

MINUTES of the regular City Council meeting of Wellsville City held June 03, 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 and Bob Lindley. 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 May 29, 2026. The meeting was called to order at 6:00 p.m. by Mayor Chad B. Lindley.

Councilman Tom Maughan arrived at 6:58 p.m.

Others Present:	Tracy Bodrero	Jenny Leishman	Gretta Millett
	Phil Millett	Kelly Neilson	Megan Petersen
	Linda Wursten		

Opening Ceremony: Councilwoman Denise Lindsay

The Council reviewed the agenda. **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Angie Olsen, to approve the agenda as presented.**

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

The Council reviewed the minutes of May 20, 2026, regular City Council meeting. **Councilwoman Angie Olsen made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the May 20, 2026, regular City Council meeting.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 1</u>
Carl Leatham			Tom Maughan
Bob Lindley			
Denise Lindsay			
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. Councilman Bob Lindley questioned a line item regarding medical expenses, which City Manager/Recorder Scott Wells clarified was for EMT medical supplies that are ultimately reimbursed through a grant system. Councilman Carl Leatham requested clarification on a disbursement related to Food Truck Friday, asking if the listed amount was a payment for the entertainment. City Manager/Recorder Wells confirmed that the payment was specifically for the live band. Mayor Chad Lindley commended the event, noting it was highly successful and well-attended. He also extended appreciation to Councilman Lindley for coordinating the hot dogs at the cemetery cleanup—noting the reimbursement on the ledger—and thanked the local youth from the community for their excellent turnout and hard work. City Manager/Recorder Wells directed the Council's attention to a line item for Utah State Division of Finance, explaining that this represents the city's first annual payment on the new Well #4. He noted that this will be a recurring yearly obligation moving forward. The Payment Approval Report was dated 06/03/2026. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to approve the city's accounts payable bills for payment, represented by check number 32071 through 32121.**

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

At 6:09 p.m., Mayor Chad Lindley opened the floor for citizen input. There was no citizen input. At 6:10 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to close citizen input.

YEA 4

Carl Leatham
Bob Lindley
Denise Lindsay
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Tom Maughan

Mayor Chad Lindley introduced Phil Millett, who addressed the City Council regarding state-funded cybersecurity options for the Wellsville City Water System. Mr. Millett highlighted an increasing federal and state emphasis on safeguarding critical infrastructure—such as transportation, mining, and water systems—from foreign cyber threats. While larger municipalities generally possess the budget and internal IT personnel to manage cybersecurity, smaller municipalities face greater vulnerabilities due to funding limitations. Over the past few years, the Utah State Legislature and the Utah Cyber Center have piloted specialized technology to protect Supervisory Control and Data Acquisition (SCADA) operating systems. Mr. Millett reviewed recent legislative mandates impacting community water systems that utilize SCADA:

- **House Bill 19:** Mandates that qualifying water systems implement an emergency response plan addendum specifically addressing cyberattacks. It also requires the adoption of secure authentication practices, reporting any security breaches to the Utah Cyber Center within two hours, conducting annual employee cybersecurity training, and submitting an annual compliance confirmation to the Division of Drinking Water.
- **House Bill 165:** Identifies critical infrastructure amendments, prohibiting the use of specific technologies and barring transactions with restricted or hostile entities.
- **Senate Bill 123:** Establishes creative, state-backed funding mechanisms so that smaller municipalities can adopt these security measures at no direct software or equipment cost.

Councilwoman Angie Olsen requested clarification on what a water system cyber vulnerability looks like in practice. Mr. Millett explained that hackers can commandeer SCADA systems to manipulate equipment, adjust chemical dosing levels, or alter monitoring data. He cited a scenario from an in-state municipality where a suspected attack allegedly silenced a tank-level alarm, causing the town to unknowingly run out of water because the watermaster never received an automated critical-level alert.

Mayor Lindley emphasized the sophistication and importance of Wellsville's current SCADA system, noting that City Manager/Recorder Scott Wells and the public works crew rely heavily on it to monitor real-time flows at Leatham Springs and water levels at the Lindley and Gravel Pit tanks. Because the team receives automated emergency texts from the system, a prolonged SCADA failure could result in the city running out of water within a couple of days. City Manager/Recorder Wells recalled an incident from a few months prior where the city computer locked up in the early morning hours. Because the system failed to trigger alarms or signal the pumps to fill the tanks, the city faced immediate water shortages. He noted that this operational failure perfectly illustrated the damage a malicious cyber actor could cause. In response to further questions from Councilwoman Olsen regarding similar vulnerabilities on the electrical grid, Mr. Millett noted that while the Utah Cyber Center is currently focused heavily on water infrastructure, he could consult with his team's legislative liaison to provide more information on power grid initiatives.

City Manager/Recorder Wells expressed strong support for utilizing the state-funded program to protect the city's SCADA infrastructure, noting it provides a risk-free window to assess vulnerabilities and establish a long-term security baseline. Councilman Bob Lindley and Councilwoman Denise Lindsay questioned the true cost of the implementation. Mr. Millett confirmed that the technology and state-level implementation are fully funded with no equipment or service costs from his organization. However, he provided a caveat: if the city's third-party SCADA service provider needs to assist with the integration, they may bill the city for their standard hourly labor. To prevent any unexpected expenditures from impacting the current budget, City Manager/Recorder Wells requested that no billable work be directed to the city's third-party SCADA vendor until the start of the new fiscal year on July 1, 2026. Mr. Millett agreed that introductory

assessments with the Water Superintendent could begin immediately, while technical vendor integration would be held until July. **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to move forward with Phil Millett to implement cybersecurity options for the Wellsville City Water System, with vendor-related work deferred to the upcoming fiscal year.**

YEA 4

Carl Leatham
Bob Lindley
Denise Lindsay
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Tom Maughan

Mayor Chad Lindley introduced City Planner Marianne Reiner, noting that the City Council had tasked her approximately a month prior with reviewing the municipal sign ordinance and proposing modifications, with a specific focus on regulating pole signs. City Planner Reiner presented a Memo (see Attachment #1) with a Google Earth aerial photo of the northbound intersection near the Sinclair and Maverik stations, observing that the existing pole signs for Burger King and Sinclair are visible above the tree line along U.S. Highway 89/91. However, she pointed out that these specific signs currently reside within a right-of-way recently purchased by the Utah Department of Transportation (UDOT), making it uncertain how UDOT intends to handle those non-conforming structures moving forward.

City Planner Reiner detailed her research into the official blue "Utah Logos" signs allowed near highway exits, referencing her communications with Interstate Logos. The vendor indicated that for local businesses to qualify for these blue directional exit signs, services must typically be advertised on major corridors like Interstate 15 before the corresponding off-ramps. Mayor Lindley and City Planner Reiner discussed whether a business or the city would have to fund these advertisements, and City Planner Reiner confirmed that businesses must pay an advertising fee via utah.interstatelogos.com, provided UDOT approves the distance from the interstate. The logo representative plans to coordinate directly with UDOT and provide additional data. Mayor Lindley suggested that since Wellsville functions practically as an extension of the I-15 corridor for travelers entering and leaving Cache Valley, the city should formally advocate for these highway marker allowances during upcoming Regional Transportation meetings.

In reviewing the case for permitting pole signs, City Planner Reiner noted that Wellsville City code currently prohibits new pole signs. Furthermore, under existing amortization rules, if an established business closes or is abandoned for a set period, its associated pole sign must be permanently removed—a mechanism on track to eventually eliminate all remaining pole signs along the highway corridor. While the original intent of the ban was rooted in the purpose statement of **Chapter 10-40-1** of the City Code, which emphasizes community aesthetics, minimizing adverse impacts on adjacent properties, protecting mountain views, and ensuring fair enforcement, City Planner Reiner noted the current code lacks any reference to business promotion or economic development. Councilman Carl Leatham strongly advocated for updating the ordinance to permit pole signs, stressing that the city must help local businesses capture the commercial dollars driving past. He noted that due to current highway setbacks, motorists frequently pass open businesses without realizing they are there. Mayor Lindley concurred, stating that because Highway 89/91 serves as the primary gateway and exit for the valley, high-visibility signage is essential to alert motorists to local establishments—such as Sam Patch Co. Grocer & Sundries, Maverik, Sinclair, and Chevron—before they bypass the Highway 101 intersection entirely.

The Council engaged in a detailed debate regarding how to support set-back businesses without creating visual clutter or compromising the city's rural atmosphere. Councilwoman Angie Olsen raised a scenario regarding Sam Patch, noting that because they lack direct highway frontage, a pole sign would have to be located off-premise on a separate corner parcel they do not own (Tax ID #11-088-0022). While off-premise signs are generally restricted, the city could permit multi-tenant freestanding signs—similar to the Macey's shopping complex configuration in Providence—via a Conditional Use Permit and cross-access agreements between neighboring property owners. Regarding density controls and billboards, Councilman Bob Lindley expressed strong concerns about "opening the floodgates," citing corridors like I-15 near Beaver, Utah, where dozens of signs clutter the highway miles before town. He questioned how the city would prevent a single business from placing multiple signs up the canyon. City Manager/Recorder Scott Wells and Mayor

Lindley clarified that pole signs must strictly function as on-premise business advertisements, not billboards. Mayor Lindley suggested a strict footage limit, defining any sign placed beyond a certain distance from the actual building or property boundary (such as 300 to 500 feet) as an unpermitted billboard.

Councilman Tom Maughan arrived at 6:58 p.m.

To address visibility safely, City Planner Reiner shared data from the Small Business Association indicating that at higher speeds, a motorist requires a 5-second reaction time to read and respond to a sign. Because Wellsville features a 65 mph highway dividing the city, the geometry requires a sign to be visible from 480 feet away, dictating a taller, larger sign structure than what is used in neighboring communities like Providence or Smithfield where municipal speed limits drop to 45 mph. Additionally, City Planner Reiner recommended that electronic message center (EMC) reader boards be barred from highway pole signs, as attempting to read moving text at 65 mph poses a severe driver distraction risk near signalized intersections. Councilwoman Denise Lindsay agreed, noting it could lead to rear-end accidents at the stoplight. City Planner Reiner provided her professional recommendations for updating the text of the sign code, shifting away from the city's previous total ban. She proposed amending the sign ordinance to explicitly permit pole signs within the Commercial General (CGC) and Industrial zoning districts, specifically restricting them to the Highway 89/91 corridor. She suggested establishing maximum height allowances between 30 and 40 feet (with potential allowances up to 50 feet for uniquely obstructed parcels) based on the 480-foot visibility calculation, restricting pole sign placement to a maximum distance of 400 feet from the business, and implementing strict spacing requirements of 100 to 150 feet of separation between pole signs to maintain visual order. Councilman Leatham requested that Highway 101 also be included in the commercial sign updates, though with reduced size and height requirements to reflect its slower 45 mph speed limit and Main Street character. Councilman Leatham suggested that while larger pole signs are necessary to capture motorists' attention along high-speed corridors, a standard monument sign should be sufficient once vehicle speeds drop below 40 mph or reach 30 mph. The Council discussed the exact locations where speed transitions occur relative to commercial zoning boundaries.

Turning to multi-tenant signage configurations, Councilwoman Olsen raised the development scenario involving a new dental office proposed next to the Sinclair station, questioning whether the office would qualify for a pole sign if its primary frontage is on Highway 101 but the underlying parcel extends through to Highway 89/91. City Planner Reiner clarified that under a modernized code, such properties would utilize a multi-tenant freestanding sign rather than multiple individual pole signs per parcel, mirroring the consolidated setups used by major retailers like Macey's in Providence or Lee's Marketplace in Smithfield. Mayor Lindley noted that a multi-tenant framework would be highly valuable for upcoming commercial developments. Councilman Leatham pointed out that if Sam Patch secures an agreement to place a sign across the neighboring property line closer to the highway (Tax ID #11-088-0022), the ordinance must explicitly clarify whether the parcel retains the right to partner on and utilize that same structure if they develop their land in the future.

The Council then shifted focus to building-mounted signage, noting that current strict regulations exacerbate visibility issues for set-back businesses. Councilman Leatham explained that because the city code currently limits signage to a building's primary entrance frontage, westbound motorists turning from Highway 101 cannot see any signage on the side of the Sam Patch building to confirm it is open. To address this, Councilman Leatham proposed allowing up to two building signs—one on the main entrance frontage and one on a secondary side facade—provided the secondary sign is not directly facing or encroaching upon a residential area. Additionally, Councilman Leatham emphasized the need for strict illumination and brightness standards within the new code, citing a personal observation of a commercial digital sign that switched to a high-intensity white text background late at night, creating a severe, blinding glare for drivers. **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Angie Olsen, to direct City Planner Marianne Reiner to continue her comprehensive research and draft an updated sign ordinance incorporating the Council's feedback on speed-based height limits, multi-tenant structures, building-side signage, and brightness regulations.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

City Manager/Recorder Scott Wells initiated a discussion regarding a potential Ordinance Amendment to the municipal zoning code to permit accessory structures, such as sheds or workshops, in the front yards of uniquely deep residential lots. Under Wellsville's current ordinance, accessory buildings are strictly required to be placed at least 10 feet behind the deepest front plane of the primary dwelling across all zones. City Manager/Recorder Wells explained that this blanket restriction creates a practical hardship for a handful of local property owners whose homes are set back an exceptional distance—such as 100, 200, or 250 feet—from the public road. As a baseline framework, he suggested that if a primary home sits more than 150 feet back from the property line, the city could potentially entertain allowing a front-yard accessory structure, provided it adheres to the standard front and side setbacks required of a primary residential home (e.g., a 30-foot front setback). However, he emphasized that community aesthetics along the streetscape are paramount. Any permitted structure would need to be architecturally high-quality and visually complementary to both the primary home and the surrounding neighborhood, explicitly ruling out unappealing structures.

City Manager/Recorder Wells noted that this issue was brought to a head by an existing property owner whose home sits 250 feet off the road. The resident wants to construct a barn-style shed in his front yard. The council engaged in an extended examination regarding how such a rule would be governed and enforced, focusing heavily on the challenge of regulating visual appeal. Councilwoman Angie Olsen and Councilwoman Denise Lindsay questioned who would ultimately hold the authority to approve or deny these front-yard structures. City Manager/Recorder Wells explained that standard accessory buildings are handled administratively by the Planning Commission through a Design Review Permit; if an applicant checks every objective box in the code, the permit is issued. To maintain tighter municipal control over front yards, City Manager/Recorder Wells floated the alternative of designating front-yard sheds as a purely legislative decision for the City Council, similar to a property rezone. He explained that a legislative classification grants council members the legal discretion to vote "yes" or "no" on a case-by-case basis depending on how a project fits the neighborhood dynamically, without being strictly bound to approve it just because basic criteria are met. The case-by-case approach drew sharp pushback from several council members. Councilman Bob Lindley expressed a strong aversion to creating "gray areas" in the law, warning that relying on subjective aesthetics represents a slippery slope where what is visually appealing to one person is an eyesore to another. Councilwoman Lindsay agreed, stating that a purely subjective legislative process opens the city up to accusations of arbitrary or discriminatory enforcement. Councilman Maughan strongly opposed a discretionary panel approach, noting it would look highly unfair to residents if the city approved a high-end structure for a wealthy resident while turning down a lower-cost alternative. Mayor Chad Lindley agreed, stating he would much rather see clear, concrete, and unambiguous rules codified directly into the text of the ordinance. Under a strictly defined checklist, every citizen—regardless of financial standing—would face the exact same objective parameters to achieve an approval.

The conversation turned to the operational risks of altering the current total ban on front-yard outbuildings. Wellsville City Code dictates that the combined footprint of all structures on a property cannot exceed 35% of the total lot area, thereby requiring at least 65% of the lot to remain as open space. Councilman Lindley raised a critical loophole regarding large parcels; if a resident owns a two- or four-acre deep lot, the 35% allowance would legally permit them to construct an immense, 100-foot-long barn structure right out front, 30 feet from the road. Furthermore, he noted that if the city permits one nice front-yard shed, it becomes difficult to stop that same large-lot owner from building a second or third outbuilding in front of their home, potentially cluttering the rural landscape. Councilman Tom Maughan contended that the current ordinance should remain entirely unchanged. He maintained that residents building deep-set homes chose their site layouts with full knowledge of the front-yard restriction, and the city should not alter its foundational zoning laws to bail out poor planning. Councilman Carl Leatham countered that while original builders might understand the rules, subsequent buyers frequently purchase large properties without reviewing the

zoning text and find themselves frustrated by the limitations.

To highlight the difficulty of enforcing conditional zoning agreements, Councilwoman Lindsay cited a controversial existing structure in the city. The building is a substantial garage/shed that the owner currently uses as a living quarters, despite an initial design review agreement stipulating it was an accessory building to be built *behind* a future primary residence. City Manager/Recorder Wells and Councilman Lindley clarified that while the owner signed an agreement stating he would not use the garage as a permanent dwelling once a house was built in front of it, the city has little leverage to force him to build the primary home on a specific timeline. Furthermore, City Manager/Recorder Wells noted that shifting state laws are increasingly expanding property rights to allow the occupancy of accessory dwelling units (ADUs). He warned that these state-level protections override municipal restrictions, making it complex—for the city to step in and retroactively enforce local zoning rules.

City Planner Marianne Reiner shared that her national code research shows that while front-yard accessory structures are seldom permitted in standard suburban zoning, some rural and semi-rural municipalities do allow them on outsized lots under strict conditions. She recommended that if Wellsville moves forward with an amendment, the code must include "concurrent architectural design" rules to ensure the accessory structure matches the primary home's siding, materials, and color palette (preventing visual clashes like a lime-green shed in front of a pink stucco home). Additionally, City Planner Reiner noted a critical public safety factor: front-yard outbuildings must be distinct enough in design from the primary home so that emergency responders making a 911 call do not confuse the shed or workshop with the actual residence. To protect the city from future development exploitation, Reiner suggested capping the amendment so that it only applies as a relief mechanism for *existing* deep-set homes, while mandating that all future new home constructions layout their plots with sheds strictly in the rear. Councilman Leatham recommended a hybrid approach wherein an applicant must first fulfill a rigorous, codified architectural and spatial checklist before their project can even be considered by the City Council. **Councilman Bob Lindley made a motion, seconded by Councilwoman Angie Olsen, to continue the discussion to allow municipal staff and City Planner Marianne Reiner to gather additional research on objective zoning criteria and evaluate the legalities of a legislative review process.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

Mayor Chad Lindley introduced a public statement regarding a proposed property tax increase for the fiscal year 2026–2027 budget, noting that a formal public hearing for community input is scheduled for August 19, 2026, at 6:10 p.m. at the City Chambers. Councilwoman Denise Lindsay read the official *Wellsville-Proposed Property Tax Impact Schedule* (see Attachment #2), in its entirety aloud to the public. The schedule, based on 2025 data, indicates that the city's overall taxable property value sits at \$451,095,308, which currently generates \$361,327 in tax revenue under the certified tax rate of 0.000801. The proposed budget includes a rate increase to 0.000810, representing a rate difference of 0.000009. This adjustment will generate an approximate ad valorem tax revenue increase of \$4,060, bringing the new total estimated taxable revenue to \$365,387, which is a 1.12% increase.

The statement detailed the direct impact on local property owners. For an average residential property with a market value of \$578,741 (taxable value of \$318,308), the annual city property tax would increase by approximately \$2.86, moving from \$254.96 to \$257.83. For an average commercial property with a market and taxable value of \$1,016,791, the annual city property tax would increase by approximately \$9.15, moving from \$814.45 to \$823.60. Councilwoman Lindsay explained that the sole purpose of the additional \$4,060 in revenue is to fund the hiring of a part-time, contracted city planner, and the entire amount will be allocated directly to the Planning and Zoning department budget to support this position.

City Manager/Recorder Wells clarified that reading this public statement is required by state statute, noting

that while the primary figures fulfill legal obligations, the specific residential and commercial breakdowns were proactively included for maximum community transparency. Councilman Tom Maughan sought simplification of the data, confirming that the real-world impact for the average homeowner amounts to less than \$3.00 per year. City Manager/Recorder Wells emphasized that the \$2.86 figure is an approximation based on stagnant property values. He cautioned that because property tax calculations are tied directly to county assessments, individual tax bills will still fluctuate if a property owner's specific home valuation increases or decreases significantly at the county level. Mayor Lindley concluded the item by reminding the public that tonight's presentation was strictly a non-voting informational notification.

City Manager/Recorder Scott Wells discussed the third quarter financials for March 2026. He detailed the revenue accounts and expenditures in the **General Fund**. After review, **Councilman Tom Maughan made a motion, seconded by Councilman Bob Lindley, to approve the third quarter financials for March 2026.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen

Department Reports:

Councilwoman Denise Lindsay-

1) Councilwoman Denise Lindsay issued a scheduling correction regarding the upcoming Food Truck Friday event. She clarified that while she had previously announced the event for June 19th, it is actually scheduled for June 12th, 2026.

2) Councilwoman Lindsay initiated a discussion on whether to allow local businesses to advertise in the city's monthly newsletter, sparked by a request from a local heating and cooling company promoting a charity giveaway. Because the current newsletter is strictly limited to a single sheet (printed front and back) to fit within its \$800 monthly printing and mailing budget, space is competitive. Councilwoman Lindsay must already heavily condense incoming regional updates from the Hyrum Library and Museum just to fit existing content. The council debated the operational risks of opening the publication to commercial content. Mayor Chad Lindley and Councilman Tom Maughan warned that printing one ad would inevitably trigger an influx of secondary requests, forcing a permanent format expansion. Mayor Lindley highlighted the difficulty of fairly separating nonprofit charities from commercial entities without appearing arbitrary. Councilwoman Lindsay opposed a paid-insert model, warning that an open-market ad system could force the city to print controversial or unrelated national product advertisements. While no formal vote was taken, the council agreed that if an advertising policy is adopted, it must be strictly limited to local, city-centric businesses. Councilman Carl Leatham suggested requiring businesses to collectively purchase at least half a page of ad space before the city commits to printing an extra sheet, ensuring total cost recovery. City Manager/Recorder Scott Wells will gather exact, incremental data-center pricing for multi-page utility inserts to present at a future session.

Councilman Tom Maughan-

1) Councilman Tom Maughan reported that he had already fielded several inquiries from prospective vendors. Councilman Maughan and Councilwoman Denise Lindsay implemented a minor correction to the vendor application, explicitly adding the city's mailing instructions—directing forms to P.O. Box 6—to ensure all submissions and fees are routed correctly.

Councilwoman Angie Olsen-

1) Councilwoman Angie Olsen announced that she and Councilman Tom Maughan are scheduling a meeting with former councilmembers Kaylene Ames and Austin Wood to review the traditional vendor booth layouts and discuss any necessary adjustments for the upcoming celebration.

Councilman Bob Lindley-

1) Councilman Bob Lindley announced the city's upcoming Free Fishing Day event, scheduled for this Saturday from 8:00 AM to 10:00 AM at the dam, featuring fish counting and prizes for youth aged 16 and under. He noted that getting a firm commitment from the state Division of Wildlife Resources (DWR) to stock the reservoir has been challenging. Councilman Lindley explained that the reservoir's fish population is currently depleted because regional anglers closely track the state's public stocking website and rapidly fish out new drops within two weeks. Councilman Carl Leatham joked that pelicans must also closely track the state's public stocking website. While the city cannot guarantee the state will replenish the water in time, staff will be on-site to run the event and hand out prizes.

Councilman Carl Leatham-

1) Councilman Carl Leatham raised safety concerns regarding motorized vehicles on pedestrian paths after a youth was spotted riding a motorcycle recklessly on the dam trail. To protect vulnerable pedestrians—especially those with headphones or strollers navigating blind curves—Councilman Leatham proposed installing freestanding "Non-Motorized Use Only" signs and stenciling the same rule directly onto the asphalt. Councilman Bob Lindley corroborated the danger, reporting that he had actually intercepted that same child speeding down the path and across the park grass on an 80cc motorcycle. Councilman Lindley issued a strict warning directly to the youth, stating that while operations on public roads are outside his personal enforcement, any future motorized riding on park grass or the dam path would result in an immediate referral to the county sheriff. Mayor Chad Lindley deemed the signage request reasonable, and the council reached a consensus to proceed with the new path signs and markings.

Mayor Chad B. Lindley-

1) Mayor Chad Lindley requested that the City Council begin providing regular progress reports on their respective Labor Day celebration assignments starting at the next scheduled council meeting.

City Manager/Recorder Report:

1) City Manager/Recorder Scott Wells reported that a new basketball/pickleball combination court is functional. However, skateboards, roller skates, and scooters are chipping the specialized court paint. Because repainting costs \$10,000, City Manager/Recorder Wells proposed adding prominent signs banning wheeled vehicles and encouraging residents to self-police.

2) The city is seeking bids to tear out aging tennis courts this summer or fall, replacing them with new tennis/pickleball courts and downward-aimed LED lighting by next spring.

3) City Manager/Recorder Wells gave a sobering water report, noting that culinary pumps are already running five times a day—a heavy strain usually not seen until late July. To lead by example, the city is cutting municipal water use by 20% by letting park lawns dry out slightly and reducing cemetery irrigation while prioritizing tree health. The council debated how to enforce residential outdoor watering guidelines. City Manager/Recorder Wells cautioned against issuing punitive fines to enforce the voluntary even/odd watering schedule. He noted that a heavy-handed approach may backfire: when residents face strict penalties, they may overwater on their assigned days, ultimately neutralizing any municipal water savings. Mayor Chad B. Lindley advocated for public education over penalties. Councilwoman Angie Olsen proposed using friendly door hangers rather than formal warnings. Public works crews will place these reminders on homes to encourage conservation and provide tips. It was noted that State conservation guidelines underline that Cache Valley lawns currently only need water 1–2 days a week. City Manager/Recorder Wells agreed to develop the handouts.

At 8:24 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adjourn the meeting.

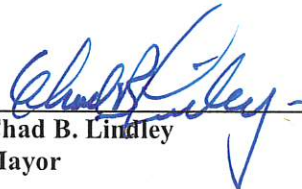
YEA 5

NAY 0

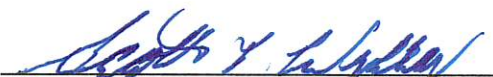
ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Denise Lindsay
Tom Maughan
Angie Olsen



Chad B. Lindley
Mayor



Scott E. Wells
City Manager/Recorder

MEMO

To:	Mayor Lindley and Scott Wells (Wellsville City Manager)
From:	Marianne Reiner, Forsgren (Wellsville City Planner)
cc:	Chris Breinholt, Jones and Associates (Wellsville City Engineer); Jon Scott, Forsgren; Craig Rasmussen, Forsgren
Date:	May 15, 2026
Re:	Options-1: Pole Sign initial options and considerations – Wellsville City

Mayor Lindley and Scott,

The following are initial options and considerations for pole signs that I've reviewed so far:

- 1- Limit pole signs to current maximum pole sign heights of Sinclair and Burger King (would need to be measured but are estimated to be 35-50 ft). These pole signs are visible NB above the tree line adjacent to Highway 89/91 at the SR-101 intersection. (Also, these pole signs may be required to be removed since they are now in the UDOT R/W and presumed owned by UDOT. The tree line may also change depending on what QuikTrip and UDOT do at the current Sinclair location.):



- 2- Limit pole signs to Highway Corridor along Highway 89/91 or within 300-ft (or some defined distance) from the Highway 89/91 right-of-way, as approved by Conditional Use Permit.
- 3- Limit pole signs to Business Logo and/or Type of Service only
- 4- No scrolling-message pole signs
- 5- Interior illumination only
- 6- Conditional Use Permit required
- 7- Limit pole sign height to 30-ft from finished grade to top of sign where there are no visual obstructions.

- 8- A geotechnical study signed and stamped by a geotechnical engineer licensed in the State of Utah shall be completed for the location of the pole sign. Design and Construction Drawings of the pole sign utilizing the geotechnical study shall be signed and stamped by a structural engineer licensed in the State of Utah for integrity of pole, use of soil characteristics identified for pole location and dimensions, and conditions endemic to the pole placement and structural stability. (something like that)
- 9- Pursue use and placement of Logo Signs (Specific Services Sign) that UDOT allows along State and Interstate roads. (UDOT currently contracts with Utah Logos / Interstate Logos for these signs). Request these signs within 1 mile NB and SB of signalized intersection of Hwy 89/91 and SR-101. (See locations and criteria at Interstate Logos website: <https://utah.interstatelogos.com/state/> and [Eligibility Criteria](#)). The following is an example of Hwy 89/91 at SR-15 in Brigham City.



I know pole signs in Wellsville is a strong issue currently. These are just initial thoughts I'd like to go over with you before taking options to Planning Commission and City Council. I am still reviewing options for pole signs at the posted speed of 60 mph on Hwy 89/91 and reaction time, also what other cities use for pole signs and monument signs. I will get those to you next.

Let's plan on meeting in the next week or so to go over your thoughts and comments on these.

Thank you.

Sincerely,

Marianne Reiner, P.E.

Additional considerations:

1. GOAL of sign ordinance:
 - a. Wellsville City citizens value their mountain views (2026 General Plan development surveys).
 - b. Signs may be helpful to business income and marketing for businesses. (Moab City Code 17.93.010 and Kellaris, J.J. & Machlei, K.A.)
 - c. Time limits for sign review
2. Purpose for pole signs (1 & 2 above)
3. Schools – signs for these (marquees/lighted message signs, etc.)
4. UDOT outdoor signage along highway routes
 - a. Utah Logos (Interstate Logos – UDOT contractor for wayfinding/logo signs – 5/14/26 & 6/1/26)

5. Source / Findings	Applicability to Wellsville
Vol. 1 No. 2 (2017): Legible Wayfinding: Navigating Interior and Exterior Landscapes you https://journals.sharcok.org/ijsw/article/view/9 Factors Affecting Sign Visibility, Conspicuity, and Legibility Review and Annotated Bibliography Published: 2017-06-22 DOI: https://doi.org/10.15763/issn.2470-9670.2017.v1.i2.a9 Keywords: visibility, conspicuity, legibility The following are contained in the above bibliography:	This source lists other publications and sources that refer to pole signs that may be helpful in pole sign considerations.
International Sign Association. 2007. Conspicuity and readability. Signline 51: 1-8. • At a speed of 55 mph, a sign should be legible from a distance of 440 ft; at a speed of 30 mph, it should be legible from 240 ft. • On-premise signs should use letter heights of 7 in. for traffic at 25 mph, and 15 in. for traffic at 55 mph.	This follows the SBA reference below for sign legibility at posted speed limit x 8 (ex: 55mph=440'). • At 60 mph posted speed = 8x60 = 480' Use SBA references for sign legibility distance of posted speed limit x 8. Use letter height listed below for Hwy 89/91 for posted speed limit of 60mph.
Millar K. 2011. Designing for legibility. SignCraft (January/February): 42-44. • A rule of thumb for letter height at various viewing distances is given: 4 in. per 100 ft of viewing distance. • At 30 mph, 8 in. letters are needed to ensure 5 seconds of readability; 4 in. letters ensure 3 seconds of legibility. • At 60 mph, 16 in. letters are needed to ensure 5 seconds of readability; 8 in. letters ensure 3 seconds of legibility.	This gives more information on letter height at posted speed limits: Letter height = 4" / 100ft of viewing distance Use 16" letters for 5 seconds of readability @60mph (60 mph * 8ft/mph * 4in/100ft) = 19.2" → use 16" (?)

U.S. Small Business Administration. 2003. The Signage Sourcebook. Washington, DC: U.S. Small Business Administration. • It is recommended that a sign be legible from a distance (in ft) equal to a vehicle's speed limit (in mph) multiplied by 8. • Signs mounted on the left side of the road require letters to be one-third larger than those on the right side of the road, for equal legibility. • Recommended sign heights range from 12 ft for 25-mph traffic to 50 ft for 55-mph traffic	Use posted speed limit (60 mph on Hwy 89/91 thru Wellsville). Sign heights range from 12 ft/25mph and 50ft/55mph
Examples from Cities: <u>Town of Bermuda Run</u>. 2013. Sign Design Guidelines. Bermuda Run, NC: Town of Bermuda Run. • A viewer reaction time of 8 seconds is recommended for signs along roads with a speed limit of 45 mph, when six or fewer words are on the sign. • The ideal letter height for signs is stated to be between 8 and 13 in. • For improved legibility, block (non-script) text and mixed case is preferred. • Using no more than two colors is stated to increase legibility. • Positive contrast signs are stated to increase legibility, but the degree of improvement depends upon illumination and contrast. <u>Town of Huntersville</u>. 2009. Suggestions for Designing Effective Signs. Huntersville, NC: Town of Huntersville. • High contrast between sign letters and their backgrounds is desirable for legibility. • Light letters on dark backgrounds are preferable to the opposite for ease of reading. • For 2-lane roads, 30 mph traffic requires 8-in. letters and 55 mph traffic requires 12-in. letters. • For 4-lane roads, 30 mph traffic requires 10-in. letters and 55 mph traffic requires 15-in. letters. • Sign letters should occupy no more than 40% of the sign area.	
Similar Articles: James J. Kellaris, Karen A Machleit, Signage as Marketing Communication , Interdisciplinary Journal of Signage and Wayfinding: Vol. 1 No. 1 (2016): Inaugural Issue	

Utah Cities – Sign Code – Non-Residential (as available online):

Utah Cities	Pole Signs (PS)	Monument Signs (MS)	Reader Board – Electronic Message Display (EMD)
Wellsville, UT <u>CHAPTER 40 SIGNS</u> 04/2019 City Code 10-40 *Limited to 10% of first story façade area *SDT = 40' from corner intersection of property line *Ht from TBC or road crown *NR zone: no signs 300' of R zone illuminated 11pm-5am *R zone: no sign illuminated 10pm-6am *Scaled drawings for DR *Temp signs: 60 day max/yr 12sf max, 4' max above FG *Banners: 48sf max, 30-day max up to 4 times / yr *EMDs require certification by manufacturer of regulating LED/EMD intensity levels *sign value > \$1,000, sign must be installed by licensed sign contractor	City Code 10-40-13.G Prohibited	Table 10-40-3B-2 Zoning: all <u>CG,CGC,IND</u> all other NR A = 60 sf A = 36 sf Ht = 8' Ht = 6' Base: 24" max, solid 18" setback from sidewalk Not in SDT 1 per street frontage 1 addtl / street front > 450'	Table 10-40-3B-1 Zoning: CG, CGC, IND, HT Area = 24 sf max (5% typ) Ht = 8.5' clearance (finished grade to bottom of the sign) 1 per project 10-40-15 EMD Dissolve: 4 sec between spots Fade: 4 sec fade between spots *No flashing, blinking, starburst, animation, video. No white background ≥ 50% sign area *Static / on 20 sec. minimum *LED/EMD intensity level limits (10-40-15-G.2) *Include as part of total allowed sign area *50% max of MS area–may not be all of MS–30sf max of MS
UDOT Utah Logos – Interstate Logos (Logo Signs) <u>Utah Interstate Logos</u> Utah Outdoor Advertising Act <u>Outdoor Advertising Control UDOT</u> Utah Code 72-7-5 (off-premise signs)	Logo Sign (Brigham City at Hwy 89/91 – Hwy 15): 	Logo Sign (Hurricane to Virgin at Hwy 9 – State St.): 	
Logan, UT Ordinance <u>23-08 LDC Amendments Signs and Murals.pdf</u> 02/23/2023 City Code 17.33 *Limited to 10% of first story façade area *Ht from TBC or road crown *SDT 40' (36" max ht in SDT) *NR zone: no signs 300' of R zone illuminated 11pm-5am *R zone: no sign illuminated 10pm-6am *sign value ≥ \$1,000, sign must be installed by licensed sign contractor	Table 17.33.030.B.2 Zoning: COM only Area: 48 sf 14' height (8.5' clearance) 10' setback 1 per project & no MS Pole EMDs prohibited all zones	Table 17.33.030.B.2 Zoning: all Area: 72 sf for COM 8' for COM,UC, MU, IP, CS 18" setback 1 per street frontage 1 addtl / street front > 450'	Table 17.33.030.B.2 <u>COM,IP,CS</u> <u>PUB,REC,TC</u> A = 32 sf A = 24 sf Ht = 8' Ht = 6' 18" setback 1 per project Dissolve: 0-1 sec between spots Fade: 0-1 sec fade between spots *No flashing, blinking, starburst, blank white transitions. No white background ≥ 50% sign area *Static / on 3 sec. minimum *illumination limits *Include as part of total allowed sign area *may not be all of MS *Bldg EMD shall not be mounted above 15' in height

North Logan, UT <u>1770763243_Ord 25-11 North Logan Municipal Code - 12 Section C.pdf</u> 11/05/2025 City Code 12C-700 Signs *Banners: 90-day max *SDT 40' *signs and sign structures shall be located on premise *allows off-premise directional signs *allowances for more signs on larger lots or collocations *sign value > \$500, sign must be installed by licensed contractor *temp signs 60 days max unless otherwise specified	No code for "pole signs" (not listed) Definitions: City Code 12A-200 278. Sign, Freestanding. Any non-portable (permanent or temporary) sign not affixed to a building. 288. Sign, Monument Style. Style of freestanding business sign such that it has a base attached to the ground on which the face of the sign is constructed and/or attached and where the advertising portion of the sign is incorporated into the base. Monument style signs do not use poles to hold the advertising face of the sign.	*Freestanding business sign only as monument sign Table 1. Zoning: <u>CC,CG,MC,RS</u> 12' from FG to top of sign 12' wide Area: 120sf max <u>PR,MX-G,HOSP,RB</u> 10' from FG to top of sign 10' wide Area: 64sf	*EMDs only permitted on freestanding business signs, not to exceed ¼ the sign's total area
Hyde Park, UT <u>Municipal Code</u> 12.90 Sign Regulations 05/13/2015 (Ord. 2015-03) 04/24/2019 (Ord. 2019-05) 02/28/2024 (Ord. 2024-07) *Ht from TBC or road crown *Max total permitted sign area for a lot. *Lots fronting on 2 or more streets only the permitted sign area for the fronted street with the lowest permitted frontage. *Master Sign Plan required for the lot to PC (may be waived for lot with no potential for multiple tenants) *temporary signs in public r/w allowed 6sf max, 6 mo. Max *beacons, pennants, strings of lights not permanently mounted to rigid background, inflatable signs and tethered balloons prohibited *allows off-premise directional signs 20sf max	No code for "pole signs" (not listed) Definitions: Freestanding Sign. Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.	Table A Freestanding/Monument *20 ft setback Zoning: all commercial by permit Max total sign area per lot by zoning district: <u>→signs in all commercial:</u> *Building marker *50 sf max *max 3% of ground floor principle building area *0.75 sf signage per lineal foot or street frontage *max ht of freestanding signs along Hwy 91 not to exceed the height of the buildings they serve *max 20' ht in other areas *max <u>→signs in industrial zoning:</u> *signs and flags *150 sf max *max 2% of ground floor principle building area *0.75 sf signage per lineal foot or street frontage	Table A Zoning: all commercial - *changeable copy, marquee, illuminated internal/external by permit *no neon or exposed bulbs *maximum illumination 3000 NIT daytime and auto dimmer after dark with max nighttime illumination of 500 NIT *animated signs 100 sf max *moving graphic or message displayed for a minimum 5 sec
Smithfield, UT <u>Smithfield . Municipal Code</u> City Code 17.36 SIGNS *SDT: 40' *City Code 17.36.160	Definitions: Freestanding Sign: A sign which is supported by one or more columns, uprights, poles or braces extended from the ground or from an object on	Freestanding: *3' setback from PL or SW whichever more restrictive *3' max in SDT or above 10' see City Code 17.36.090	Definitions: Electronic Message Display: A sign capable of displaying words, symbols, figures or images that can be electronically

	the ground, or a sign which is erected on the ground; providing that no part of the sign is attached to any part of any building, structure or pedestal sign and ground sign.		or mechanically changed by remote or automatic means. 17.36.070.E. Electronic message display shall be permitted as part of a monument or freestanding sign in commercial and industrial zones if a conditional use permit is granted. Such signs may have illumination, transitions (dissolve, fade, frame and animation); Minimum time 3-5 seconds Monument EMDs max 6' with max 2' base
Richmond, UT <u>Richmond : Municipal Code</u> 2/19/2019 Chapter 12-700 SIGNS	Pole sign allowed as "Free-standing sign" 12-702-B.12. Free-standing sign - A sign which is supported by one (1) or more columns, uprights, poles, or braces extended from the ground or from an object on the ground, providing that no part of the sign is attached to any part of any building, structure or monument sign. Min ht 7' Max ht 17' *EMDs on pole signs 100sf max	*12-702-B.13 Monument or ground sign - A permanent foundation sign either erected directly on the ground or supported by a fixed frame with a maximum clearance of one (1) foot and a maximum height of four (4) feet, usually incorporated into some form of landscape design. *Max 48sf including frame *EMDs on monument signs: 150sf max *600S to 150N: 50sf ground level to 5' 15' setback inside prop.line *other areas: 150sf ground level to 12' 15' setback inside prop.line	*12-702-B.9 Electronic Message Display - An on-premise sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs (light-emitting diodes), LCDs (liquid crystal display), or a flipper matrix. *12-702-B.10 Electronic Messaging Sign - A sign which rolls a message across it about the service or product of a business and may also have the time and temperature displayed.
Perry, UT <u>Municipal Code</u> 5/12/2021 (20-T) & 3/17/2015 (15C) City Code 15.27.010 SDT 30' on any street corner 5' setback from property boundary Detached: <u>Zoning: A,C,C1,M/1&M/1L</u> Off-premise: 700sq, ht 40' (only within 200' of I-15 R/W) On-premise: 300sf plus 40sf per additional advertiser to sign, ht 30' <u>Zoning: NC2 & NC3</u> Off-premise – not permitted On-premise	Detached signs: pole or monument Ordinance 20-T: SIGN, POLE: A type of Detached Sign that is supported by one (1) upright support and is not attached or braced by any other structure	Ordinance 20-T: SIGN, MONUMENT: A type of Detached Sign that is not a Pole Sign.	Display 2 sec minimum EMD within 500' may not operate 10pm to 6am *Illumination limited daytime: 5000nits (candelas per m2) *Illumination limited dusk-dawn: 500nits (candelas per m2) *light emitted 3.0 lux max *No EMDs within 75' of residential zone *No EMDs off-premise *EMDs not more than 50% of total allowable sign size

Vernal, UT <u>Vernal : Municipal Code</u> 2000, 2010, 2014, 2021 Chapter 16.28 *Conditional use permit for signs *No off-premise signs permitted including no billboard-type *Temporary signs – 90 day max	16.28.060 Pole Signs Zoning:CC-1,C-2,CCP-1,I-1 Placed only within 350-ft of Hwy 40 or N. Vernal Ave. Pole signs within 150-ft of residential use or zone shall require a CUP Ht:40-ft max In CC-1 zone, with automotive use, no portion of the body of the sign shall be lower than 14' In all zones, 14' where automotive and/or pedestrian use Area: 150sf max One per parcel Minimum separation of 100-ft between pole signs, etc. Setbacks: no part of the pole may extend over any public R/W or easement or across any adjoining property lines, not in clear vision triangle (SDT) Design: 16.28.060.H: The pole or support structure of the sign may be equal to the width and depth of the sign, but may not exceed it. Except for the address of the property, no copy or text may be attached to the pole or support structure less than 6-ft from the adjacent grade. (2016) Includes multi-tenant commercial signs as above: Area: 300sf max If at different elevations, pole multi-tenant separation 50' min Must be placed within commercial complex. Only tenants of commercial complex may be on sign. No additional pole sign for business on multi-tenant sign.	16.28.065 Monument Signs Ht: 5' max (including base) Area: 50sf max Density: one per access two max / project Separation: 50-ft min between all monument signs Setbacks: 5-ft from side property line and 18" from front PL or public R/W or easement. Not within SDT.	16.28.040.A-photometric study may be required by the Building Official for any lighted sign proposed within 200ft of a residential zone or use 16.28.055 Electronic Changeable Copy Signs – placement only on parcels with frontage on Hwy 40 or N. Vernal Ave. Monument, pole, multi-tenant commercial, wall, or projecting sign allowed Ht: 40' max above the average adjacent grade to the top of the sign. No portion of the body of the sign shall be lower than 14' Area:50sf max One per parcel Minimum 150' maintained between ECCs. Brightness and dimmer controls No flash, blink, intensity fluctuate, no strobe effect. In no case shall the sign operate in any way that could cause it to be confused for any traffic safety device or public safety vehicle.
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Cedar City, UT			
<u>Moab, UT</u> https://www.moabcity.gov 17.93.220.A – comply with Uniform Building Code, electrical code and all other codes of the City			

WELLSVILLE-PROPOSED PROPERTY TAX IMPACT SCHEDULE

APPROXIMATIONS ARE BASED ON 2025 DATA

SEPARATE AGENDA ITEM:

The tentative budget includes a proposed tax rate increase that exceeds the certified tax rate

Approximate dollar amount of the ad valorem tax revenue increase \$ 4,060

Approximate percentage increase in ad valorem tax revenue based on tax increase 1.12%

Purpose for the additional ad valorem tax revenue increase:

Enter purpose of tax increase - Wellsville City will be hiring a City Planner on a part time, contracted basis. The \$4060 will be used in the Planning and Zoning budget to help pay for this position.

If Wellsville proceeds with the proposed tax increase, noticing will be provided in accordance with the Open and Public Meeting Act. A public hearing for the purpose of hearing comments regarding the tax increase and explaining the reasons for the proposed tax increase is scheduled for:

DATE: 8/19/2026

TIME: 6:10 p.m.

LOCATION: 75 East Main, Wellsville

2025 TAXABLE RATE VALUE

451,095,308

2025 BUDGETED PROPERTY TAX REVENUE

\$ 361,327

2025 CERTIFIED RATE

0.000801

2026 APPROXIMATE DOLLAR AMOUNT OF TAX REVENUE INCREASE \$ 4,060

2026 APPROXIMATE PERCENTAGE INCREASE IN TAX REVENUE 1.12%

RATE DIFFERENCE 0.000009

2026 PROPOSED PROPERTY TAX REVENUE TOTAL \$ 365,387

INCREASED RATE 0.000810

AVERAGE RESIDENTIAL MARKET VALUE	578,741
AVERAGE RESIDENTIAL TAXABLE VALUE	318,308
CERTIFIED TAX	\$ 254.96
APPROXIMATE DOLLAR TAX INCREASE	\$ 2.86
APPROXIMATE PERCENTAGE TAX INCREASE	1.12%
TOTAL TAX	\$ 257.83

AVERAGE COMMERCIAL MARKET VALUE	1,016,791
AVERAGE COMMERCIAL TAXABLE VALUE	1,016,791
CERTIFIED TAX	\$ 814.45
APPROXIMATE DOLLAR TAX INCREASE	\$ 9.15
APPROXIMATE PERCENTAGE TAX INCREASE	1.12%
TOTAL TAX	\$ 823.60

FOR EACH DEPARTMENT BUDGET AFFECTED BY THE PROPOSED TAX INCREASE

Department: Planning & Zoning

Budget increase/decrease: \$ 4,060

Operational impact if tax increase approved:

Enter operational impact - Wellsville City will be hiring a City Planner on a part time, contracted basis. The \$4060 will be used for the Planning and Zoning budget to help pay for this position.