

Wellington City Planning and Zoning Minutes
Meeting held Wednesday, July 1, 2026
at Wellington City Hall
Located at 150 West Main Street, Wellington, Utah
at 5:30 P.M.

Present: Commissioner Steve Cha, Commissioner James Thayn, Commissioner Josh Patterson, Councilman Bill Juber, Commissioner Kory Moosman

Absent:

City Staff: Mayor Jack Clark, Julie Kilgrow, Barbara Clendennen

Attendees: See attached roll call sheet

Agenda Item #1 Roll Call

Planning and Zoning, Commissioner Cha, opened the meeting at 5:30, all present.

Agenda Item #2 Approval of Minutes

Motion: Commissioner Patterson moved to approve the minutes from June 3, 2026. Motion seconded by Councilman Juber, all approved.

Agenda Item #3 Public Comment Period

No Public Comments.

Motion: No motion necessary.

Agenda Item #4 Carl Fox (2 business licenses) C and T Drive Train, C and T towing dba C and T Drive Train, Carillo Towing LLC.

Mr. Fox will be moving into 1110 E Main. He asked about a usage permit for an impound yard. Commission discussed the right of way and if it was approved by UDOT. It was brought up that it was zoned for residential. The zoning can be changed but first Mr. Fox will have to see if there is UDOT approved access off the Highway then the zone change can be filed.

Motion: Commissioner Patterson made the motion table until the entrance is determined from the state and he reports back, Commissioner Moosman seconded the motion, all approved.

Agenda Item #5 Maria & Lizvet Pinal-Olebit- business license for food truck

They were not present.

Motion: No motion necessary

Agenda Item #6**Terri Allard with Quick Realty needs setbacks and what can be built**

The property listed 160 N 100 E, 0.11 acre. She is requesting what can be built on the property. Commission discussed options and determined there is not much. A variance can be applied for. The setbacks are 20 feet front and back and 8 feet on each side. A structure could be built no higher than 35 feet within those setbacks, up to 2 ½ stories high, if it meets code. There are hookup fees with the city. There was a single wide trailer there previously. Commission stated that once that was removed the property was no longer grandfathered in. A tiny home would need to be researched for feasibility.

Motion: No motion necessary

Agenda Item #7**Carleen Hoschouer- Business Application**

Ms. Hoschouer is doing a small hair salon in her home. It was inspected by the Fire Chief and she has the alarm and fire extinguisher. The size was confirmed and no signage.

Motion: Commissioner Patterson motioned to approve her business license. Councilman Juber seconded it. All approved.

Agenda Item #8**Desirable Holding- Energy Drive access**

Energy Drive is a city road until the pavement ends, then it is a county road. The developer can connect for driveway access and do paving.

Motion: No motion necessary

Agenda Item #9**Open & Public Meeting's Act Training**

Reminder to complete the Open & Public Meeting's Act Training.

Motion: No motion necessary

Agenda Item #10**Unfinished Business**

- a. **Business Licenses for Landlords-** It was discussed and determined that if renting for profit such as an Air BNB, then a business license is needed. Ms. Quick from Quick Realty commented that if they use a property manager then they don't need a business license.
- b. **People Living in trailers-** Commissioner Patterson commented that they can for 3 months and then they need to move on. If they hooked power to a house, it could overwhelm the hook-up for the home. Mayor Clark commented on the County ordinance and said it will be enforced.

Motion: No motion necessary.



Agenda Item #10 Adjourn

Motion: Commissioner Patterson made the motion to adjourn, Commissioner Moosman seconded, all approved.

Meeting adjourned at 6:12 pm

Next meeting will be August 5, 2026, at 5:30 P.M. at the Wellington City Hall.

Minutes approved by Planning and Zoning on August 5, 2026

Josh Patterson – Planning and Zoning Commissioner



Roll Call for Planning and Zoning

Wellington City

Date: July 1, 2026

Carl Fox

Josh Patterson

Stephen Cho

Gary Moosman

Bill Jager

Cynthia Haschever

Terri Allard

Julia Childs

Jones Ely

B. Quinn

Barney Zaiss

Jul Clark

Barbara Clendennen