition**, which would initiate the same multi-step process as with the Blackhams' request. This process involves ensuring the property meets all necessary criteria, followed by a public hearing to consider the actual annexation. City Manager/Recorder Wells noted that **Resolution 2025-02** was related to accepting the **Petition for Annexation**. City Manager/Recorder Wells emphasized that accepting the **Petition** at this stage does not signify the acceptance of the annexation itself, but rather the Council's agreement to further consider the request.

Councilman Austin Wood inquired whether the parcel owned by Doug and Pamela Creger (Tax ID #10-

048-0008), which lies between the Lindley and Stucki properties (except for approximately 135 feet), was also interested in annexation. City Manager and Recorder Wells stated that he had not yet discussed this possibility with the Cregers. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley to accept the Annexation Petition submitted by Rick and Stephanie Lindley for a 10.97-acre parcel situated on the southwest corner of Wellsville, seeking annexation into the corporate limits of Wellsville City (Tax ID #10-048-0007).**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

City Manager/Recorder Scott Wells discussed the third quarter financial report for February 2025. He detailed revenue accounts and expenditures in the **General Fund**. After review, **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to approve the third quarter financial report for February 2025.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Department Reports:

Councilwoman Denise Lindsay-

- 1) No business or concerns at this time.

Councilman Carl Leatham-

- 1) Councilman Carl Leatham discussed the Emergency Response Team (ERT) program initiated by The Church of Jesus Christ of Latter-day Saints. He emphasized the importance of getting training for these area-based teams active again and promoting their readiness for potential emergencies in Wellsville City. He cited last year's fire in the mouth of Wellsville Canyon as a successful implementation of the emergency plan developed thus far. During that incident, when the decision was made to evacuate, the ERT was able to account for everyone with property in the area and able to provide a report before it was requested. Councilman Leatham stressed the need to continue promoting this program, updating residents, and conducting training so that emergency responses become "second nature."
- 2) Councilman Leatham brought up concerning activity at the Wellsville Dam bridge. He described witnessing individuals on electric scooters, motorcycles, and electric bikes gaining significant speed along the bridge to climb the hill and become airborne at the top. He noted that the crest of the hill at 600 South obstructs all visibility, and he expressed concern about individuals nearly being injured due to this behavior.
- 3) Councilman Leatham called for careful consideration of the appropriate size for any required open space. He noted that in the context of David Bankhead's request to amend the **General Plan** and change the zoning designation from **ROS-1 (Residential Open Space)** to **RSF (Residential Single Family)** for the 50-acre parcel (Tax ID #10-040-0001 & #10-039-0004), if the property were to remain zoned as ROS-1, the 40% open space requirement would translate to 20 acres dedicated to open space, which he emphasized as a significant amount. An observation was also made that the Ranches community, despite having substantial open space, is reportedly struggling with its management. Regarding the public hearing on the proposed rezone, a clarification was offered that the Parker Estates Subdivision referenced actually contains 21 homes, not 27. A recurring complaint by residents, tracing back to the Rooster Ranch Subdivision (Cooper/Parkinson subdivision), centered on the unexpectedly large size of homes. Councilman Leatham suggested that larger lots would inevitably lead to larger homes. He expressed a desire for a mixed-use development, with a preference for varied housing styles over "cookie-cutter" lots. Mayor Thomas G.

Bailey cautioned that the current request pertained solely to a rezone, not an immediate development. Therefore, he advised that discussing specific housing options for the property at this stage was overly preemptive.

Mayor Thomas G. Bailey-

1) Mayor Bailey announced an upcoming meeting concerning a special taxation district related to the proposed indoor Southern Cache County Community Recreation Center. The meeting is scheduled for Tuesday, June 10th, at 6:30 PM, to be held at Nibley City Hall. City Manager Scott Wells clarified that no decisions would be made at this particular meeting.

Councilwoman Kaylene Ames-

1) No business or concerns at this time.

Councilman Bob Lindley-

1) Youth Fish Day is scheduled to take place at the Wellsville Dam on Saturday morning, June 7, 2025, from 8:00 AM to 10:00 AM. For the event, two or three inspectors will be needed. Last year's event saw 68 children participate, Councilman Lindley distributed three or four large prizes and a multitude of smaller prizes, along with small lures, sinkers, and hooks. With a better prize awarded to the participant who caught the biggest fish.

2) Councilman Lindley remarked that the Memorial Day ceremony went well, a sentiment emphatically shared by the rest of the Council. Both the Councilmembers and Mayor Bailey extended their thanks to Councilman Lindley for his efforts.

Councilman Austin Wood-

1) Regarding the Emergency Response Team (ERT) program initiated by The Church of Jesus Christ of Latter-day Saints, Councilman Wood reported that the meetinghouses now require a "Kindoo" app for entry, replacing the previous fob system. Kitchens, however, continue to use a traditional hard key, with only bishops retaining access to these keys.

2) Councilman Wood pointed out that individuals speaking against smaller lot sizes in public hearings are primarily in their 50s and 60s. While Councilman Wood personally values open space, he cautioned the Council to safeguard that larger new homes don't marginalize the residents who have historically shaped Wellsville's culture. He cited the Rooster Ranch Subdivision (Cooper/Parkinson subdivision) as an example. He noted that many residents had opposed its request for higher density due to concerns about losing Wellsville's country-living feel, yet the subdivision now features several multi-million dollar homes. Councilman Wood further highlighted that his wife, Aleisha, who works in the school system, has observed Wellsville Elementary's declining enrollment, indicating a decline in the city's younger generation. He also mentioned that primary organizations within The Church of Jesus Christ of Latter-day Saints are seeing fewer children. It is becoming increasingly difficult for young families to afford homes in the area. Councilman Wood urged the Council to be mindful of this shrinking future generation, emphasizing that in the name of preserving Wellsville's culture, some of that culture might be lost in the next generation if precautions are not taken. Councilman Bob Lindley acknowledged this as a valid point, and Councilwoman Kaylene Ames concurred. Mayor Thomas G. Bailey agreed, recognizing that young people are being priced out of living in Wellsville, and that a one-acre lot is beyond the means of most young families. He stated that there is no affordable housing in Wellsville, and while the exact solution is uncertain, he stressed the urgent need to find one. City Manager/Recorder Wells added that the Parker Estates Subdivision, despite having Wellsville City's highest allowed density, currently houses only two young families among its 21 homes, with the majority of residences occupied by older, retired individuals. He concluded that young families are currently unable to afford even the city's smallest available lot sizes.

City Manager/Recorder Report:

1) Following up on Councilman Austin Wood's comment, City Manager/Recorder Scott Wells stated that high-density areas are necessary and that the **General Plan** update must designate specific locations for them.

2) City Manager/Recorder Scott Wells announced that the next public workshop for the **General Plan** update is scheduled for Thursday, August 28th, at 6:00 PM, to be held at the Legacy Loft Reception Center. He explained that Citi Design would be presenting three different scenarios based on the maps residents

previously compiled. The best ideas from each of the three maps will then be integrated into the final plan.
3) City Manager/Recorder Scott Wells announced that the upcoming municipal election in Wellsville City will feature open seats for the Mayor and two City Council positions. The declaration of candidacy period for these offices is currently open. Thus far, three individuals have applied for the mayoral position: Perry Maughan, Chad Lindley, and Carl Leatham.

4) City Manager/Recorder Wells provided an update on the water situation, stating that it is "not in great shape." He indicated that the city would not be overwatering its parks, which will result in them being "barely green." The splash pad will operate from 11:00 a.m. to 7 p.m. He reported that Leatham Spring is currently flowing at less than a million gallons a day, below its usual rate of 1 to 2.5 million gallons daily, confirming that water levels are down. Wells noted that the city's wells are pumping 10 hours a day. He mentioned City Engineer Chris Breinholt's timeline on the pump house for new Well #4, with plans to put it out to bid as soon as possible this summer. He stated that information about odd and even watering days has been included in the newsletter. The next step involves enforcing these water restrictions, which may include placing flyers on residents' doors to inform them if they are watering on incorrect days. Ultimately, he stressed the critical need for residents to reduce and conserve water.

At 7:29 p.m., **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adjourn the meeting.**


YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood
Denise Lindsay



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder