

MINUTES of the regular **City Council** meeting of Wellsville City held **March 18, 2026**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Chad B. Lindley; Councilwomen Denise Lindsay and Angie Olsen; Councilmen Carl Leatham, Bob Lindley and Tom Maughan. 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 March 13, 2026. The meeting was called to order at 6:00 p.m. by Mayor Chad B. Lindley.

Others Present:	Kaylene Ames	Andrew B.	Jason Blackham
	Sharla Blackham	Tracy Bodrero	Bob Burrows
	Michelle Burrows	Brian Chambers	Mandie Gochmour
	Monica Gowens	Jared Harris	Josh King
	Charlene Knighton	Karma Leatham	Cody Lindley
	Rick Lindley	Stephanie Lindley	Kevin McBride
	Quinn Murray	Kelly Neilson	Karen Nielson
	Tony Nielson	David Olsen	Megan Petersen
	Diane Roundy	Tori Smith	Gina Thompson
	Mark Thompson	Landis Wenger	Monte Williams
	Linda Wursten		

Opening Ceremony: Councilman Tom Maughan

The Council reviewed the agenda. Item 11, '*City Council – Discuss a Resolution establishing the South Cache Valley Recreation Special Service District and related matters,*' will be addressed at a subsequent meeting. **Councilman Carl Leatham made a motion, seconded by Councilman Tom Maughan to approve the agenda as corrected.**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

The Council reviewed the minutes of the March 04, 2026, regular City Council meeting. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the March 04, 2026, regular City Council meeting.**

<u>YEA</u> 4	<u>NAY</u> 0	<u>ABSTAIN</u> 1	<u>ABSENT</u> 0
Carl Leatham		Denise Lindsay	
Bob Lindley			
Tom Maughan			
Angie Olsen			

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. City Manager/Recorder Scott Wells presented the updated annual contribution for the Hyrum Library, noting an increase due to a revised billing structure. He explained that the new rate is calculated at \$25 per household based on city sewer hookups, rather than the previous model which billed only for active library users. He confirmed this is a single annual payment. The Payment Approval Report was dated 03/18/2026. After review and discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Angie Olsen, to approve the city's accounts payable bills for payment, represented by check number 31560 through 31859.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

At 6:08 p.m., Mayor Chad B. Lindley opened the floor for citizen input. The Mayor clarified that this period is reserved for concise comments or questions directed to the Council and is not intended as a forum for public debate.

Mandie Gochnour addressed the Council regarding Agenda Item 12, the proposed pedestrian underpass at the intersection of Highway 23 and Highway 89/91. Drawing on her professional expertise as a landscape architect, Ms. Gochnour emphasized the vital importance of outdoor connectivity and active transportation. She noted her intermittent attendance at meetings over the past several years to advocate for community involvement in creating regional connections in coordination with the County. Expressing her enthusiasm for the underpass project, she urged the Council to prioritize the location's accessibility and reminded them of the data collected in the **South Cache Trails Survey**. She concluded by noting that the survey reflects significant community interest in the south end of the valley and expressed her hope that those insights would guide the final decision.

Kelly Neilson addressed the Council to express his disappointment that Wellsville City's South Cache Valley Recreation Special Service District protest results were not yet available. He inquired if the findings would be ready for the next meeting in two weeks. Mayor Lindley responded that while the numbers are largely compiled, the city is currently working through legal complexities involving property lines, boundary connections, and coordination with the State. He expressed hope that these matters would be resolved within the next two weeks. Mr. Nielson addressed the Council regarding community engagement, specifically recalling the meeting held on January 7, 2026, where approximately 80 to 90 citizens were in attendance to learn more about the proposed South Cache Valley Recreation Special Service District. He asked the Mayor to clarify whether the overall sentiment from that meeting was positive or negative toward the proposal. Mayor Lindley acknowledged that, based on his personal notes from the session, the sentiment among those in attendance appeared to support the protest against the district's formation. However, the Mayor provided context for that feedback, noting that while the turnout was significant for a single meeting, the number of attendees still represented only a small percentage of Wellsville's total population. Continuing his remarks, Mr. Neilson emphasized the importance of maintaining affordability for Wellsville residents. He shared that he recently visited the Hyrum City offices and was informed that Hyrum has not yet decided whether to join the proposed district, as they are currently exploring options for their own recreation center. Mr. Neilson concluded by expressing his concern for citizens who cannot afford another tax increase, noting that there are already 11-12 taxing entities on property statements. He urged the Council to respect the voices of the residents who have engaged in this process and to consider the long-term financial impact of opening the door to this new district.

At 6:15 p.m., Mayor Chad B. Lindley closed citizen input.

The Council shall receive public input, then along with a recommendation from the Planning Commission, consider a request from Josh King to amend the **General Plan** for the property at 590 East Main (Tax ID #11-089-0006), to change the zoning designation from **Open Space Conservation (OSC)** to **Commercial General (CG)**. City Manager/Recorder Scott Wells provided context for the request, noting that while OSC zoning is typically reserved for low-lying river bottom areas, this specific parcel is uniquely situated. He explained that the property is adjacent to existing **Commercial General** zoning located directly behind the Wellcome Mart. He informed the Council that the applicant intends to develop the site for a business building, specifically a dentist office. City Manager/Recorder Wells concluded by stating that because the parcel is contiguous with an existing commercial zone, it meets the standard criteria for such a redesignation. City Planner Marianne Reiner presented the Staff Report (see Attachment #1),

"Background:

Marshall Lindsay is the owner of the subject lot, Parcel 11-089-0006 located at approximately 590 E. Main Street, Wellsville, UT. The parcel was annexed into Wellsville City in 2022 (see Wellsville City Council meeting minutes 06/01/2022, <https://www.utah.gov/pmn/files/860643.pdf>).

*The property is requested to be considered for **Commercial General (CG)** zoning. The current zoning map available online shows the parcel is zoned **CGC (Commercial General Cluster)**. However, the **General Plan** shows **OSC (Open Space General)**. To consider the request and reconcile the zoning, the designation of **Open Space General (OSC)** at the time of the rezone request in 2022 is taken as the existing zoning and general plan land use.*

Findings of Fact:

*The parcel is adjacent to Highway 101/Main Street and parcels zoned **CGC** on the north, east, and south. The Little Bear River resides to the west of the property.*

***City Code Table 10-5-1** describes the **Commercial General Zone (CG)** as serving "the commercial areas near Highway 89/91 and the new commercial land use area in the northeastern portion of the city."*

***City Code 10-16-3** describes **CG, Commercial General District** as "primarily intended to accommodate retail, service, office, and other commercial uses that have a Citywide or regional market area. The **CG** district corresponds to the **CG** land use classification of the **General Plan**."*

***City Code 10-16-4** for **CGC, Commercial General Cluster**, the zoning adjacent to parcel 11-089-0006 is described as "primarily intended to accommodate retail, service, office, and other commercial uses that have a Citywide or regional market area which are clustered around approved lighted intersections on US Highway 89/91." Also, the " **CGC** district does not correspond to a specific land use in the **General Plan** but it does fulfill the purposes of the **General Plan** to concentrate commercial activities at approved lighted intersections."*

***City Code 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.""*

While Josh King is the petitioner, City Planner Reiner confirmed he has discussed the proposal with the current property owner, Marshall Lindsay. She continued with the Staff Report,

*"Recommendation: Amend the **General Plan** and zoning from **Open Space Conservation (OSC)** to **Commercial General (CG)** for Parcel Number (Tax ID #) 11-089-0006.*

This recommendation is based on:

- The property is adjacent to other commercially zoned parcels to the North, South, and East.*
- The property was annexed with other properties previously zoned as **OSC** that are now commercially zoned.*
- The **CG** zone and general plan land use are for various types of commercial uses, and the property is farther away from the traffic light intersection of Main Street and Highway 89/91 than the properties zoned **CGC** adjacent to the subject parcel.*
- The parcel owned by Tom Maughan in 2022 also annexed at the time of parcel 11-089-0006 was considered for rezone and General Plan change in 2023 from **OSC** to **HC** (now **GC**).
<https://www.utah.gov/pmn/sitemap/notice/834265.html>"*

City Planner Reiner concluded that the parcel is 0.5-acre, which was not mentioned in the Staff Report.

At 6:20 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to open the public hearing. There was no public input. **At 6:21 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to close the public hearing.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

Mayor Chad B. Lindley requested the formal recommendation of the Planning Commission from Councilman Carl Leatham. Councilman Leatham reported that the Planning Commission had thoroughly reviewed the Staff Report and the proposed zoning map. He stated that the Commission mirrors the Staff Report's recommendation to amend the **General Plan** and recommends that the City Council move forward with the redesignation. Councilwoman Angie Olsen inquired whether the proposed **Commercial General (CG)** zoning would allow for mixed-use development, such as residential apartments situated above a business. City Manager/Recorder Wells confirmed that the **CG** zone does permit mixed-use developments. Councilman Leatham noted that the subject property is a relatively small parcel of approximately 0.5 acres. While it currently sits as a zoning "island" of **Open Space Conservation**, it is geographically adjacent to established commercial zones near the Wellcome Mart. He reiterated that the Planning Commission's recommendation aims to bring this parcel into alignment with the surrounding commercial properties.

Regarding environmental constraints, Councilman Bob Lindley and Councilman Tom Maughan raised concerns about the property's location within the floodplain. City Manager/Recorder Wells explained that because the area is FEMA-mapped, the applicant is required to coordinate with FEMA to establish the base flood elevation and build the foundation above that level to mitigate risk. Councilman Maughan, noting he has lived in the area his entire life, recalled seeing water crest over the road on several occasions. While expressing support for the project, he advised the applicant to include significant flood mitigation in his plans, suggesting "a room full of sandbags," as he expects the river will rise again. Further discussion centered on traffic safety and site access. Councilwoman Olsen expressed concern regarding vehicle speeds and visibility near the hill. City Manager/Recorder Wells informed the Council that UDOT is currently in the design phase of a bridge replacement project scheduled for next year. The new design is expected to double the bridge's width to include two 12-foot lanes, a dedicated turn lane, and sidewalks on both sides, which will significantly improve safety and accommodate future growth in the area. **Councilman Tom Maughan moved to approve the request from Josh King to amend the General Plan for the property located at 590 East Main (Tax ID #11-089-0006). The motion, consistent with the favorable recommendation from the Planning Commission, changed the zoning designation from Open Space Conservation (OSC) to Commercial General (CG). The motion was seconded by Councilman Bob Lindley.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

Next, the Council shall receive public input, then consider for possible approval the annexation petition filed by Jason and Sharla Blackham. The petition concerns 50.709 acres of real property, located at approximately 500 North 200 West (Tax ID #11-078-0001). City Manager/Recorder Scott Wells provided a status update, noting that the petition had been re-noticed to ensure full compliance with public notice requirements. He reported that the City has coordinated with the County regarding the property's configuration; although the annexation creates a "peninsula," the County has expressed no objections. City Manager/Recorder Wells highlighted that water availability remains a primary factor for the site. Currently, development is only feasible on the lower portion of the property. Future development on the upper hillside will remain contingent upon the City's ability to provide water service at higher elevations. He noted that an Annexation Agreement is currently being drafted and that the Blackhams have been cooperative throughout the process. Finally, he confirmed that all county property owners within a half-mile radius were notified, and no protests or negative comments were received. In response to a clarification from City Planner

Marianne Reiner, City Manager/Recorder Wells stated that under the current **General Plan**, the property is designated as **Residential Single Family (RSF)** below the canal and **Recreational Open Space (ROS1)** above the canal.

At 6:31 p.m., Councilman Carl Leatham made a motion, seconded by Councilwoman Denise Lindsay, to open the public hearing. There was no public input. At 6:32 p.m., **Councilwoman Angie Olsen made a motion, seconded by Councilman Bob Lindley, to close the public hearing.**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

Councilwoman Denise Lindsay expressed the Council's appreciation to the Blackhams for their cooperation and patience throughout the extended annexation and noticing process. Mayor Lindley specifically thanked the applicants for their positive engagement with city staff during the planning phases. **Councilwoman Lindsay made a motion, seconded by Councilman Carl Leatham, to approve the annexation petition filed by Jason and Sharla Blackham for approximately 50.709 acres of real property located at approximately 500 North 200 West (Tax ID #11-078-0001).**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

The Council shall receive public input, then consider for possible approval the annexation petition filed by Ricky R. and Stephanie L. Lindley. The petition concerns 10.97 acres of real property, located at approximately 400 West 1600 South (Tax ID #10-048-0007). City Manager/Recorder Scott Wells clarified the location of the property near 1600 South (also known as 6800 South). He noted that while the primary acreage is roughly 5 acres, the inclusion of the highway and adjacent road brings the total annexation area to 10.97 acres. Under the current **General Plan**, the property is designated for **Recreational Open Space (ROS1)** zoning upon annexation.

At 6:36 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Tom Maughan, to open the public hearing. There was no public input. At 6:37 p.m., **Councilwoman Angie Olsen made a motion, seconded by Councilwoman Denise Lindsay, to close the public hearing.**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

The applicants, Rick and Stephanie Lindley, addressed the Council to discuss their long-term plans for the property. They stated their intent is to subdivide the land to allow their son to purchase the existing home, with the potential for the applicants to build a new residence on the east side of the parcel. City Manager/Recorder Wells expressed the City's sincere gratitude to the Lindleys for their patience throughout the administrative process. The Mayor highlighted a significant benefit of this annexation: it provides Wellsville City the necessary access to abandon an aging water line south of the property that is believed to have multiple leaks. He noted that the applicants' cooperation in this matter is an asset to the city's water conservation efforts this year. **Councilwoman Denise Lindsay made a motion, seconded by**

Councilwoman Angie Olsen, to approve the annexation petition filed by Ricky R. and Stephanie L. Lindley for 10.97 acres of real property located at approximately 400 West 1600 South (Tax ID #10-048-0007).

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

Next, the Council shall receive public input, then consider for possible adoption **Resolution 2026-05** setting the salaries and benefits for city employees for 2025-2026. City Manager/Recorder Scott Wells explained that, at Mayor Chad B. Lindley's request, he has developed a standardized salary scale for the Treasurer and Assistant Treasurer positions. This scale establishes clear starting ranges and a progression path based on years of service with Wellsville City. Mayor Lindley added that this initiative will eventually expand to include all city departments—including Public Works and City Management—to provide a consistent framework for hiring and retention. City Manager/Recorder Wells noted that the immediate priority is to ensure the current opening for the Treasurer position is within a competitive market range, while the remaining scales for all city staff will be finalized by the end of June.

At 6:36 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to open the public hearing. There was no public input. **At 6:37 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Tom Maughan, to close the public hearing.**

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

During the subsequent Council discussion, Mayor Lindley further detailed his vision for the scale, emphasizing the need for fairness and competitiveness to retain high-quality staff. He noted that a structured scale allows the City to hire individuals who are a "good fit" but may lack specific certifications at a lower entry point, while also providing the flexibility to start experienced or certified applicants at a higher tier without exhausting their room for future growth. **Councilman Bob Lindley made a motion, seconded by Councilwoman Angie Olsen, to adopt Resolution 2026-05, establishing the salaries and benefits for city employees for 2025-2026.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>	<u>ABSENT 0</u>
Carl Leatham		Denise Lindsay	
Bob Lindley			
Tom Maughan			
Angie Olsen			

The Council shall receive public input, then consider for possible adoption **Ordinance 2026-06** setting the salaries and benefits of statutory officers and elected officials for 2025-2026. City Manager/Recorder Wells noted that while the broader employee salary scales are still being finalized, the immediate priority of this ordinance is to ensure the salary for the City Treasurer—a statutory position—is set within a competitive market range to facilitate current recruitment efforts. He reiterated that comprehensive salary scales for all remaining city staff positions will be presented to the Council by the end of June to align with the upcoming budget cycle.

At 6:47 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to open the public hearing. There was no public input. **At 6:48 p.m., Councilwoman Angie Olsen made a motion,**

seconded by Councilman Tom Maughan, to close the public hearing.

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

Councilman Leatham inquired whether the proposed figures represented a change from existing rates or if they remained static. City Manager/Recorder Wells clarified that the new ranges are set slightly higher than current levels, providing a competitive base for new hires while establishing a "growth window" for long-term progression. **Councilman Carl Leatham made a motion, seconded by Councilwoman Angie Olsen, to approve Ordinance 2026-06, establishing the salaries and benefits of statutory officers and elected officials for 2025-2026.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>	<u>ABSENT 0</u>
Carl Leatham		Denise Lindsay	
Bob Lindley			
Tom Maughan			
Angie Olsen			

Following with a recommendation from the Planning Commission, the Council shall consider Jared Harris' request for a **Business License**, to operate 'Cache Valley Sheds,' a shed sales business located at 673 East Main Street (Tax ID #11-089-0009). During the applicant's presentation, Jared Harris explained that the business model involves placing two sheds on the property for "self-guided tours," with pricing and contact information posted inside. No permanent employees would be stationed on-site, as transactions would be completed either online or at the company's main office in Hyde Park. Mr. Harris noted that the sheds would remain unlocked to prevent damage from forced entry—a standard industry practice for Old Hickory Buildings—and that he would personally inspect the site at least once a week. The Council engaged in a lengthy discussion regarding the feasibility and safety of the proposal. Councilman Carl Leatham expressed strong concerns regarding the property's location on a dangerous bend of the highway, noting that despite "No Parking" signs, motorists are naturally inclined to pull onto the shoulder for "quick looks," creating a significant traffic hazard. Furthermore, Mayor Chad B. Lindley and Councilwoman Denise Lindsay questioned the economic benefit to Wellsville, noting that sales tax would be distributed to the point of delivery; if a resident of a neighboring city purchases a shed, Wellsville would see no tax revenue despite hosting the display.

City Planner Marianne Reiner and the Council discussed the possibility of moving the sheds to the west side of the property, further from the highway, to mitigate parking issues. Mr. Harris expressed a willingness to explore this but noted concerns regarding drainage and ground moisture affecting the buildings. In response, Councilman Leatham suggested that such issues could be mitigated by placing railroad ties under the sheds to keep them off the ground. Mr. Harris acknowledged this as a possibility but noted it would require further coordination with the primary tenant, T's Trees, regarding their truck turnaround space and existing agricultural use of that portion of the lot. Councilman Leatham reported that the Planning Commission had previously recommended approval with several conditions, including a limit of two sheds and a requirement that all parking occur in the southwest portion of the lot. However, he noted that enforcing parking on a state-owned right-of-way would be difficult for the city. Councilwomen Lindsay and Olsen suggested a **Conditional Use Permit** to test the business model for six months. The Council ultimately determined that more coordination was needed between the applicant, the primary tenant (T's Trees), and the property owner. **Consequently, Councilman Carl Leatham moved to continue the discussion for two weeks to allow the applicant time to consult with the property owner regarding relocating the sheds further from the highway to address safety and parking concerns. The motion was seconded by Councilman Bob Lindley.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

Tony and Karen Nielson met with the City Council to discuss a proposal for Wellsville City to provide water and sewer services to 20 lots located outside the city limits (Tax IDs #10-045-0017 and #10-055-0001). On February 19, 2025, the Nielsons' *Annexation request* was denied based on legal counsel advising against the creation of an "island" of annexed land within the unincorporated county. Following that denial, the discussion shifted to a proposal for supplying city utilities to the lots while they remained outside city boundaries. Necessary utility connections are located approximately 1,300 feet away along 1600 South. However, this *Utility Services request* was denied on July 16, 2025, citing the city's established policy against providing municipal services to properties where annexation is not a viable option. This policy was maintained to prevent the fragmentation of city resources and to ensure consistent jurisdictional boundaries for future growth.

City Manager/Recorder Scott Wells reported on a recent workshop with Cache County officials. He noted that the County is moving toward a policy requiring developments with seven or more lots located within a half-mile of a municipality to connect to city infrastructure rather than using individual wells and septic tanks. The County's objective is to protect the aquifer and streamline future annexation by ensuring infrastructure meets city standards from the outset. Tony Nielson shared that his 40-acre project has received Preliminary Plat approval from the County for a 20-lot subdivision. While currently approved for 20 individual wells and septic systems, he expressed a strong preference for connecting to Wellsville's municipal systems. The Council noted that the property is currently "landlocked" by a conservation easement and other non-developing parcels, making immediate annexation legally complex under current state code regarding "islands."

The Council engaged in a detailed discussion regarding the risks and benefits of extending city services beyond the current limits. Regarding environmental protection, Councilman Carl Leatham and Mayor Chad B. Lindley expressed significant concern over the potential for 20 septic systems to eventually leak nitrates into the city's water supply, agreeing that a municipal sewer connection is a superior long-term environmental solution. On the topic of water control, the Mayor stated that municipal meters provide the City with oversight on usage that the State cannot match with private wells. Councilman Leatham emphasized that if city water is provided, the applicant should be required to relinquish or withhold the well permits for those lots to prevent "double-dipping," where residents might use city water for indoor use while using private wells for excessive irrigation.

Addressing maintenance and standards, Councilman Bob Lindley and Councilman Tom Maughan questioned the long-term upkeep of lines running under County roads. City Manager/Recorder Wells clarified that any infrastructure installed by the applicant must meet Wellsville City specifications, be approved by the City Engineer, and be subject to city inspection, even if the road remains under County jurisdiction for snow removal and surfacing. In terms of concessions, City Manager/Recorder Wells noted that since the City would not immediately gain a tax base through annexation, they have discussed a "concession" from Mr. Nielson: the donation of 3/4 of an acre on a strategic high point (the "south knoll") for a future city water tank, along with a dedicated access easement.

The Council discussed a policy and legal strategy involving a potential "automatic annexation" agreement, which would stipulate that the development must annex into Wellsville as soon as the land becomes legally contiguous with the city boundary.

Noting that the item was not a formal public hearing, Mayor Lindley invited neighboring property owners to offer input on the proposed utility extension. Rick Lindley expressed a general preference for lower density in the area—suggesting four houses rather than the proposed twenty—but acknowledged the critical necessity of preserving the local aquifer. Mayor Lindley responded that the city's primary goal in exploring

this extension is to protect existing residents by preventing the potential for groundwater contamination from septic systems and the risks associated with excessive, uncontrolled well drilling.

Mark Thompson, a neighboring property owner, presented several questions regarding the long-term precedent of such a decision. He cautioned the Council against "putting the cart before the horse," noting that if the City extends services to one developer outside city limits, it may become legally or practically obligated to do so for others, potentially leading to unchecked growth toward neighboring municipalities like Hyrum. Mr. Thompson also questioned the urgency of the sewer requirement, observing that many local communities have historically functioned on septic systems; however, Councilman Maughan and Councilman Lindley countered that nearby cities such as Millville are currently facing significant nitrate contamination issues due to high septic concentrations, making municipal sewer a more responsible path forward.

The Council identified several critical legal and technical questions that must be resolved before a final decision can be made. Councilwoman Angie Olsen requested a legal determination on whether existing county residents living along the new lines would be forced to connect to city sewer or water. Councilwoman Lindsay reiterated the need to know if the City has the legal authority to require the applicant to relinquish the 19 un-drilled well permits as a condition of receiving city water. Furthermore, Councilman Leatham and Councilman Maughan raised concerns that providing utilities now would remove any future incentive for the development to annex. They requested that the City Attorney review whether an "automatic annexation" agreement can be recorded against the property, requiring it to join the city as soon as it becomes legally contiguous. Additionally, Councilman Lindley emphasized the need for a formal agreement with the County to ensure Wellsville has a permanent right-of-way to maintain infrastructure located on County property. Ultimately, the Council determined that further consultation with legal counsel and the County is necessary to protect the City's long-term interests. **Councilman Carl Leatham made a motion to continue the discussion regarding the proposal from Tony and Karen Nielson to provide water and sewer services to 20 lots outside the city limits (Tax IDs #10-045-0017 and #10-055-0001). The purpose of the continuance is to allow city staff and legal counsel to address specific concerns. The motion was seconded by Councilwoman Angie Olsen.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

Mayor Chad B. Lindley opened the discussion regarding a new pedestrian underpass awarded to Wellsville City by the UDOT Budget Committee. He clarified that while funding has been secured, UDOT explicitly stated the underpass cannot be located at the intersection of Highway 89/91 and Highway 23 (Center Street). This restriction is intended to avoid a "throwaway" investment of approximately \$10 million, as that junction is slated for a future elevated interchange that would necessitate the removal of any structure built there now. Mayor Lindley expressed optimism that UDOT remains receptive to the City's input for alternative locations along the corridor between 200 West and 200 East. During the review of proposed locations and connectivity, City Manager/Recorder Scott Wells and the Mayor contrasted two primary options. UDOT initially suggested 200 West (the hill) as an efficient route for through-cyclists; however, the Mayor argued that this location is impractical for local residents, particularly children heading to Little League practice who live below the hill. Forcing pedestrians to travel up the incline only to cross and descend again was viewed as a significant safety and accessibility hurdle. Instead, staff recommended 200 East (900 South) as a more centralized and functional alternative, noting that this site would allow for a seamless future connection to the proposed Canal Trail.

Regarding strategic planning, Councilman Carl Leatham observed that moving the underpass away from the main junction is a long-term necessity. He noted that once the future elevated interchange is eventually constructed at Highway 23, it will most likely include its own pedestrian crossing. By placing this independent underpass at a different location—such as 200 East—the City effectively gains two separate

crossing points for bicycles and pedestrians, creating a "win-win" for overall community connectivity. Mayor Lindley further emphasized the economic importance of high-quality trail infrastructure, citing the substantial revenue generated by regional mountain biking events. The project is scheduled for a design phase in Spring 2026, with bidding in the fall and construction slated for 2027.

Landis Wenger, Cache County Trails and Active Transportation Coordinator, was introduced to provide technical expertise as the City Council and Trails Committee work toward a unified recommendation for UDOT. Mr. Wenger congratulated the Mayor and City Manager on their successful presentation to the UDOT Commission and expressed the County's enthusiasm for supporting Wellsville's efforts. He informed the Council that the County has recently initiated a feasibility study for a trail along Highway 101, with the primary goal of connecting the sidewalk networks of Wellsville and Hyrum. Mr. Wenger noted that this Highway 101 focus represents a strategic pivot. While the lower Wellsville-Mendon Canal has long been identified as a scenic and ideal trail corridor, the canal company has formally stated they have no interest in a trail and do not want the project discussed or studied by the County at this time. Out of respect for private property rights, the County has backed off the canal project and is instead prioritizing the Highway 101 alignment. Because this route is included in the UDOT Utah Trail Network Master Plan, it remains a high priority for state funding and development. From the County's perspective, Mr. Wenger recommended that the proposed underpass be located closer to Highway 101 rather than Highway 23. He argued that this location would serve more people in the near term and provide better immediate connectivity to active trail projects. He clarified that the County's long-term master plan—and Wellsville's own plan—still envisions underpasses at both locations eventually. However, based on current momentum, the County believes an underpass closer to the Highway 101 corridor offers the most viable path forward for regional connectivity. Mr. Wenger concluded by stating that the County remains open to adjusting this stance if the City has differing priorities or if future conditions change.

Mandie Gochnour expressed significant disappointment regarding the Wellsville-Mendon Canal Company's decision to decline further discussions about a trail corridor. While acknowledging the company's private property rights, Ms. Gochnour noted that a community survey revealed a strong desire for the City to facilitate a dialogue to mediate the company's concerns. Ms. Gochnour emphasized that the proposed pedestrian underpass loses much of its utility if it does not have a viable trail system to connect to. She urged the City Council to take an active role in re-opening conversations with the Canal Board, suggesting that the City might have more leverage than individual residents or the County in addressing specific apprehensions. She also noted that Mr. Wenger remains willing to re-apply for grants specifically designed to fund mitigation efforts—such as fencing, privacy screening, or liability coverage—should the Canal Board be open to discussing their specific requirements.

Monica Gowens addressed the Council to express her strong support for the pedestrian underpass, specifically recommending the 200 East location. She noted that this site offers the greatest potential for long-term trail connectivity, even while current negotiations with the canal company remain stalled. Ms. Gowens shared insights from her private discussions with Kirt Lindley, a representative of the Wellsville - Mendon Canal Company, who outlined five primary obstacles to the board's approval: the requirement for notarized proof that the State or City would absorb all liability; a need for a guaranteed, continuous funding stream for both construction and maintenance; concerns regarding sanitation and waste management; fears of vandalism and water security, specifically the unauthorized tampering with irrigation controls that could jeopardize local crops; and uncertainty regarding how to effectively restrict motorized vehicles while managing the increasing use of E-bikes. Mayor Lindley acknowledged the complexity of the issue, noting for the record that he and another individual present also serve on the Canal Board. He highlighted the delicate balance between agricultural operations and recreational interests. Ms. Gochnour, a licensed landscape architect with extensive experience in regional recreation planning, rejoined the conversation to emphasize that these concerns are manageable through professional design and structured mediation. She pointed out that mitigation strategies—such as specialized security fencing, automated monitoring systems, and clear jurisdictional maintenance agreements—are standard practices in successful canal-trail projects elsewhere. Ms. Gochnour concluded by noting she had conducted a community survey that received 43 responses and offered to share those results with the Council to demonstrate the high level of resident awareness and the public's desire for the City to serve as a formal mediator in reopening negotiations.

Kaylene Ames, a resident advocate, expressed her excitement for the underpass and inquired about the deadline for a final location decision. City Manager/Recorder Wells clarified that the immediate priority is for the City Council and the Trails Committee to present "one voice" and a unified recommendation to UDOT to maintain the project's momentum. Mayor Lindley reaffirmed that the core justification for the \$10 million grant was pedestrian safety, specifically for children and residents in the Mount Sterling area who must navigate the hazardous junction of Highway 89/91 and Highway 23. While UDOT is looking for feedback on the specific placement between 200 West and 200 East, the Mayor emphasized that the underpass must serve as a safe arterial for those living on the "other side of the highway." He noted that UDOT has been gracious in ensuring the City will be included in the design phase. The project is scheduled for a design phase in Spring 2026, with bidding in the fall and construction slated for 2027. Ms. Ames concluded by reminding the Council that the updated **General Plan** maps will be available at the end of the month. She encouraged the Council to review these maps, as they contain significant resident feedback on preferred safe travel routes across the highway, which should inform the final underpass location.

Councilman Maughan expressed strong support for the 200 East location, noting that the 200 West option (the hill) would be too difficult for elderly residents and young children to navigate. He observed that while a second underpass near Highway 101 will eventually be necessary due to growth in the valley, the City must prioritize the most functional current choice while remaining patient with UDOT's 30-year planning horizon. Regarding liability and the canal trail, Councilman Maughan referenced a historical lawsuit involving a child in an irrigation ditch as the primary driver for the canal board's current stance on liability. He noted that while the trail to Hyrum is an excellent development, the canal company's cooperation hinges entirely on the State or City providing absolute liability coverage to protect agricultural stakeholders from litigation. A significant technical opportunity for strategic utility integration was identified by Councilman Bob Lindley and Councilman Leatham. The Council directed City Manager/Recorder Wells to ask UDOT if the City can install sewer and water sleeves either inside or parallel to the underpass tunnel at 200 East. Council members noted they have been searching for an existing "missing" utility crossover for years; performing this work during the \$10 million underpass construction would be a cost-effective way to secure the City's utility connectivity across the highway.

In the interest of connectivity and safety, Councilwoman Olsen advocated for the construction of a dedicated trail connecting 200 West to the new underpass at 200 East. She noted that running or walking directly along the highway is currently a dangerous experience for residents. Mayor Lindley agreed, stating that regardless of the final underpass site, the City must develop a network of trails to funnel pedestrians from various intersections, such as Center Street and 200 West, safely to the crossing point. In his closing remarks, the Mayor thanked the Trails Committee and residents for their input, noting that Wellsville's 100-foot right-of-ways are a unique asset that simplifies the future expansion of the trail network. He reaffirmed the City's commitment to seeking state and federal funding to finalize these safety improvements.

City Manager/Recorder Scott Wells discussed the third quarter financials for February 2026. He detailed the revenue accounts and expenditures in the **General Fund**. After review, **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Angie Olsen, to approve the third quarter financials for February 2026.**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

Department Reports:

Councilwoman Denise Lindsay-

1) Councilwoman Denise Lindsay encouraged the Council to promote the USU Wellbeing Survey on the city website. She noted that participation is quick, but the data gathered significantly impacts future planning and quality of life in Wellsville.

- 2) The annual Easter Egg Hunt is scheduled for April 4th at 9:00 a.m.
- 3) Councilman Carl Leatham has finalized the Adopt-a-Park list, which is now available on the City website.
- 4) A **General Plan** meeting is scheduled for March 26th at the Legacy Loft.
- 5) Councilwoman Lindsay expressed disappointment regarding the low turnout for the recent Republican caucus.

Councilman Tom Maughan-

- 1) No business or concerns at this time.

Councilwoman Angie Olsen-

- 1) No business or concerns at this time.

Councilman Bob Lindley-

- 1) Councilman Bob Lindley reported that signs have been posted throughout the community for Little League softball and baseball registrations.
- 2) Councilman Lindley is actively seeking a keynote speaker for the upcoming Memorial Day ceremony. He is looking for a retired military member or veteran who would be willing to share their experiences and address the community.

Councilman Carl Leatham-

- 1) Councilman Carl Leatham raised a concern regarding the current condition of the trail surrounding the dam, noting that significant cracks are beginning to open up and the surface is starting to "weather." He inquired if there are immediate plans for a reseal to prevent further deterioration. City Manager/Recorder Scott Wells clarified that the City typically budgets for a slurry seal on the trail annually; however, based on the current severity of the cracks described, he agreed that a more intensive crack seal and a full sealant application are necessary. He committed to ensuring that these specific maintenance items are prioritized and included in the 2026-2027 fiscal year budget to preserve the trail's integrity.

City Manager/Recorder Report:

- 1) City Manager/Recorder Scott Wells reintroduced a former conceptual proposal to significantly reconfigure the roads surrounding Wellsville Elementary School. The current "triangle" of roads—where multiple north-south and diagonal routes intersect—is considered highly compromised and unsafe by both the City and UDOT. The proposed project involves closing the existing two diagonal roads and replacing them with a single, centralized roadway. Key components of the plan include enhancing school parking through collaboration with the Cache County School District, installing new sidewalks for improved pedestrian safety, and addressing industrial traffic management to accommodate heavy "belly dump" trucks from nearby gravel pits that have significantly damaged current road surfaces. Councilman Carl Leatham reported that a nearly identical plan was rejected by a 3-2 Council vote eight years ago due to objections from two local homeowners. He highlighted that the City had access to 100% State funding at that time, which was lost following the rejection. City Manager/Recorder Wells reasoned that while the reconfiguration might slightly lengthen the commute for a few houses, the "bigger picture" of child safety and infrastructure longevity must take priority. To fund the project, the City Manager/Recorder Wells is proposing only minimal "Band-Aid" repairs in the interim to maintain the road until a comprehensive multi-agency strategy can be implemented in 2027. This strategy will target UDOT intersection funds, COG safety grants, and financial contributions from the School District. Brian Chambers, a school board member in attendance, expressed personal support for the safety merits of the proposal. Addressing potential traffic concerns, Councilwoman Angie Olsen questioned if consolidating two exits into one would cause bottlenecks during school release. City Manager/Recorder Wells countered that Wellsville Elementary currently maintains the fastest "clear time" in the valley at 11 minutes and noted that UDOT strongly favors squaring up compromised intersections to improve overall functionality. Councilman Bob Lindley added that any future traffic studies must also account for the 40 new homes planned for the area. Ultimately, the Council reached a consensus to allow the City Manager/Recorder Wells to proceed with formal dialogues with UDOT and the school principal, with a more detailed design to be presented at a later date.
- 2) The **General Plan** Open House is scheduled for March 26th. City Manager/Recorder Wells encouraged active participation.

3) City Cleanup Day is scheduled for April 25th. Plans are being finalized for the annual cleanup. The City has secured six green waste bins, two metal bins, and two garbage bins. To accommodate the bins, portions of 1st South will be temporarily closed to through traffic on Friday and Monday, though resident access will be maintained. Public Works staff will be on-site with a front-end loader and backhoe to assist residents with heavy items. The Council clarified that refrigerators will not be accepted due to a \$50 per-unit Freon disposal fee charged to the City.

4) To remain compliant with a recent stormwater audit, the City must install a concrete pad at the Public Works facility for the metal recycling bin. This "hard surface" is necessary to prevent potential contaminants from leaching into the soil and aquifer, and it will also make cleanup significantly easier for city crews. Councilwoman Denise Lindsay noted that while the city-wide program is not a large-scale revenue generator—currently bringing in between \$160 and \$350 per month—the Council agreed it remains a convenient service to offer Wellsville citizens. Consequently, the Council moved to pursue the concrete pad improvement to ensure the program can be maintained at its current, monitored location.

At 8:30 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to adjourn the meeting.

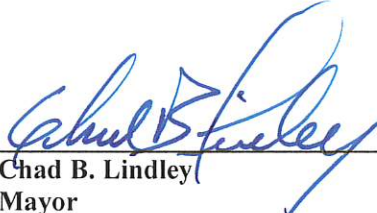
YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen



Chad B. Lindley
Mayor



Scott E. Wells
City Manager/Recorder

Prepared for the Wellsville Planning Commission

City of Wellsville, Utah

Meeting:	March 11, 2026
Project:	Amend General Plan OSC to CG and Rezone Rezoning – Parcel 11-089-0006 (Subject Lot) Open Space Conservation (OSC) to Commercial General (CG) 590 E Main Street, Wellsville UT
Parcel Number(s):	11-089-0006

Summary:

Background: Marshall Lindsay is the owner of the subject lot, Parcel 11-089-0006 located at approximately 590 E. Main Street, Wellsville, UT. The parcel was annexed into Wellsville City in 2022 (see Wellsville City Council meeting minutes 06/01/2022, <https://www.utah.gov/pmn/files/860643.pdf>).

The property is requested to be considered for Commercial General (CG) zoning. The current zoning map available online shows the parcel is zoned CGC (Commercial General Cluster). However, the General Plan shows OSC (Open Space General). To consider the request and reconcile the zoning, the designation of Open Space General (OSC) at the time of the rezone request in 2022 is taken as the existing zoning and general plan land use.

Findings of Fact: The parcel is adjacent to Highway 101/Main Street and parcels zoned CGC on the north, east, and south. The Little Bear River resides to the west of the property.

City Code Table 10-5-1 describes the Commercial General Zone (CG) as serving “the commercial areas near Highway 89/91 and the new commercial land use area in the northeastern portion of the city.”

City Code 10-16-3 describes CG, Commercial General District as “primarily intended to accommodate retail, service, office, and other commercial uses that have a Citywide or regional market area. The CG district corresponds to the CG land use classification of the General Plan.”

City Code 10-16-4 for CGC, Commercial General Cluster, the zoning adjacent to parcel 11-089-0006 is described as “primarily intended to accommodate retail, service, office, and other commercial uses that have a Citywide or regional market area which are clustered around approved lighted intersections on US Highway 89/91.” Also, the “CGC district does not correspond to a specific land use in the General Plan but it does fulfill the purposes of the General Plan to concentrate commercial activities at approved lighted intersections.”

City Code 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.”

Recommendation: Amend the General Plan and zoning from Open Space Conservation (OSC) to Commercial General (CG) for Parcel Number (Tax ID #) 11-089-0006.

This recommendation is based on:

- The property is adjacent to other commercially zoned parcels to the North, South, and East.
- The property was annexed with other properties previously zoned as OSC that are now commercially zoned.
- The CG zone and general plan land use are for various types of commercial uses, and the property is farther away from the traffic light intersection of Main Street and Highway 89/91 than the properties zoned CGC adjacent to the subject parcel.
- The parcel owned by Tom Maughan in 2022 also annexed at the time of parcel 11-089-0006 was considered for rezone and General Plan change in 2023 from OSC to HC (now GC).

<https://www.utah.gov/pmn/sitemap/notice/834265.html>

<p><u>Ordinances Referenced:</u> 10-5-1: ZONING DISTRICTS 10-5-5: MAPS 10-16-3: CG, COMMERCIAL GENERAL 10-51-2.A.3: APPLICATION TO AMEND</p>	<p><u>Exhibits (below):</u> 1) Cache County GIS parcel viewer – aerial view of parcel 2) Current City zoning map designation 3) Cache County GIS parcel viewer – aerial view of subject parcel</p>
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Exhibit.1: Cache County GIS parcel viewer – aerial view of subject parcel

