

MINUTES of the regular City Council meeting of Wellsville City held **Wednesday, August 20, 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, Interim City Planner Marianne Reiner and City Manager/Recorder Scott E. Wells were 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 August 15, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	John Alexander	David Bankhead	Richie Benson
	Jason Blackham	Tracy Bodrero	Melanie Christensen
	Mike Christensen	Chelsea Dattage	Bryce Fenton
	Randy Hawkes	Clay Isom	Jerilyn Isom
	Brenda Jeppson	Gary Jeppson	Karen Johnson
	Karma Leatham	Sandra Lewis	Tyrone Lewis
	Laurel Maughan	Melissa Nielsen	Angie Olsen
	David Olsen	Megan Petersen	Diane Roundy
	Erika Siler	Randy Wall	Brady Woolf
	Linda Wursten		

Opening Ceremony: Councilwoman Denise Lindsay

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

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

The Council reviewed the minutes of the July 16, 2025, regular City Council meeting. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the July 16, 2025, regular City Council meeting.**

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

The Council reviewed the minutes of the August 05, 2025, special Truth in Taxation meeting. **Councilman Austin Wood made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the August 05, 2025, special Truth in Taxation meeting.**

<u>YEA</u>	<u>5</u>	<u>NAY</u>	<u>0</u>	<u>ABSTAIN</u>	<u>0</u>	<u>ABSENT</u>	<u>0</u>
	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. Payment was issued to Gateway Mapping, Inc. for mapping the

existing sections of the cemetery. Jones & Associates Engineering was paid for mapping the new section of the cemetery. The City's acquisition of the 0.87-acre parcel from the Bankhead Family, where the new Well #4 has been proven, was paid to Hickman Land Title Co. The lease for a new Public Works truck was paid to Bancorp Bank. Pisgah Stone Products LLC was paid for gravel, which was used on 200 East along the Wellsville Dam. RH Borden & Company LLC was paid for a sewer camera inspection in six manholes. The goal of this project is to show flow and track inflow from the canal or large ditch to understand and alleviate problems. Some initial results have come in for the area between 100 and 400 North, west of Center Street. More cameras will be used to isolate the area and pinpoint the problems. The Payment Approval Reports are dated 08/06/2025, 08/07/2025, & 08/20/2025. After review and discussion, Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Kaylene Ames, to approve the city's accounts payable bills for payment, represented by check number 31023 through 31128.

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.

Linda Wursten, a proud member of the Wellsville City Historical Committee, would like to remind everyone about the upcoming Wellsville Cemetery History Tour for Founders' Day. The tour will be held on Thursday, August 28, 2025, at 6:00 p.m. Ms. Wursten encouraged everyone to attend.

Tracy Bodrero read aloud Attachment #1. Mayor Thomas G. Bailey asked if there was any other citizen input.

Clay Isom expressed his concern regarding a potential conflict of interest related to the property ownership of the new culinary Well #4. He requested that the city provide a transparent, on-the-record explanation of the scenario. Mayor Bailey responded that he would be glad to answer that. He detailed that when the city began planning for a new well, engineers were hired to evaluate potential sites, and the current location was identified as a high-priority area. A well witcher was also consulted and confirmed the location as a good spot for drilling. The city then approached the Bankhead Family to purchase a 0.87-acre parcel (Tax ID #10-039-0017), entering into a contract with them. The mayor noted that the State approval process took significantly longer than anticipated. When the original contract expired as the well was being completed, Mayor Bailey and City Manager/Recorder Scott Wells renegotiated with the Bankheads. To prevent any future complications, especially in light of potential future zoning changes, they decided it was best to purchase the property outright. The Mayor confirmed that the property has been purchased and is now fully owned by Wellsville City. Mr. Isom thanked Mayor Bailey, stating that his explanation "clarifies a lot."

Bryce Fenton addressed agenda item 8.a., *'A request from David Bankhead to amend the General Plan and change the zoning, from Residential Open Space 1 Acre (ROS 1) to Residential Open Space 1/2 Acre (ROS 1/2) at property located at approximately 1100 South to 900 South and Center Street to 200 West (Tax ID #10-040-0001 & 10-039-0004).'* Mr. Fenton expressed concerns about several issues, including the impact of additional homes on what he called "already strained" sewer and water systems, the lack of commercial tax revenue to offset costs, and the poor condition of Wellsville's roads.

Mayor Thomas G. Bailey and City Manager/Recorder Scott Wells addressed Mr. Fenton's concerns, starting with the topic of attracting businesses to Wellsville. The mayor challenged the notion that the city is not actively seeking businesses, explaining that most businesses will not invest in a community unless they can be profitable. He cited the difficulty a former City Council member, who specialized in business recruitment, had in finding businesses willing to invest in Wellsville. The mayor pointed to successful commercial developments, including the Maverik and the upcoming Sam Patch Co. Grocer & Sundries (Tax ID #11-112-0001) and Pallets of Utah (Tax ID #11-141-0002). He also mentioned that the property

across from Burger King (Tax ID #11-087-0008 & #11-089-0009) is zoned for commercial use, but no one has finalized a plan for it. City Manager/Recorder Wells added that many businesses, such as Chick-fil-A, have "rooftop quotas," meaning they require a certain number of homes in an area before they will consider building there.

Regarding infrastructure, City Manager/Recorder Wells stated that the city is currently conducting a Capital Needs Study to determine future requirements for the infrastructure such as the sewer trunk line and water tanks. Impact fees from new homes help pay for these capital needs, preventing the costs from falling on existing taxpayers. Wellsville's current impact fee is \$12,658. While this amount used to be considered high for Cache Valley, it is now seen as normal or even on the low side when compared to other cities. Examples from outside the valley include Mantua's impact fees at approximately \$20,000 and St. George's at up to \$60,000. He emphasized that new homes are a vital way to generate revenue for infrastructure needs, alongside a commercial tax base. Mayor Bailey also clarified that developers are responsible for the entire infrastructure within new subdivisions, including roads, sewer, culinary water, and secondary water systems (if available).

City Manager/Recorder Wells acknowledged roads are a "losing battle throughout the State" but stated that the city is conducting a study to prioritize road repairs and manage them more effectively. Randy Wall pointed out that the city could keep up with road maintenance if they chose to raise taxes high enough. The mayor stated that the city receives B&C Road Funds from the state, which is funded through sales and tax revenue, to help with repairs. City Manager/Recorder Wells noted that Wellsville has been systematically rebuilding its roads over the last 30 years to improve the subbase, ensuring that future maintenance will only require resurfacing rather than a full rebuild. Councilman Carl Leatham addressed the specific issues of water leaks and sewer problems. He confirmed that a recent loan for Well #4 also includes funding to repair water lines, which should resolve the issues along 200 West. He also reiterated that aging system needs to be addressed regardless of new growth. The mayor added that the city has the pipe for 200 West, which was partially purchased with federal COVID-19 relief money, not solely with city funds.

Melissa Nielson, a resident of the Wellsville Ranch Estates Subdivision, raised several questions about the city's **General Plan** and the process of rezoning. She expressed concern that when a community develops, residents often choose a location based on the existing zoning and the expectation that surrounding areas will maintain a similar character. She specifically asked if the city considers the potential impact of a rezone on the property values of neighboring homes. Ms. Nielson also wanted to know if property rezoning is a common occurrence in Wellsville, and what criteria are used to determine who is granted a rezone and who is denied. Mayor Thomas Bailey stated that Wellsville is currently in the process of updating its **General Plan**, which will outline areas for future growth with different zoning densities, including one-acre, half-acre, and 12,000-square-foot lots. The mayor clarified that any property owner has the right to request a zone change, and the city cannot stop them from making a request. However, these requests must go through a formal rezoning process. He noted that there have been examples in the past of when rezoning requests that did not align with the **General Plan** were denied.

Diane Roundy reiterated the points from a recent workshop on the city's **General Plan**. She noted that Wellsville's population of 4,452 is projected to grow to 8,123 by 2050, requiring an additional 1,147 new households. The workshop's goal was to explore how the community could accommodate this growth. Ms. Roundy pointed to the Bankhead property as a "perfect example" of how rezoning can help contain urban sprawl by allowing for more homes inside Wellsville City. She stated that property owners have the right to request a rezone as long as their proposal meets the city's codes, which the Bankheads' request does. She mentioned that the Bankhead family has negotiated and compromised to rezone their property to half-acre lots, a decision they have the right to make because the plan meets all codes. Ms. Roundy shifted her focus to the importance of supporting local businesses. She asked the audience when they last visited local establishments like Chef D's. She emphasized that businesses won't survive in Wellsville if residents don't support them, referencing Maple Market that only lasted three months. She encouraged everyone to shop at the new grocery store, fill up at Maverik, and support all businesses that choose to invest in the community, as no business wants to come to a location where it cannot make a profit.

At 6:36 p.m., citizen input was closed.

Beginning at 6:37 p.m., the Council shall receive public input, then along with a recommendation from the Planning Commission, consider a request from David Bankhead to amend the **General Plan** and change the zoning, from **Residential Open Space 1 Acre (ROS 1)** to **Residential Open Space ½ Acre (ROS 1/2)**, at property located at approximately 1100 South to 900 South and Center Street to 200 West (Tax ID #10-040-0001 & 10-039-0004). The parcels in question were visually presented on an overhead screen. City Manager/Recorder Scott Wells provided an update on the proposed change. He referenced the May 28, 2025 Planning Commission meeting and the June 4, 2025 City Council meeting, where the Bankhead family had initially proposed a zoning change from **Residential Open Space 1 Acre (ROS 1)** to **Residential Single Family (RSF)**. The public hearings for the RSF request, while receiving public input, could not proceed to a vote because a **Staff Report** was not yet available. After public hearings that included considerable public input with strong opposition, the Bankhead family and city staff have discussed an alternative and are now requesting **Residential Open Space ½ Acre zoning (ROS ½)**. At the Planning Commission meeting on August 13, 2025, this revised request was unanimously recommended for approval.

City Manager/Recorder Wells reported that under the current **ROS 1** zoning, which requires 40% open space, the approximately 58-acre property would allow approximately 43 homes. The previously requested **RSF** designation, which allows for 1,200 square-foot lots and does not require open space, would have permitted approximately 142 homes. The current **ROS ½** designation request requires 35% open space, which would allow for approximately 90 homes on the 58-acre property.

Interim City Planner Marianne Reiner then presented the **Staff Report**, providing a detailed description of the two parcels (see Attachment #2). She noted that Parcel #10-040-0001 is divided into four sections by Center Street, running NW-SE, and the Hyrum-Mendon Canal, running W-NW through the northern part of the parcel. The canal also runs along the north side of Parcel #10-039-0004. Interim City Planner Reiner read aloud from the report, stating, *"The rezoning of ROS 1 to ROS ½ instead of ROS 1 to RSF is in response to comment made and provides a way to address growth in the community, along with stepping down from ROS 1 on the south and west to RSF on the north of the properties."* She then outlined the description of **ROS ½**, explaining that the *"Residential Open Space district is primarily intended to accommodate household living in detached houses. The ROS ½ district corresponds to the same land use classification of the General Plan."*

Interim City Planner Reiner added that **Design Reviews** are required for subdivisions and planned developments in the **ROS ½** zone. She specified that **ROS ½** requires open space. For onsite usable open space for **ROS ½**, **Ordinance 10-13-7.B.2.b.** states, *"Design Review shall determine whether or not it shall be contiguous or in clusters."* She reiterated that the determination of contiguous or cluster open space will be made during the subdivision process, not during the current re-zoning consideration. The **Staff Report** concluded with a recommendation that reads: *"Recommend approval of amending the General Plan and Rezoning – Parcel Numbers 10-040-0001 and 10-039-0004 (Bankhead Properties) from ROS 1 to ROS 1/2. Preservation of the canal system adjacent to and through the subject lots is recommended. The area of the canals is recommended to not be included in meeting the open space requirements for ROS ½ for these lots."*

At 6:44 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments.

Chelsea Dattage thanked the council, expressing that she felt many of the community's concerns had been heard. She then asked if a new contract was in place for Well #4 to be purchased by the city. Mayor Thomas G. Bailey repeated that the city has already purchased the 0.87-acre parcel (Tax ID #10-039-0017) where Well #4 is located. He reiterated that Wellsville City has full ownership of the property. Councilman Carl Leatham explained that it is standard practice for municipalities to wait until a well site has been proven before purchasing the property. This prevents cities from buying land that turns out to be a "dry hole."

Randy Wall expressed his support for the Bankhead family's rezone request, calling it a "great

compromise." He stated that he does not know the Bankheads personally but believes they could have legally pushed for the denser **Residential Single Family (RSF)** zoning and likely would have been approved. He thanked both the Bankheads and the City for reaching the compromise.

Clay Isom raised a series of questions regarding the transparency of the rezoning process, specifically as it relates to the city's **General Plan**. Mr. Isom stated that he understood the Planning Commission is not supposed to approve any rezone request unless it can substantiate positive findings that the project is consistent with the goals and policies of the **General Plan**. He noted that the burden is on the petitioner to establish these positive findings. He expressed concern that the idea of a rezone being "automatically granted" is inaccurate and that there needs to be clear documentation showing how the request aligns with the **General Plan**. He requested to see a document from the Planning Commission that outlines these "positive findings." City Manager Scott Wells responded that the findings are included in the **Staff Report**, a public document that is presented to both the Planning Commission and the City Council. He explained that the **Staff Report** is available for public viewing upon request the week before a meeting and that the city is working on a new website to make these documents more easily accessible in the spirit of transparency. Mayor Thomas Bailey added that the Planning Commission only makes a recommendation for approval or denial of a rezone; the final decision rests with the City Council.

Mr. Isom reminded the council of specific language in the **General Plan** related to preserving Wellsville's rural character. He read aloud **Valuable Physical Characteristics of Wellsville, Section C**: *"The mountains and foothills west and south of Wellsville are important visual elements for everyone to enjoy. New development in the foothills should be required to preserve existing trees and topography."* He read aloud **Section D**: *"Wellsville is surrounded by agricultural lands and all efforts should be made to continue the clustered effect of open space on the edges of built-up areas."* He stated that the Bankhead property abuts a critical area and should be protected as agricultural land, serving as a buffer between the built-up city and the foothills. He continued with **Section D**: *"Community development should occur mainly within the built-up areas of the city. Open space and countryside atmosphere should be kept to the periphery."* His suggestion was that those acres constitute agricultural land that should be protected. He read **Section E**: *"The land adjacent to entrance roadways to the city and Highway 89/91 should remain as scenic approaches to the community."* Mr. Isom also voiced concern about the proposed UDOT-planned **RCUT** (Restricted Crossing U-Turn) at the Center Street and Highway 89/91 intersection. He worried that the complex design would significantly increase traffic on 200 West as drivers attempt to avoid the convoluted interchange, impacting residents with livestock and animals.

Mayor Bailey responded that the city has worked tirelessly for years to preserve the scenic views in the foothills, referencing Chapter 10-30 and Chapter 10-13 which prohibits buildings on slopes greater than 20%. These regulations are in place to minimize soil and slope instability, erosion, and to protect the natural character of the land. Mr. Isom agreed, acknowledging and appreciating these efforts, but maintained his concern about the agricultural aspect of the land and the need for a transitional "buffer zone" from the city's core to the foothills.

Regarding the reference to the **General Plan**'s approach to preserving agriculture, Tracy Bodrero asked if anyone present had ever gone to an agricultural field owner to offer help with the harvest before a rainstorm, assisted with paying for machinery and equipment, or helped a farmer pay off a loan during a bad year when crop prices were low.

Erika Siler began by thanking the Bankhead family and the City Council for considering half-acre lots for the proposed development, a suggestion she had made at an earlier meeting. She noted that her property backs up to the proposed development, and her neighborhood has long known this area would eventually be developed. She explained that she had deliberately chosen to live in Wellsville's "inner city" rather than the foothills due to its affordability and amenities, such as bike-riding access. She expressed her approval for the half-acre lots, believing they would make homeownership more accessible and affordable than the current one-acre zoning. Ms. Siler then asked several questions, seeking to ease the minds of the neighborhood. She acknowledged that the developers didn't have a plan yet but stated that 90 homes were much better than the 142 that could potentially be built under a different zoning. She assumed a road would be built on 100 West between the Lewis' and Gubler's properties (Tax IDs #10-077-0004 and #10-077-

0005) because it's already stubbed. She mentioned that the Wellsville Ranch Estates subdivision feels like an "island," making it hard to get to town and the city center. She hoped a new subdivision would connect her subdivision to the rest of the community and also raised a concern that new residents might use the private park in Wellsville Ranch Estates, which was paid for by those homeowners. She asked what the city would hope to see as open space within the 35% requirement on the Bankhead property.

Mayor Bailey clarified that the current request before the council was only for rezoning, and there was no subdivision layout or timeline for development. He explained that when the development is proposed, a formal subdivision plan will be submitted to the city. At that time, citizens will be invited to a meeting to review the proposed plan, including the location of roads and lots. He reiterated that no plan has been drawn up yet and these details couldn't be discussed at the current meeting. He also stated that whether a future development would have a Homeowners Association (HOA) is entirely up to the developer. Councilman Carl Leatham spoke to the issue of road connections, referencing the **General Plan**. He said the plan states that all new streets should follow a grid pattern and be numbered, not named, to maintain a system that has worked for 160 years. He explained that this grid pattern, with streets running north-south and east-west, helps with traffic flow and snow removal. He personally expressed a dislike for the "cow trails" seen in some subdivisions. He confirmed that the roads in the Parker Estates and Wellsville Ranch Estates subdivisions were designed with "half streets" to connect to future developments. He also confirmed that the road on 100 West, between the Gubler and Lewis properties, is "stubbed" and ready to connect to a future bridge over the canal. Ms. Siler then asked if the upcoming General Plan workshop on September 4th would be the best place for her neighborhood to present their recommendations for the area. Councilman Leatham confirmed that it would be an appropriate forum.

At 7:05 p.m., Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, 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 asked Councilman Leatham for an update on the Planning Commission's recommendation for the rezoning request. Leatham reported that after extensive discussion and public input, the Planning Commission had unanimously voted to recommend the rezone. The Commission described the proposal as a "good compromise" compared to the previous application. Mayor Bailey asked if the Council had any additional thoughts. Councilman Austin Wood agreed, calling it a "reasonable compromise." He pointed out that the Bankheads were willing to reduce the number of homes by 52, a significant concession. Councilman Bob Lindley supported the proposal, viewing the half-acre lots as a "great transition" between the more dense 12,000-square-foot lots in Parker Estates Subdivision and the one-acre lots in Wellsville Ranch Estates Subdivision. Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood to approve a request from David Bankhead to amend the General Plan and change the zoning, from Residential Open Space 1 Acre (ROS 1) to Residential Open Space ½ Acre (ROS 1/2), at property located at approximately 1100 South to 900 South and Center Street to 200 West (Tax ID #10-040-0001 & 10-039-0004). This motion was made following a recommendation from the Planning Commission.

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Councilman Carl Leatham raised a common dilemma: which comes first, infrastructure improvements or

housing development? He pointed out that UDOT and other agencies tend to be reactionary, waiting for "rooftops" to appear before making improvements. Councilman Leatham expressed his preference for a more forward-thinking approach, where improvements are made before new housing is built, but he acknowledged that this rarely happens with UDOT. Councilwoman Kaylene Ames reminded everyone about the upcoming **General Plan** workshop on September 4th at 6:00 p.m. at the Legacy Loft, encouraging citizens to attend and provide their input. Councilwoman Denise Lindsay said she hopes citizens understand that the state of Utah has passed a housing crisis act that pressures communities like Wellsville to allow for more homes and building lots. She noted that while the state is pushing for affordable housing, the proposed change from one-acre to half-acre lots is a better alternative than a six-story apartment complex like those being built in Logan. Councilman Leatham clarified that under the current residential code, no structures can be over 35 feet tall due to fire code regulations, and commercial buildings have a maximum of three stories. Mayor Bailey concluded the discussion by thanking everyone for coming. He acknowledged the difficulty of making such decisions, particularly given the state's growing influence on local communities regarding affordable housing. While he expressed support for affordable housing, he stated that he would prefer to see these initiatives driven by Wellsville's citizens rather than mandated by the state of Utah.

Next, the Council shall receive public input, then along with a recommendation from the Planning Commission, consider a request from Karen Johnson to amend the **General Plan** and change the zoning, from **Residential Single Family (RSF)** to **Commercial City Center (CC)** at property located at 15 East Main (Tax ID. #10-021-0003). The property owner, Karen Johnson, stated that her realtor advised her that changing the zoning would allow the home to be listed on more listing websites, as it could be used as a residential home or commercial business. She noted that her mother had previously operated a beauty shop in the home as a residential-based business. Ms. Johnson shared that both lawyers and doctors have looked at the property for business use, and that changing the zoning would make the property easier to sell and potentially bring more business to the city. City Manager/Recorder Scott Wells explained that this property is adjacent to the Mountain Valley Heating and Air Conditioning business, which is already zoned **Commercial City Center (CC)**. He said the property owners began considering this zoning change after a doctor expressed interest in building a new office on the site, though that doctor is no longer considering the site. City Manager/Recorder Wells noted the area behind the house is somewhat limited for parking if the house is converted into a commercial building.

Interim City Planner Marianne Reiner presented the **Staff Report** (see Attachment #3), which gave a detailed description of the lot. She began by reading two ordinances relevant to the request. **Ordinance 10-51-2.A.3** states, *"Any person may petition the City Council to initiate an application to change the boundaries of any zoning district whether or not such petitioners are the owners of the subject property(ies) proposed for rezoning."* **Ordinance 10-51-2.A.4** adds, *"A request to change the boundaries of any zoning district may be proposed to the Planning Commission by the City Administration."* Interim City Planner Reiner then outlined the purpose of the **Commercial City Center (CC)** zone as defined in **Ordinance 10-16-2**. She explained that the CC district is primarily for *"downtown Wellsville retail and service businesses that have a limited market area."* The **Ordinance** states that the zone *"permits small-scale retail development in old downtown city center. Its uses are intentionally limited in scope and development size, and are to be generally supported by customers from within the community, however uses that attract outside dollars would be welcomed and should be promoted."*

Interim City Planner Reiner continued with the Findings of Fact, stating that the lot would need to meet the requirements of the CC zoning district, including, but not limited to, parking and primary uses. She noted that a **Design Review Permit** may also be required per **Ordinance 10-50-4**. While the lot currently has existing off-street parking, the number of required stalls would need to be reviewed based on the specific commercial use. The report concludes that rezoning to CC is not anticipated to change the dynamics of the neighborhood, as there is an adjacent CC zoning district and a potential for off-street parking. Based on these findings, the planner's **Staff Report's** recommendation is to amend the **General Plan** and change the zoning of Parcel #10-021-0003 from RSF to CC.

At 7:16 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. There was no public input.

At 7:17 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to close the public hearing.

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

Mayor Bailey asked the council if they had any concerns, and there were none. Councilman Carl Leatham reported that the Planning Commission had unanimously voted to recommend the rezone. Councilman Austin Wood made a motion, seconded by Councilwoman Denise Lindsay, to approve the request from Karen Johnson to amend the General Plan and change the zoning, from Residential Single Family (RSF) to Commercial City Center (CC) at property located at 15 East Main (Tax ID. #10-021-0003). This motion was made following a recommendation from the Planning Commission.

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

City Manager/Recorder Scott Wells presented the Canvass Report and Official Statistics of the 2025 Municipal Primary Election. The city had 2,360 active registered voters, which was close to the projected 2,377 from the Interlocal Agreement (ILA). A total of 959 ballots were cast. The city's voter turnout was 40.64%, which was reported as the highest in the valley. In contrast, North Logan had the lowest turnout at 23.3%. There were 21 ballots that were challenged due to issues with signature verification. Of these, 5 were "cured," meaning the voters were able to resolve the issue and have their ballots counted. Two provisional ballots were cast by individuals who registered to vote on the same day as the election. Only 5 people chose to vote in person. A total of 57 ballots were returned to the city as undeliverable due to address issues. A resident, who thought they were registered and had voted before, did not receive a ballot. Councilman Bob Lindley asked City Manager/Recorder Scott Wells how the resident could correct this issue. He answered that the voter needs to go to the clerk's office. City Manager/Recorder Wells noted that in the next few years, voters will have to opt in to receive a mail-in ballot. This prompted a discussion about its potential impact on voter turnout. A discussion ensued regarding the merits of in-person versus mail-in voting. City Manager/Recorder Scott Wells reported a total of 948 votes were cast for mayor. The results for the four candidates were as follows:

Carl P. Leatham: 337 votes
Chad Bankhead Lindley: 239 votes
Kaylene Ames: 200 votes
Perry N. Maughan: 172 votes

Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to accept the Canvass Report and Official Statistics of the 2025 Municipal Primary Election.

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
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. At the June 04, 2025 City Council meeting, the Council voted unanimously to accept the **Annexation Petition** from the Blackhams. However, according to City Manager Scott Wells, the city had to reject the original **petition** because it lacked specific verbiage required by state code and did not include a complete mailing list. This held up the process. These issues have been corrected. The council is now re-accepting the amended **petition**, which includes the required paragraph and mailing addresses. City Manager/Recorder Wells clarified that this action does not finalize the annexation; it simply allows the process to move forward. He emphasized that nothing has changed from a legal standpoint, and the re-acceptance simply signifies that the petition now meets all state requirements. The next step will be to review the petition against the criteria for annexation, followed by a public hearing where the community can provide input on the proposed annexation. City Manager/Recorder Wells asked if the council had any questions. Councilman Austin Wood stated that all of his questions had been addressed at the previous meeting. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, 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

Next, the Council shall 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. At the June 04, 2025 City Council meeting, the Council voted unanimously to accept the **Annexation Petition** from the Lindleys. However, City Manager Scott Wells reported that the original petition had to be rejected because it lacked specific wording required by state code and a complete mailing list. This held up the process. These issues have been corrected. The council is now re-accepting the amended **petition**, which includes the required paragraph and mailing addresses. City Manager/Recorder Wells clarified that this action does not finalize the annexation; it simply allows the process to move forward. He emphasized that nothing has changed from a legal standpoint, and the re-acceptance simply signifies that the petition now meets all state requirements. The next step will be to review the petition against the criteria for annexation, followed by a public hearing where the community can provide input on the proposed annexation. City Manager/Recorder Wells asked if the council had any questions. Councilman Austin Wood asked if the adjacent property owned by Doug and Pamela Creger (Tax ID #10-048-0008) was also interested in annexing. City Manager/Recorder Wells answered that they were not, and as a rule of thumb the city chooses not to force annexation on unwilling property owners. He noted that the Creger property's location would have allowed for a forced annexation since it's less than 25% of the total annexed area, but the city chose not to proceed with it to avoid adding to any neighborhood issues. **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 fourth quarter financial report for April 2025. He detailed revenue accounts and expenditures in the **General Fund**. After review, **Councilwoman Denise**

Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the fourth quarter financial report for April 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) Councilwoman Denise Lindsay reported that Wellsville's annual Founders' Days celebration is approaching, using the idiom "pull up your pants and your bootstraps" to encourage participation and preparation for the event.

Councilman Carl Leatham-

1) Councilman Carl Leatham asked City Manager/Recorder Scott Wells for an update on the no-parking zone requested a year ago for Center and Main streets. He asked City Manager/Recorder Wells to follow up with UDOT on the matter. Councilman Austin Wood recounted that UDOT committed to getting a few more signs, including signs for kids crossing and crosswalk signs, and also to have the crosswalks repainted at that intersection.

Councilwoman Kaylene Ames-

1) No business or concerns at this time.

Councilman Bob Lindley-

1) No business or concerns at this time.

Councilman Austin Wood-

1) Councilman Austin Wood noted, with a touch of humor, that the purchase of an additional wagon for the annual Sham Battle had generated significant excitement among Wellsville's historical citizens, proving to be a great way to engage them in the community event.

City Manager/Recorder Report:

1) City Manager Scott Wells asked that anyone with an event or activity for which they need his help communicate their intentions to him as soon as possible. He explained that timely communication is essential to ensure everything is on track for Founders' Day.

At 7:46 p.m., Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.

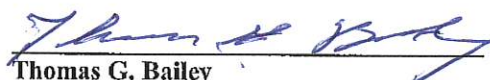
YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood


Thomas G. Bailey
Mayor


Scott E. Wells
City Manager/Recorder

I would like to ask a question for historical purposes and a greater understanding.

I would hope I receive an answer similar to Yes, No, I do not know, or if applicable go pound sand.

Before I ask it I need to lay a foundation.

On the agenda item number 3, is an opening ceremony.
In the past the vast majority of the time it is comprised of reciting the Pledge of Allegiance and communing with Diety in Prayer

In my observed opinion the overriding theme of the these prayers are asking to be guided to do what is right and what is best for Wellsville.

In a Holy Book of the predominate religion in Utah and perhaps that of Wellsville also, it states in the first 2 sentences of

The Doctrine and Covenants section 134:

We believe that governments were instituted of God for the benefit of man; and that he holds men accountable for their acts in relation to them, both in making laws and administering them, for the good and safety of society.

We believe that no government can exist in peace, except such laws are framed and held inviolate as will secure to each individual the free exercise of conscience, the right and control of property, and the protection of life.

My question is this, is this precept of the right and control of property by each individual, is it espoused by the Diety that is asked for guidance in doing what is right and best for Wellsville?

Planner's Staff Report

Prepared for the Wellsville Planning Commission
City of Wellsville, Utah

Meeting:	August 13, 2025
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Project:	General Planning Amend the General Plan and Change the Zoning (Rezoning) of Parcel 10-040-0001 and 10-039-0004 (Subject Lots) from ROS 1 (Residential Open Space 1 Acre) to ROS ½ (Residential Open Space ½ Acre)
Parcel Number(s):	10-040-0001 and 10-039-0004 (see mapping attached below)

Summary:

Background: Dave Bankhead requested to amend the General Plan and change the zoning from ROS 1 (Residential Open Space 1 Acre) to ROS ½ (Residential Open Space ½ Acre) at property located at approximately 1100 South to 900 South and Center Street to 200 West Parcel Numbers 10-040-0001 and 10-039-0004 (subject lots).

The subject lots are currently zoned as ROS 1 (Residential Open Space 1 Acre) with a corresponding Land Use General Plan designation of Residential Open Space 1 Acre.

Parcel 10-040-0001 is 50.50 Acres (Cache County GIS Parcel Viewer). It is divided into four (4) sections by Center Street running NW-SE and the Hyrum-Mendon Canal running W-NW through the top (north) part of the parcel. The north side of the parcel is adjacent to 900 S. Highway 89-91, a residential property, UDOT park and ride lot, Center Street, and Weeks on the east of the property. The southeast corner is adjacent to a lot owned by Utah Power and Light (Cache County GIS Parcel Viewer). The south side of the parcel is adjacent to Wellsville Ranch Estates Subdivision, where the lots along the parcel line are zoned ROS 1 and range from 0.72 acres to 0.34 acres. The west side is adjacent to parcel 10-039-0004. On the north side of the 10-040-0001 property, along the north side of 900 S, the parcels are zoned RSF (12,000 sf) and range from 1.77 acres to 0.31 acres.

Parcel 10-039-0004 is 8.42 Acres (Cache County GIS Parcel Viewer). The Hyrum-Mendon Canal runs along the north side of the parcel, next to 900 South. The east side is adjacent to parcel 10-040-0001. The south side is adjacent to the Wellsville Canal. The west side is adjacent to 200 W, which runs next to properties zoned RCA (Residential Critical Area) and ROS 1.

Findings of Fact:

A previous public hearing regarding rezoning of these Bankhead properties from ROS 1 to RSF was strongly opposed by property owners of the Wellsville Ranch Estates Subdivision (City Council Meeting Minutes, June 4, 2025, <https://www.utah.gov/pmn/files/1289051.pdf>). The number of homes added going from ROS 1 to RSF and the amount of traffic added to local streets and Highway 89 at Center Street were concerns from multiple citizens. The rezoning of ROS 1 to ROS ½ instead of ROS 1 to RSF is in response to comments made and provides a way to address growth in the community, along with stepping down from ROS 1 on the south and west to RSF on the north of the properties.

Ordinance 10-13-7: ROS 1/2, RESIDENTIAL OPEN SPACE ½ ACRE states, "The ROS 1/2, Residential Open Space district is primarily intended to accommodate household living in detached houses. The ROS ½ district corresponds to the same land use classification of the General Plan." The Wellsville City Code, Table 10-15-1 provides other specifics.

Design review is required for subdivision and planned developments for ROS ½ (10-13-7.B.1). ROS ½ requires open space. For onsite usable open space for ROS ½, ordinance 10-13-7.B.2.b states, "Design review shall determine whether or not it shall be contiguous or in clusters."

The rezoning of ROS 1 to ROS ½ for these Bankhead properties is anticipated to address growth in the community, along with stepping down from ROS 1 on the south and west to RSF on the north of the properties. Consideration of the new General Plan in process was a factor in the 06/04/25 public hearing from then City Planner Jay Nielson. With growth anticipated in Wellsville City and current zoning of adjacent properties to the subject lots, rezoning from ROS 1 to ROS ½ provides for growth and transition from ROS 1 on the south and west to RSF on the north of the lots. ROS ½ requires open space as does ROS 1, but RSF does not. Although the new General Plan in process is taken into consideration, it is not complete nor finalized or adopted at this time and may potentially introduce less open space in areas where open space is currently required.

UDOT is considering the intersection configuration of Center Street at Highway 89 (<https://www.wellsvillecity.com/udot-public-hearing-wednesday-july-30th/>). Consideration of the General Plan, growth, and City Transportation Master Plan are recommended to be included.

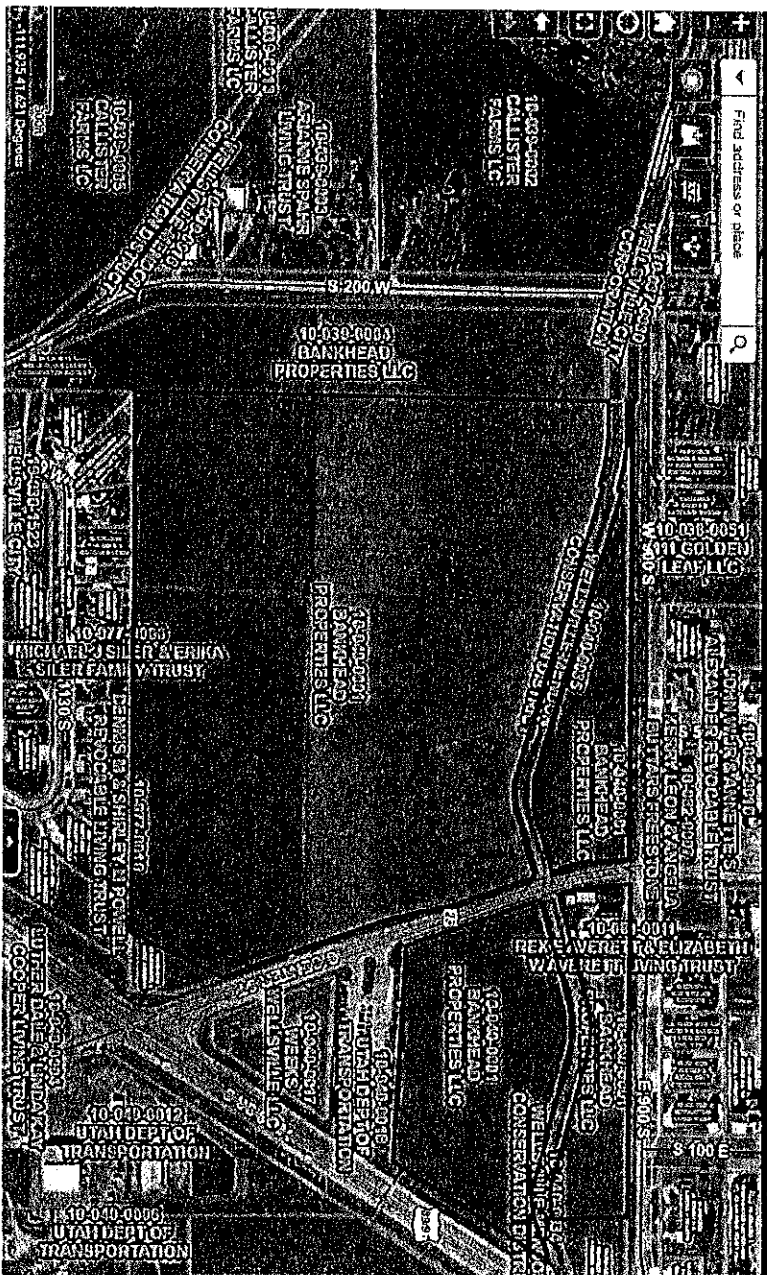
Recommendation:

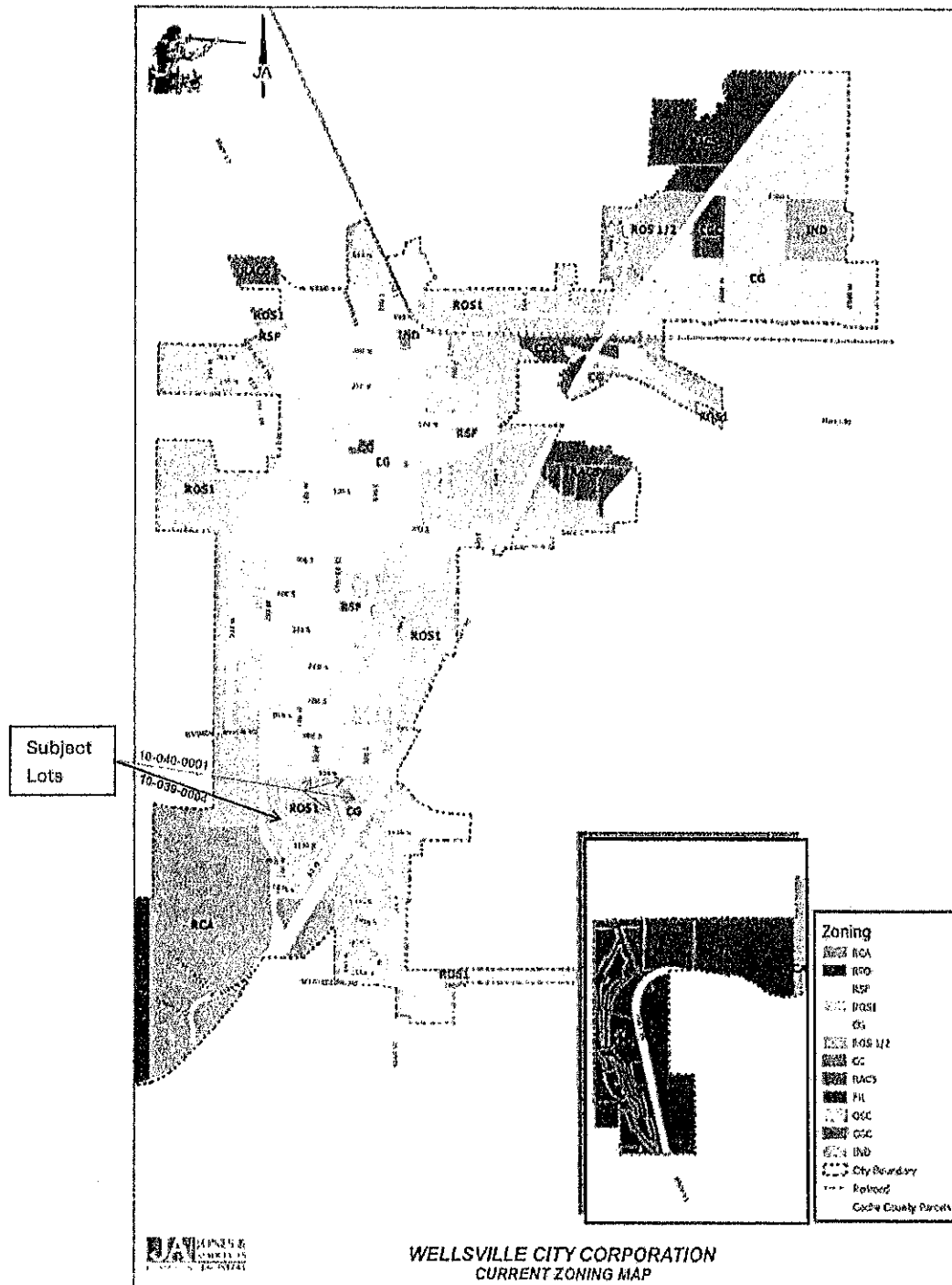
Recommend approval of amending the General Plan and Rezoning - Parcel Numbers 10-040-0001 and 10-039-0004 (Bankhead Properties) from ROS 1 to ROS ½. Preservation of the canal systems adjacent to and through the subject lots is recommended. The area of the canals is recommended to not be included in meeting the open space requirements of ROS ½ for these lots.

Exhibits (below):

10-5-1: ZONING DISTRICTS	1) Cache County GIS Parcel Viewer – aerial view of parcels
10-5-5: MAPS	
10-13-6: ROS1, RESIDENTIAL OPEN SPACE 1 ACRE	2) Wellsville City Adopted Zoning Map
10-13-7: ROS1/2, RESIDENTIAL OPEN SPACE ½ ACRE	with Subject Lots noted
10-15-1: RESIDENTIAL SITE DEVELOPMENT STANDARDS	

Cache County GIS Parcel Viewer - aerial view of parcels 10-040-0001 and 10-039-0004





Planner's Staff Report

Prepared for the Wellsville Planning Commission
City of Wellsville, Utah

Meeting:	August 13, 2025
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Project:	General Planning Rezoning – Parcel 10-021-0003 (Subject Lot) RSF (Residential Single Family) to CC (Commercial City Center) (Brenchley property: 15 E Main Street, Wellsville, UT 84339)
Parcel Number(s):	10-021-0003

Summary:

Background: Karen Johnson requested to amend the General Plan and change the zoning from RSF to CC for Parcel Number 10-021-0003 (subject lot), located on the northeast corner of E Main Street and N Center Street, property address 15 East Main. Ordinance 10-51-2.A.3 and A.4 state, "Any person may petition the City Council to initiate an application to change the boundaries of any zoning district whether or not such petitioners are the owners of the subject property(ies) proposed for rezoning" and "A request to change the boundaries of any zoning district may be proposed to the Planning Commission by the City Administration."

The subject lot is currently zoned as RSF (Residential Single Family 12,000 sf), with a corresponding General Plan designation of Residential – Town Center 12k sf lots. The subject lot is occupied by a house, detached enclosed garage, and off-street parking behind the house. The adjacent lots are zoned as CC (Commercial City Center) to the east of the subject lot and RSF to the north, south, and west of the subject lot. The lot immediately north of the subject lot is occupied by apartment buildings.

Ordinance 10-16-2: CC, COMMERCIAL CITY CENTER states, "The CC, Commercial City Center district is primarily intended to accommodate downtown Wellsville retail and service businesses that have a limited market area. The CC district corresponds to the land use classification of the General Plan. The CC zone permits small-scale retail development in old downtown city center. Its uses are intentionally limited in scope and development size, and are to be generally supported by customers from within the community, however uses that attract outside dollars would be welcomed and should be promoted."

Findings of Fact: The subject lot would need to meet requirements for CC zoning district, including, but not limited to parking and primary uses allowed in CC business zoning district (See Table 10-17-2, in ordinance 10-17-2). A design review permit may be required per ordinance 10-50-4. The subject lot is supplied with existing off-street parking on site, though the number of parking stalls required would need to be reviewed with the commercial use applied for. The CC rezoning is anticipated to not change the dynamics of the neighborhood with adjacent CC zoning district to the east and off-street parking potential on the subject lot.

Recommendation: Recommend amend the General Plan and change the zoning from RSF to CC for Parcel Number 10-021-0003.

<u>Ordinances Referenced:</u> 10-5-1: ZONING DISTRICTS 10-5-5: MAPS 10-16-2: CC, COMMERCIAL CITY CENTER 10-17-2: PRIMARY USES IN BUSINESS AND OTHER ZONING DISTRICTS 10-38: PARKING REGULATIONS 10-50-4: DESIGN REVIEW PERMITS 10-51-2: APPLICATION TO AMEND	<u>Exhibits (below):</u> 1) Cache County GIS Parcel Viewer – aerial view of parcel 2) Cache County GIS - with current City zoning map designation for lot and adjacent lots 3) Wellsville City Adopted Zoning Map with Subject Lot noted (https://www.wellsvillecity.com/wellsville-city-adopted-zoning-map/)
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Cache County GIS parcel viewer – aerial view of parcel



Cache County GIS - with current City zoning map designation for lot and adjacent lots

