

Wellington City Council Meeting

Meeting held Thursday November 14, 2019
at the Wellington City Hall
Located at 150 West Main Street, Wellington, Utah
at 6:00 P.M.

City Council Present:

Mayor Powell, Councilmember Noyes, Councilmember Wells, Councilmember Perea,
Councilmember Willson,

City Council Absent:

Councilmember Rich

City Staff Present:

Glenna Nelson – City Recorder

Brian Judd – Reserve Officer

Attendees:

Joyce Houskeeper

Karl Houskeeper

Helen Houskeeper

Dustin Taylor

Brandi Davis

Brett Davis

Agenda Item 1. Public Comment Period

Mayor Powell opened the public meeting by inviting audience members not listed on the agenda to approach City Councilmembers for the Public Comment Period. No audience members came forward.

Agenda Item 2. Pledge of Allegiance, Roll Call, and Approval of Previous City Council Minutes

Mayor Powell noted that all Councilmembers were in attendance, and invited everyone to stand for the Pledge of Allegiance.

Councilmember Noyes moved to approve the meeting minutes as written for Work Session held on October 23, 2019. Councilmember Willson seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

Councilmember Noyes moved to approve the meeting minutes as written for the Regular City Council Meeting held on October 23, 2019 Work Session. Councilmember Willson seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

Agenda Item 3. Canvas of the 2019 Municipal General Election held November 5, 2019. Review and Approval of the Official Results

Mayor Powell stated the 2019 General Election official results are as follows:

4 Year Councilmember Term

Name	Total Number of Votes	Vote %
Glen Wells	237	36.35%
Bethany Perea	201	30.83%
Paula Noyes	214	32.82%

2 Year Councilmember Term

Name	Total Number of Votes	Vote %
Rory Bradley	151	27.11%
Derk Bradley	151	27.11%
Kory K. Moosman	129	23.16%
Gary Rich	126	22.62%

Councilmember Willson made a motion to approve the 2019 General Election results. Councilmember Perea seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

Agenda Item 4. Karl Houskeeper - Update Regarding Ordinance Enforcement Concerns

Karl Houskeeper came before the Wellington City Council to continue discussions held on September 25, 2019 pertaining to Wellington City upholding its ordinances. Houskeeper once again provided a recap of the events that had led him to come before the City Council, and noted his mother Helen Houskeeper's concerns relating to the placement of her neighbor Joni Boren's shed. Councilmembers, as well as the City Recorder, all took time to discuss the issue of the shed's location, as well as Joni Boren's request for a Zone Map Amendment.

Ultimately it was determined that Houskeeper was requesting that the Wellington City Council determine a plan of action to respond to the violated ordinance as per Wellington City's Land Use Code, Title 12, Chapter 9, Section 9-1-5 and 9-1-6. The City Recorder recommended that the property owner be given 60 days to move the shed, but that the Wellington City Council first approve or deny the Boren Zone Map Amendment during the November 20th City Council Meeting. The current property is zoned as an R-1-43, and has a minimum lot size requirement of 1 acre. Boren is coming before the City Council to request a zone change to R-1-10, which has a minimum lot size requirement of 10,000 sq. feet. Both zones have notably different side and rear yard requirements for a corner lot, and the total lot size of 1B-0061-0001 less than half an acre.

Councilmember Willson moved to accept the following plan to respond to the Ordinance Violation as per Wellington City's Land Use Code, Title 12, Chapter 9, Section 9-1-5 and 9-1-6 at 1B-0061-0001.

Following the City Council's decision pertaining to the Boren Zone Map Amendment Request on November 20, 2019 the Property Owner will have 60 days to move the accessory building to the appropriate side and rear yard as determined by the zone.

Commissioner Noyes seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

Agenda Item 5. All American Fabrication – Business License at 1887 E Main Zoned HC

Dustin Taylor, the owner of All American Fabrication met with the City Council to present his Business License Application at 1887 East Main. It was noted that there was once a similar type of business at the building. Currently All American Fabrication will operate out of the front of the building, which has been reviewed by the Wellington City Fire Department.

Councilmember Wells moved to approve the Business License Request for All American Fabrication at 1887 East Main Street zoned HC. Councilmember Rich seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

Agenda Item 6. Desert Designs – Business License at 453 E Main Zoned RC

Bret and Brandi Davis approached the City Council to present their request to receive an Exempt Home Occupation License at 453 E Main for Desert Designs. The Davises are using a 3D Printer to create plastic toys and other goods, and plan to sell these goods online and at trade shows. Eventually the couple hopes to open up a store front and a beauty salon outside of their residence.

Councilmember Willson moved to grant Desert Designs an Exempt Home Occupation License at 453 E Main. Councilmember Perea seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

Agenda Item 7. Moosman Land Acquisition – Parcel Subdivision at 1B-0248-0000

The City Recorder presented the Moosman Land Acquisition, a Parcel Subdivision at 1B-0248-0000 on behalf of Wellington City. The property owner of 1B-0248-0000 is planning to subdivide a portion of the property to donate to Wellington City for the expansion of 700 East. Wellington City would also use a portion of the property to create additional access to the Knight Ideal Pond. A letter of intent was provided to Councilmembers for review. Councilmember Noyes

proposed that Wellington City consider adding curb and gutter to both sides of the new portion of 700 East.

Councilmember Noyes made a motion to approve the Moosman Land Acquisition, a Parcel Subdivision at 1B-0248-0000. Councilmember Wells seconded the motion, and the motion carried with Perea, Rich, Willson, and Wells in favor.

Agenda Item 8. Rhonda Olson – Request to Wellington City to Repair the Driveway Approach at 45 North 100 East

The City Council members that attended the October 23rd City Council Meeting provided an update of the professional opinion of Rodney Pierce in regards to Rhonda Olson's request that Wellington City repair the driveway approach at 45 North 100 East. Councilmembers agreed that based on conversations had with Rhonda Olson, Rodney Pierce, and the Wellington City Public Works Department, that Rhonda and Marty Olson originally accepted the driveway approach as repaired in autumn 2018.

Councilmember Noyes moved to deny Rhonda Olson's request for Wellington City to repair the driveway approach at 45 North 100 East. Councilmember Perea seconded the motion, and the motion carried with Perea, Noyes, Willson, Wells, and Rich in favor.

Agenda Item 9. Vouchers and Warrants

Councilmember Rich moved to approve and sign vouchers and warrants. Councilmember Willson seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

Agenda Item 10. Councilmember Reports

Councilmember Perea provided a recap of the Community Development Block Grant training she and Mayor Powell attended. Perea also attended grant training in Green River, Utah. This training reviewed three different grants Wellington City could possibly consider applying for in the future.

Councilmember Rich did not have anything to report to his fellow councilmembers, but did state that he had enjoyed working with everyone during his two years of service.

Councilmember Willson followed up Councilmember Rich's comments by stating that he feels like it is time for him to set aside as a councilmember.

Councilmember Noyes presented concerns that the monument companies in Wellington City are not following Wellington City's Ordinance for height regulations of headstones. Councilmember Wells proposed that Wellington City amend its policy so that the monument company is responsible for replacing headstones that do not meet cemetery regulations. Mayor Powell agreed to send a letter

addressing these concerns, and documenting the headstone regulations of Wellington City, to the two monument companies in the Carbon County area.

Agenda Item 12. Adjourn

Councilmember Rich moved to adjourn. Councilmember Wells seconded the motion, and the motion carried with Perea, Rich, Willson, Wells, and Noyes in favor.

The meeting adjourned at 7:07 P.M.

The next meeting is scheduled for November 20, 2019 at 6:00 P.M. at the Wellington City Hall.

Minutes approved by the City Council on **December 11, 2019**

Joan Powell, Mayor

Glenna Nelson, City Recorder