



City Council Meeting Staff Report

Date of Meeting: November 20, 2019
Name of Project/Business: Boren Zone Adjustment
Name of Applicant: Joni Boren
Agenda Item: Zone Change (Zone Map Amendment)
Location of Item: 680 West Main Street
Zoning Designation: R-1-43
Parcel Number: [1B-0061-0001](#)
Item #

Background:

It has been brought to the homeowner's attention that the parcel is incorrectly zoned as an R-1-43.

Land Use Summary

- Lot Size: .44 AC or 19,166.4 Sq. Ft.
- [R-1-43- Zone](#)

Analysis:

- **Plat/survey review:**
 - Single Family Dwelling (1,887 Sq. Ft.) built in approximately 1979
 - Corner Lot
- **Zone Amendment:**
 - The [Wellington City Land Use Code, Title 12](#) does allow for amendments to the Zoning Ordinance as per Chapter Section 1-13. The process for a Zone Amendment is outlined in Chapter 1 Sections 1-14, 1-15, 1-16, and 1-17. Additionally the Council may establish temporary regulations as stated in Chapter 1 Section 1-18

Findings:

- The Zone Amendment submitted by the applicant was followed in accordance with the Wellington City Land Use Code, Title 12. All references to the Title 12 will from here in be referenced as Section (Chapter-Section-Subsection).

- The applicant submitted a petition for change as per Section 1-14. ¹
- The applicant paid the necessary filing fee and publication charge of \$75.00 dollars(s) for the purpose of defraying the costs of advertising for the required Public Hearing and to provide certified letters to adjacent neighbors, as per Section 1-15.
- Petition and any written protests that are brought to the City Recorder one day prior to the scheduled Public Hearing have been or will be submitted to the Planning Commission for consideration and recommendation. The Planning Commission will provide their recommendation to the City Council within 7 to 14 days, as per Section 1-16.
- As recommended by the Carbon County Planning and Zoning department the Public Hearing will take place during the Planning and Zoning Commission meeting on November 6, 2019.
- Applicant's property is currently zoned as R-1-43, which is to provide areas in Wellington for very low density residential development and recreational equestrian uses. ²
 - As per Section 9-1-4, Area Regulations, the lot size of 0.44 acres does not meet the minimum lot area of not less than one (1) acre.
 - The lot width does meet the Width Regulations as described in Section 9-1-5, with a width of 153 Feet and distance of 103.5 feet from the front lot line.
- Applicant is requested a Zone Change to R-1-10, which is to provide areas in Wellington for medium density single family residential development.
 - As per Section 9-3-4, Area Regulations, the lot size of 0.44 acres or (19.2 Sq. Ft.) would meet the minimum lot requirement of not less than ten thousand (10,000) square feet.
 - The lot width would meet the Width Regulations as described in Section 9-3-5.

Possible Actions:

1. **Approval:** This action may be taken if the City Council feels the proposal complies with the requirements of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Place standards as needed
2. **Table:** This action may be taken if the City Council feels that there are unresolved issues.
 - a. List accepted findings
 - b. Reasons of tabling
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. **Denial:** This action may be taken if the City Council feels that the request does not meet the intent of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Reasons for denial

¹ Petition Attached in Appendix A

² Plat Map Attached in Appendix B



Application for Zone Change (Zone Map Amendment)

Applicant and Property Owner Information

Applicant

Last Name: Boren First Name: Joni

Mailing Address: PO Box 355, Wellington Utah 84542

Email Address: jb84526@gmail.com

Phone Number: _____ Cell Phone: _____

Owner

Last Name: Boren First Name: Joni

Mailing Address: PO Box 355, Wellington, Utah 84542

Email Address: jb84526@gmail.com

Phone Number: _____ Cell Phone: 630-0184

Property Information

Property Address or Addresses: 680 West Main Street, Wellington, UT 84542

Parcel Number(s): 1B-0061-0001 Lot Size (acres): 0.44 AC

Present Zone Classification of the area: R-1-43

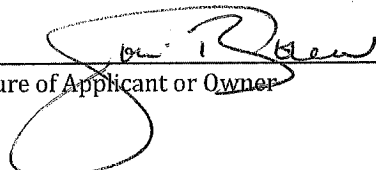
Proposed Zone Classification of the area: R-1-10

Legal Description:

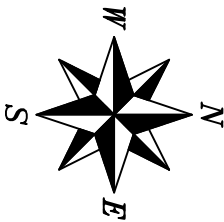
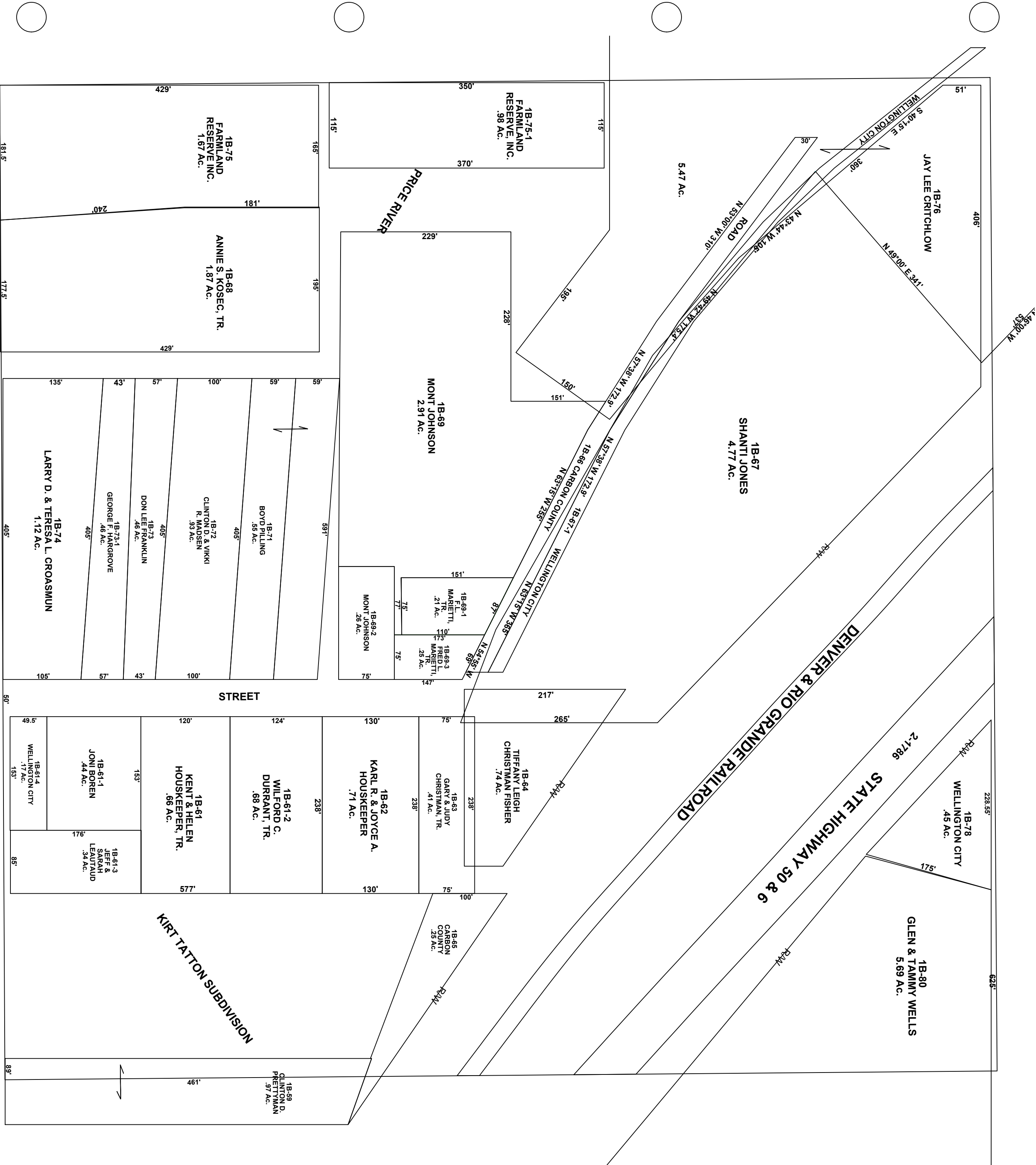
BEG 1674 FT W OF SE COR SEC 1, T15S, R10E, SLB&M; W 153 FT; N 176 FT; E 153 FT; S 176 FT
TO BEG

What changed or changing conditions make the proposed amend reasonable and/or necessary to the promotion of the purpose of the Wellington City General Plan and Land Use Code.

Current lot size does not meet the Area Regulations of the R-1-43 Zone. Lot is less than half an acre


Signature of Applicant or Owner

10-21-19
Date



CARBON COUNTY PLATS

TOWNSHIP 15 SOUTH

RANGE 10 EAST

SW4 SE4
SECTION 1

SCALE: 100 FEET = 1 INCH
JANUARY 7, 2019

Carbon County assumes no
liability for errors or omissions in
any information.



Planning and Zoning Commission Meeting Staff Report for City Council Supplemental Information

Agenda Item – Joni Boren Zone Map Amendment

Review of Planning and Zoning Decision

Work Session

The Planning and Zoning Commissioners held a Work Session prior to the regular Planning and Zoning Meeting to discuss the Boren Zone Adjustment. Shelly McKinnon, the Chair of the Planning and Zoning Commission, spent the past six weeks researching the term "Spot Zoning." The information she gathered and prepared in reference to "Spot Zoning" is available in Exhibit A for this Supplemental Informational Sheet.

As explained by Commissioner McKinnon, based on her research, spot zoning was illegal 20 years ago. Within in the past 10 years this mindset has changed and the State now allows for "Spot Zoning" when necessary. The Planning and Zoning Commissioners agreed that although rezoning one parcel is not preferred, and would not become a common practice, given the unique situation of this location, it is an ideal solution. The Planning and Zoning Commissioners reviewed the importance of, at a later date, rezoning the entire neighborhood in which Joni Boren resides, as only a few of the homes meet the minimum lot size of the R-1-43 Zone.

Commissioner McKinnon stated that she met with Todd Thorne of the Carbon County Planning and Building Department, and Michael Byrant who works for the Southeastern Utah Association of Local Governments to obtain guidance and an outside opinion. Both individuals are also Planning and Zoning Commissioners for Price City, and advised that the Wellington City Planning and Zoning Commissioners recommend the Zone Change as it acknowledges that the parcel does not meet the minimum lot zone requirements.

Commissioner McKinnon also stated that she met with the City Attorney to review the issue. Commissioners asked what the recommendation was from the City Attorney, and Commissioner McKinnon explained that he also agreed with the outside opinions of Todd Thorne and Michael Byrant. This action would allow Wellington City to correct an oversight of a prior Ordinance.

Regular Planning and Zoning Meeting

Public Hearing

At 5:33 PM Commissioner Moosman moved to enter into a Public Hearing to receive comments on the Zone Map Amendment Request submitted by Joni Boren for 1B-0061-0001. Commissioner Cha seconded the motion, and the Planning and Zoning Commissioner Board (the Board) officially entered into the Public Hearing. Prior to inviting the public to provide their input, Commissioner McKinnon asked how many in attendance planned to speak. Only Michael Jensen, the legal

representative for Helen Houskeeper planned to speak. It was noted that Helen Houskeeper might also speak. The board requested that Mr. Jensen keep his comments to 10 minutes or less.

Mr. Jensen approached the Board to request the denial of the Zone Map Amendment for Joni Boren. As explained by Mr. Jensen, Helen Houskeeper is the neighbor north of Joni Boren, and there has been a long standing conflict regarding the placement of her shed. This accessory building does not comply with the Wellington City Land Use Code. Mr. Jensen also stated that Joni Boren's request for a Zone Change is questionable, and that there are several reasons Mrs. Houskeeper is opposing it.

Before listing the reasons Mrs. Houskeeper opposes the Zone Change, Mr. Jensen provided a history of the accessory building (the shed). In June 2018 Joni Boren came before the City Council to request permission to place her shed on the concrete pad where her former shed stood. The prior structure was torn down approximately 8 years ago. Mr. Jensen stated that the City Council denied her request. ¹ In July 2018 Joni Boren came before the Planning and Zoning Commission to request a variance to build her shed outside of the specified side-yard and rear-yard requirements of the R-1-43 Zoned. Planning and Zoning denied her request. ² Joni Boren moved forward with constructing the shed as intended. On January 15, 2019 Mayor Powell sent a Cease and Desist Order to Joni Boren, requesting that construction on the shed stop. Since that time Joni Boren's shed has remained in place. On September 26, 2019 Mayor Powell issued an additional letter to Joni Boren to request that all activity associated with completing the structure of the shed pause until Wellington City has resolved the conflict. After that point Joni Boren applied for a Zone Change.

Based on the history Mrs. Houskeeper opposes the Zone Change for the following 5 Reasons.

1. Mrs. Boren has knowingly violated the Zone Ordinance by refusing to comply with the minimum setbacks, and has disregarded Wellington City's Written Request. Mr. Jensen reviewed the side and rear setback for the R-1-43 Zone and the R-1-10 Zone. It was noted that regardless of the zone, the shed's location would still not comply with the Land Use Code.
 - a. Side Yard Regulations
 - i. Current Setback of Shed for Side-Yard/Street – 13'4" (Thirteen Feet Four Inches).
 - ii. R-1-43 Zone Side Yard Regulations (9-1-6) - 30' (Thirty Feet)
 - iii. R-1-10 Zone Side Yard Regulations (9-3-6) – 20' (Twenty Feet)
 - b. Rear Yard Regulations
 - i. Current Setback of Shed for Rear-Yard – 2'3" (Two Feet Three Inches)
 - ii. R-1-43 Zone Rear Yard Regulations – 15' (Fifteen Feet)
 - iii. R-1-10 Zone Rear Yard Regulations – 10' (Ten Feet)
2. Mrs. Boren has ignored Wellington City's request to stop building the shed, and the shed does not meet the requirements of the land use code.
3. The requested Zone Change constitutes spot zoning. There are no adjacent lots that are zoned R-1-10, and approving this request would create an island.

¹ As per City Council Meeting Minutes for 6/27/2018, Joni Boren's request was not denied. She was instructed to come before Planning and Zoning for the July 2018 meeting to request a variance on the placement of the shed.

² Although not discussed, a Variance Committee also review Joni Boren's request in August 2018. The recommendation of that board was that Ms. Boren move her shed to comply with the Land Use Zone.

4. The concrete base of the previous existing accessory structure is viewed as an abandoned non-conforming structure, and therefore the resident cannot rebuild the structure in the prior location.
5. Municipalities establish Side, Front, and Rear Yard Regulations for safety and tax base purposes, and for the use and enjoyment of the resident's property. The erected structure obstructs the line of sight for the street for Mrs. Houskeeper, poses a safety issue, interferes with the use and enjoyment of her property, and could adversely affect the value of her property.

Mr. Jensen ended by noting that for the reasons listed above, Mrs. Houskeeper is respectfully requesting that the Planning and Zoning Commission does not recommend Joni Boren's Zone Change request to move forward to City Council.

Commissioner McKinnon asked if any additional members of the audience wished to speak for the Public Hearing for the Zone Change. No audience members came forward.

At 5:46 Commissioner Moosman moved to exit the Public Hearing and return to the regular Planning and Zoning Meeting. Commissioner Willson seconded the motion, and all commissioners agreed to close the Public Hearing.

Joni Boren Zone Map Amendment

The Board briefly reviewed information presented by Mr. Jensen, and the discussions had during the work session. Originally it was suggested that the board table the topic to reflect more on it, however Commissioner Cha moved to provide a favorable Recommendation for Joni Boren's Zone Map Amendment.

Although the accessory structure should not determine the final decision for the Zone Map Amended, the Planning and Zoning board still addressed it in the following two ways:

1. Removing a variable by ignoring the structure and all history of the structure, and instead asking if the request would receive a favorable recommendation if all other conditions were the same. The overall consensus was yes.
2. Considering the outcome of the accessory structure and that regardless of the zone change, the structure would still need to move in order to meet the zoning requirements.

Commissioner Davis moved to second Commissioner Cha's motion to provide a favorable recommendation for Joni Boren's Zone Map Amendment. All the commissioners agreed with the recommendation, and it was originally scheduled to move forward to City Council for the November 14th City Council Meeting. The item has instead been scheduled for the November 20, 2019 City Council Meeting.

City Recorder's Notes

Originally Mr. Jensen made a statement following the recommendation of the Planning and Zoning Board that the item could not move forward to City Council for 10 days. Upon reviewing the Land Use Code, Section 1-13 Power of the City Council to Amend an Ordinance – Subsection 4, this statement is false. If the Planning and Zoning Board denied the Boren Zone Map Amendment, then the application would need to submit a Notice of Application with the City Recorder within 10 days

after the final decision denying the zoning amendments is made by the Planning Commission. After receiving the notice, a date for a public hearing would have then been set.

The requirement for a Public Hearing was satisfied by Planning and Zoning, and a ten day notice is not necessary to move forward with the Zone Map Amendment. However, Mayor Powell is requesting that the City Attorney attend the City Council meeting to decide on the Zone Map Amendment. Due to scheduling conflicts, that final decision is scheduled for November 20, 2019.

November 6, 2019

BACKGROUND:

On July 3, 2019, I met with the Wellington City Attorney, who was directed to me by the Mayor, concerning a zoning issue regarding a property located at 680 W. Main, Wellington, Utah.

The owner/occupant of the property at 680 W. Main had requested a variance regarding her property (date of the variance is unknown by this commissioner). The request was, at that time, denied by both the Planning and Zoning Committee as well as Wellington City Counsel.

I discovered the current planning and zoning regulations were established sometime in 2008 (actual date is unknown by this commissioner) and then updated August 27, 2008 (Wellington City Land Use Code, Title 12, Update Approved August 27, 2008), which placed the property located at 680 W. Main, in zone R-1-43, which states:

Wellington City Land Use Code, Title 12, Update Approved August 27, 2008.

Section 9-1-4 Area Regulation:

The minimum lot area shall be not less than one (1) acre.

I am not familiar with the background as to why this property was improperly placed in the zone (R-1-43). Upon learning of this error, it is my opinion that the error should be corrected and that the subject property should be placed in the proper zone, which more accurately describes her property. Which is R-1-10.

Wellington City Land Use Code, Title 12, Update Approved August 27, 2008.

Section 9-3-4 Area Regulation:

The minimum lot area shall be not less than ten thousand (10,000) square feet.

This determination was the subject of discussion between the Wellington City Attorney and me. At this meeting the Wellington City Attorney informed me he spoke to the property owner and suggested she request a zone change, which would place her property in a zone that was more appropriate for her as her lot size is .44 acre or 19,166.5 square feet; R-1-10.

PRESENT REQUEST

The owner of the property located at 680 W. Main will be present at the Planning and Zoning Committee on November 6, 2019, requesting a property change to R-1-10.

The owner's request is opposed by a neighbor, Karl Housekeeper. Mr. Housekeeper opposes the request based on his allegation that a shed the owner intends to place on her property negatively affects the value of the adjoining property which is owned by this mother. This allegation is made without any support other than the opinion of Mr. Housekeeper.

The property owner indicates the shed is at least one (1) foot from the rear of her property line and more than twenty (20) feet from the nearest curb as stated in Section 9-3-6 of the Wellington City Land Use Code, Update Approved August 27, 2008.

9-3-6 Side Yard Regulations:

The minimum side yard for any dwelling shall be ten (10) feet. Other main buildings shall have a minimum side yard of twenty (20) feet. The minimum side yard for a private garage or carport shall be ten (10) feet, except that private garages and other accessory buildings located in the rear at least one (1) foot, provided that no private garage or their accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. ***On corner lots, the side yard which faces on a street for both main and accessory buildings, shall be not less than twenty (20) feet.***

Insomuch as this shed is beyond the minimum requirements for the R-1-10 zone setbacks for a side yard, no variance or other permission would be needed for construction by the owner.

FINDINGS CONCERNING PRESENT REQUEST

Owner's property was initially placed in the wrong zone as the actual size of the lot is less than the minimum required for an R-1-43 zone. The proper/appropriate zone for the owner's property should be R-1-10.

I have researched the requirement of Utah Code Annotated Section 10-9a-509, which states; "Except as provided in Subsection (1)(b) {which are not applicable to this situation}; "an applicant is entitled to approval of a land-use application if the application conforms to the requirements of the municipality's land use maps.. and all application fees have been paid."

I, therefore, find that this statute justifies the owner's request and approval for a zone change.

Furthermore, I was made aware after further research, that complaints, to be valid, must address one or more of the following issues:

- Health
- Safety
- Welfare

I find that none of Mr. Housekeeper's objections fall within these issues and, therefore, do not give rise to any basis for the owner's request to be rejected.

There has also been discussion that this activity constitutes a "spot zone." I have reviewed a number of publications (one (1) attached) and consulted Michael Bryant who is the Regional Planning Director, CIB Liaison, BTAC Manager for SEUALG/SEUEDD. Mr. Bryant indicates "spot zoning" is no longer a viable issue in zoning discussions. Further, it is my view that Utah Code Annotated Section 10-9a-509, quoted above, is controlling – especially when none of the lots that existed at the time this portion of Wellington City was placed in the R-1-43 zone qualified to be placed within that zone as all were less than an acre.

I leave the issue of changing other lots to the proper zone designation to another time.

REFERENCED MATERIAL:

- Wellington City Land Use Code, Title 12, Update Approved August 27, 2008.
- Wellington City General Plan, Adopted October 10, 2007.
- Handbook for Planning Commissions and Land Use Authorities {Utah League of Cities and Towns}.
- Todd Thorne, Carbon County Utah, Building and Planning Department via phone call on October 1, 2019.
- Michael Bryant, Regional Planning Director, CIB Liaison, BTAC Manager, SEUALG/SEUEDD, Price, Utah, via phone call on October 1, 2019.
- Internet article; "Issues in Land Use Law & Zoning, Understanding Spot Zoning" by Daniel Shapiro, Esq., dated November 7th, 2013 (copy attached).
- Internet article; "Utah Title 10 – Utah Municipal Code:: 10-9a-509 – Applicant's Entitlement to Land Use Application Approval (copy attached).

Thank you for your time and consideration in this matter.

Sincerely,

Shelly D. Samples-McKinnon
Wellington Planning and Zoning Committee Chairman

Understanding Spot Zoning

by Daniel Shapiro, Esq.

November 7th, 2013

Read the start of this article below; to view full article you need to be a PlannersWeb member. Already a member? -- be sure you're logged-in. Not a member? Consider [joining the PlannersWeb](#).

Occasionally, planning boards or commissions are faced with a petitioner's request to re-zone property only to be challenged with an objector's claim that doing so would constitute illegal spot zoning. The plan commission often has a quandary; approve the development and risk making an improper, if not illegal decision, or deny the development which would have financially improved the community. To better assist with this difficult decision, it is beneficial for the commission to understand exactly what "spot zoning" is.

What Constitutes Spot Zoning

The "classic" definition of spot zoning is "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property into the detriment of other owners.

Spot zoning is, in fact, often thought of as the very antithesis of plan zoning. When considering spot zoning, courts will generally determine whether the zoning relates to the compatibility of the zoning of surrounding uses. Other factors may include; the characteristics of the land, the size of the parcel, and the degree of the "public benefit." Perhaps the most important criteria in determining spot zoning is the extent to which the disputed zoning is consistent with the municipality's comprehensive plan.

End of excerpt

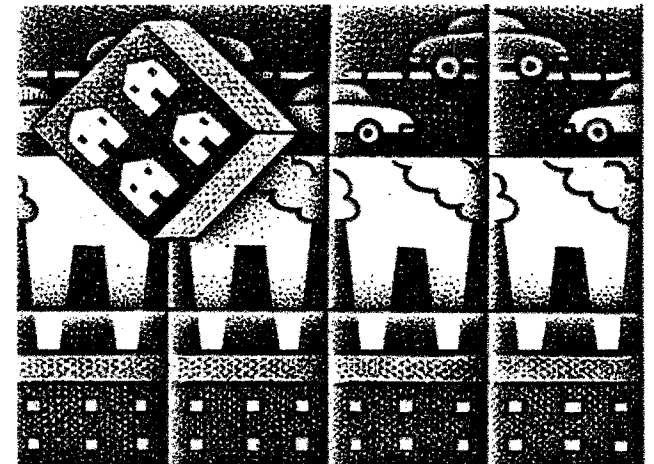


illustration by Paul Hoffman for PlannersWeb

Utah Title 10 — Utah Municipal Code :: 10-9a-509 — Applicant's Entitlement To Land Use Application Approval -- Exceptions -- Application Relating To Land In A High Priority Transportation Corridor -- Municipality's Requirements And Limitations -- Vesting Upon Submission Of Development Plan And Schedule.

**10-9a-509. Applicant's entitlement to land use application approval --
Exceptions -- Application relating to land in a high priority transportation
corridor -- Municipality's requirements and limitations -- Vesting upon
submission of development plan and schedule.**

(1) (a) Except as provided in Subsection (1)(b), an applicant is entitled to approval of a land use application if the application conforms to the requirements of the municipality's land use maps, zoning map, and applicable land use ordinance in effect when a complete application is submitted and all application fees have been paid, unless:

(i) the land use authority, on the record, finds that a compelling, countervailing public interest would be jeopardized by approving the application; or
(ii) in the manner provided by local ordinance and before the application is submitted, the municipality has formally initiated proceedings to amend its ordinances in a manner that would prohibit approval of the application as submitted.

(b) (i) Except as provided in Subsection (1)(c), an applicant is not entitled to approval of a land use application until the requirements of this Subsection (1)(b) have been met if the land use application relates to land located within the boundaries of a high priority

transportation corridor designated in accordance with Section **72-5-403**.

(ii) (A) A municipality shall notify the executive director of the Department of Transportation of any land use applications that relate to land located within the boundaries of a high priority transportation corridor.

(B) The notification under Subsection (1)(b)(ii)(A) shall be in writing and mailed by certified or registered mail to the executive director of the Department of Transportation.

(iii) Except as provided in Subsection (1)(c), a municipality may not approve a land use application that relates to land located within the boundaries of a high priority transportation corridor until:

(A) 30 days after the notification under Subsection (1)(b)(ii)(A) is received by the Department of Transportation if the land use application is for a building permit; or

(B) 45 days after the notification under Subsection (1)(b)(ii)(A) is received by the Department of Transportation if the land use application is for any land use other than a building permit.

(iv) (A) If an application is an application for a subdivision approval, including any land, subject to Subsection (1)(b)(iv)(C), located within 100 feet of the center line of a canal, the land use authority shall:

(I) within 30 days after the day on which the application is filed, notify the canal company or canal operator responsible for the canal, if the canal company or canal operator has provided information under Section **10-9a-211**; and

(II) wait at least 10 days after the day on which the land use authority notifies a canal company or canal operator under Subsection (1)(b)(iv)(A)(I) to approve or reject the subdivision application described in Subsection (1)(b)(iv)(A).

(B) The notification under Subsection (1)(b)(iv)(A) shall be in writing and mailed by certified or registered mail to the canal company or canal operator contact described in Section **10-9a-211**.

(C) The location of land described in Subsection (1)(b)(iv)(A) shall be:

(I) provided by a canal company or canal operator to the land use authority; and

(II) (Aa) determined by use of mapping-grade global positioning satellite units; or

(Bb) digitized from the most recent aerial photo available to the canal company or canal operator.

(c) (i) A land use application is exempt from the requirements of Subsections (1)(b)(i) and (ii) if:

(A) the land use application relates to land that was the subject of a previous land use application; and

(B) the previous land use application described under Subsection (1)(c)(i)(A) complied with the requirements of Subsections (1)(b)(i) and (ii).

(ii) A municipality may approve a land use application without making the required notifications under Subsection (1)(b)(ii)(A) if:

(A) the land use application relates to land that was the subject of a previous land use application; and

(B) the previous land use application described under Subsection (1)(c)(ii)(A) complied with the requirements of Subsections (1)(b)(i) and (ii).

(d) After a municipality has complied with the requirements of Subsection (1)(b) for a land use application, the municipality may not withhold approval of the land use application for which the applicant is otherwise entitled under Subsection (1)(a).

(e) The municipality shall process an application without regard to proceedings initiated to amend the municipality's ordinances as provided in Subsection (1)(a)(ii) if:

(i) 180 days have passed since the proceedings were initiated; and

(ii) the proceedings have not resulted in an enactment that prohibits approval of the application as submitted.

(f) An application for a land use approval is considered submitted and complete when the application is provided in a form that complies with the requirements of applicable ordinances and all applicable fees have been paid.

(g) The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence.

(h) A municipality may not impose on a holder of an issued land use permit or approved subdivision plat a requirement that is not expressed:

(i) in the land use permit or subdivision plat, documents on which the land use permit or subdivision plat is based, or the written record evidencing approval of the land use permit or subdivision plat; or

(ii) in this chapter or the municipality's ordinances.

(i) A municipality may not withhold issuance of a certificate of occupancy or acceptance of subdivision improvements because of an applicant's failure to comply with a requirement that is not expressed:

(i) in the building permit or subdivision plat, documents on which the building permit or subdivision plat is based, or the written record evidencing approval of the land use permit or subdivision plat; or

(ii) in this chapter or the municipality's ordinances.

(2) A municipality is bound by the terms and standards of applicable land use ordinances and shall comply with mandatory provisions of those ordinances.

(3) A municipality may not, as a condition of land use application approval, require a person filing a land use application to obtain documentation regarding a school district's

willingness, capacity, or ability to serve the development proposed in the land use application.

(4) Upon a specified public agency's submission of a development plan and schedule as required in Subsection **10-9a-305(9)** that complies with the requirements of that subsection, the specified public agency vests in the municipality's applicable land use maps, zoning map, hookup fees, impact fees, other applicable development fees, and land use ordinances in effect on the date of submission.

Amended by Chapter 332, 2010 General Session



Parcel: 1B-0061-0001

Name: BOREN JONI

c/o Name:

Address 1: PO BOX 355

Address 2:

City, State Zip: WELLINGTON, UT 840704819

Tax Notices - 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018

Property Address (If Available): 680 W MAIN ST, WELLINGTON, 84542

Requesting Mortgage:

Year: 2020

District: 3 WELLINGTON CITY DISTRICT

Tax Rate: 0.015810

Entry Number: 52650 (Search Link Below)

PAY NOW

BEG 1674 FT W OF SE COR SEC 1, T15S, R10E, SLB&M; W 153 FT; N 176 FT; E 153 FT; S 176 FT TO BEG. (LESS 1B-61-4 .17 AC.) .44 AC.

Name			Reference			Interest		Document			
BOREN JONI			(0245/0222)			Search					
Code	Description	Acres	Market	Taxable	Tax Amount	Last Yr Market	Last Yr Taxable	Last Yr Taxes	Year Built	SqFt	BaseSqFt
BR01	PRIMARY RESIDENCE	0.00	\$119,431.00	\$65,687.00	\$1,065.05				1979	1887	938
LR01	PRIMARY RESIDENTIAL LAND	0.44	\$16,900.00	\$9,295.00	\$150.71				0	0	0

Current Payments

ReceiptNumber	TransDateTime	Payer	Payment
179127	8/24/2018 1:24:52 PM	BOREN JONI	585.00
179633	9/19/2018 11:41:11 AM	BOREN JONI	468.00
181126	11/1/2018 11:41:30 AM	BOREN JONI	132.46

Delinquencies

Year	Parcel	Name	Principal	Penalty	Interest
No Data					

Rates and values may change until certified tax rates are approved

Clerk/Auditor

Assessor

Recorder

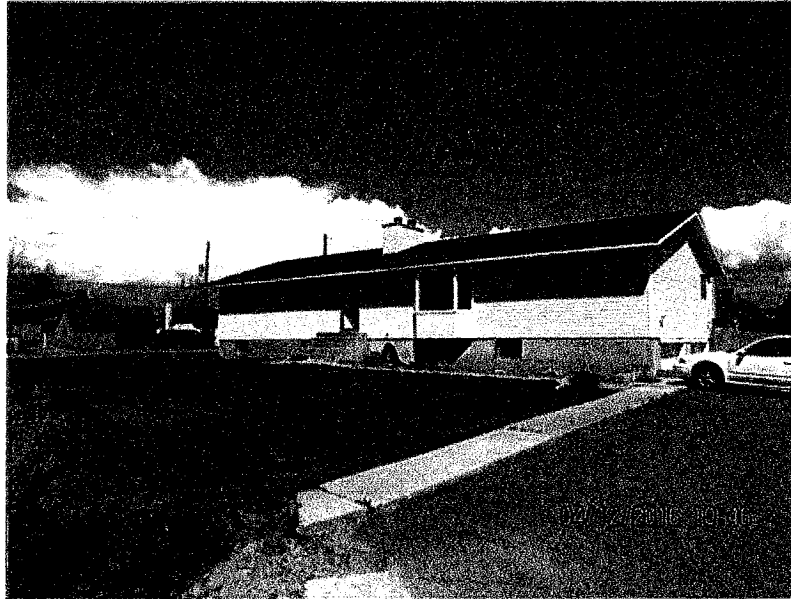
Treasurer

Seth Marsing
751 E 100 N Suite 1100
Price UT 84501
seth.marsing@carbon.utah.gov
435-636-3224

Julie Medley
751 E 100 N Suite 1200
Price UT 84501
julie.medley@carbon.utah.gov
435-636-3248

Karla Medley
751 E 100 N Suite 1300
Price UT 84501
karla.medley@carbon.utah.gov
435-636-3244

Kay Colosimo
751 E 100 N Suite 1400
Price UT 84501
kay.colosimo@carbon.utah.gov
435-636-3258





Carbon County General Map - v2.7

GIS Form Map

Township/Range Information

TOWNSHIP 1B-0031-0000
PILLING BOYD
RANGE R 10 E
1B-0071-0000
PILLING BOYD

1B-0072-0000
MADSEN CLINTON
D & VIKKI

1B-0073-0000
FRANKLIN DON LEE

1B-0073-0001
HARGROVE GEORGE F

1B-0074-0000
CROASMUN LARRY
D & TERESA L

1B-0110-0003
TATTON KIRT
FRED & CARLA

1B-0062-0000
HOUSKEEPER
ARL R & JOYCE

1B-0061-0002
DURRANT
WILFORD C TR

1B-0061-0000
HOUSKEEPER KENT
& HELEN TR

1B-0061-0001
BOREN JONI

1B-0061-0001
LEA JUDITH JEFF
& SARAH TR

1B-0061-0004
WELLINGTON CITY

1B-0110-0001
WORLEY
JIM W TR

1B-0110-0000
WORLEY
JIM W TR

1B-0109-0000
BURROWS HEATHER
ANN & THOMAS B

1B-C
DA

1B-0060-0001
TATTON FRED W
JR & REA J TR

1B-0059-0000
PRETTYMAN
CLINTON D

Wellington

1B-0060-0000
BINGHAM
NATHAN Q

1B-0058-C
LEROY KEN
G & BERNI

W MAIN

200ft

-110.74520026 39.54285818 Degrees

November 12, 2019

On November 6, 2019, the Planning and Zoning Committee conducted a “work session” to review a “zone change request” from Joni Boren, located at 680 W. Main, Wellington, Utah. The committee reviewed all relevant material (i.e., Wellington City Land Use Code, Title 12, Update Approved August 27, 2008, Wellington City General Plan, Adopted October 10, 2007, Handbook for Planning Commissions and Land Use Authorities {Utah League of Cities and Towns}, spoke with Todd Thorne, Carbon County Utah, Building and Planning Department and Michael Bryant, Regional Planning Director, CIB Liaison, BTAC Manager, SEUALG/SEUEDD, Price, Utah and reviewed literature found on-line; “Issues in Land Use Law & Zoning, Understanding Spot Zoning” by Daniel Shapiro, Esq., dated November 7, 2013, and “Utah Title 10 – Utah Municipal Code:: 10-9a-509 – Applicant’s Entitlement to Land Use Application Approval (copies attached)). It is the committee’s determination that this request should be approved and was done so unanimously. Listed below is the material reviewed by the Planning and Zoning Committee that we deem justified this determination.

November 6, 2019

BACKGROUND:

On July 3, 2019, I met with the Wellington City Attorney, who was directed to me by the Mayor, concerning a zoning issue regarding a property located at 680 W. Main, Wellington, Utah.

The owner/occupant of the property at 680 W. Main had requested a variance regarding her property (date of the variance is unknown by this commissioner). The request was, at that time, denied by both the Planning and Zoning Committee as well as Wellington City Counsel.

I discovered the current planning and zoning regulations were established sometime in 2008 (actual date is unknown by this commissioner) and then updated August 27, 2008 (Wellington City Land Use Code, Title 12, Update Approved August 27, 2008), which placed the property located at 680 W. Main, in zone R-1-43, which states:

Wellington City Land Use Code, Title 12, Update Approved August 27, 2008.

Section 9-1-4 Area Regulation:

The minimum lot area shall be not less than one (1) acre.

I am not familiar with the background as to why this property was improperly placed in the zone (R-1-43). Upon learning of this error, it is my the opinion that the error should be corrected and that the subject property should be placed in the proper zone, which more accurately describes her property. Which is R-1-10.

Wellington City Land Use Code, Title 12, Update Approved August 27, 2008.

Section 9-3-4 Area Regulation:

The minimum lot area shall be not less than ten thousand (10,000) square feet.

This determination was the subject of discussion between the Wellington City Attorney and me. At this meeting the Wellington City Attorney informed me he spoke to the property owner and suggested she request a zone change, which would place her property in a zone that was more appropriate for her as her lot size is .44 acre or 19, 166.5 square feet; R-1-10.

PRESENT REQUEST

The owner of the property located at 680 W. Main will be present at the Planning and Zoning Committee on November 6, 2019, requesting a property change to R-1-10.

The owner's request is opposed by a neighbor, Karl Housekeeper. Mr. Housekeeper opposes the request based on his allegation that a shed the owner intends to place on her property negatively affects the value of the adjoining property which is owned by this mother. This allegation is made without any support other than the opinion of Mr. Housekeeper.

The property owner indicates the shed is at least one (1) foot from the rear of her property line and more than twenty (20) feet from the nearest curb as stated in Section 9-3-6 of the Wellington City Land Use Code, Update Approved August 27, 2008.

9-3-6 Side Yard Regulations:

The minimum side yard for any dwelling shall be ten (10) feet. Other main buildings shall have a minimum side yard of twenty (20) feet. The minimum side yard for a private garage or carport shall be ten (10) feet, except that private garages and other accessory buildings located in the rear at least one (1) foot, provided that no private garage or their accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. ***On corner lots, the***

side yard which faces on a street for both main and accessory buildings, shall be not less than twenty (20) feet.

Insomuch as this shed is beyond the minimum requirements for the R-1-10 zone setbacks for a side yard, no variance or other permission would be needed for construction by the owner.

FINDINGS CONCERNING PRESENT REQUEST

Owner's property was initially placed in the wrong zone as the actual size of the lot is less than the minimum required for an R-1-43 zone. The proper/appropriate zone for the owner's property should be R-1-10.

I have researched the requirement of Utah Code Annotated Section 10-9a-509, which states; "Except as provided in Subsection (1)(b) {which are not applicable to this situation}; "an applicant is entitled to approval of a land-use application if the application conforms to the requirements of the municipality's land use maps.. and all application fees have been paid."

I, therefore, find that this statute justifies the owner's request and approval for a zone change.

Furthermore, I was made aware after further research, that complaints, to be valid, must address one or more of the following issues:

- Health
- Safety
- Welfare

I find that none of Mr. Housekeeper's objections fall within these issues and, therefore, do not give rise to any basis for the owner's request to be rejected.

There has also been discussion that this activity constitutes a "spot zone." I have reviewed a number of publications (one (1) attached) and consulted Michael Bryant who is the Regional Planning Director, CIB Liaison, BTAC Manager for SEUALG/SEUEDD. Mr. Bryant indicates "spot zoning" is no longer a viable issue in zoning discussions. Further, it is my view that Utah Code Annotated Section 10-9a-509, quoted above, is controlling – especially when none of the lots that existed at the time this portion of Wellington City was placed in the R-1-43 zone qualified to be placed within that zone as all were less than an acre.

I leave the issue of changing other lots to the proper zone designation to another time.

REFERENCED MATERIAL:

- Wellington City Land Use Code, Title 12, Update Approved August 27, 2008.

- Wellington City General Plan, Adopted October 10, 2007.
- Handbook for Planning Commissions and Land Use Authorities {Utah League of Cities and Towns}.
- Todd Thorne, Carbon County Utah, Building and Planning Department via phone call on October 1, 2019.
- Michael Bryant, Regional Planning Director, CIB Liaison, BTAC Manager, SEUALG/SEUEDD, Price, Utah, via phone call on October 1, 2019.
- Internet article; “Issues in Land Use Law & Zoning, Understanding Spot Zoning” by Daniel Shapiro, Esq., dated November 7th, 2013 (copy attached).
- Internet article; “Utah Title 10 – Utah Municipal Code:: 10-9a-509 – Applicant’s Entitlement to Land Use Application Approval (copy attached).

Thank you for your time and consideration in this matter.

Sincerely,

Shelly D. Samples-McKinnon
Wellington Planning and Zoning Committee Chairman



Planning and Zoning Staff Report to City Council

Date of Meeting: November 20, 2019
Name of Project/Business: Graphite Solar
Name of Applicant: Jim Schnepel
Agenda Item: Road
Location of Item:
Zoning Designation: R-1-43 - Residential Single Family Lot Minimum 43,000 Sq. Feet
Parcel Number: 1B-0128-000
Item #

Background:

rPlus Energies, a renewable energy developer, is planning to build a solar generation facility north of Wellington on private property located in the county. A road to access the project is needed. The road would run north and south, connecting to Highway 6 through two parcels, 02-1882-0002 and 1B-0128-0000. Circle K Ranch has obtained 100' wide easement for the two parcels. ¹ The developers are intending to build a 24' to 28' wide paved road in summer or fall 2020.

Land Use Summary

- Lot Size: 19.18 Acres
- R-1-43

Analysis:

- **Access:** .
- **Water:** Developers would like to purchase water from Wellington City for the project
- **Sewer:** N/A
- **Fire Hydrant:** Developers would need a fire hydrant access
- **Fire Inspection:** N/A

¹ Exhibit A

- **Engineering/Road:** Ware Surveying has marked the location of the easement on maps submitted to Wellington City. ²
- **Plat/survey review:** N/A

Findings:

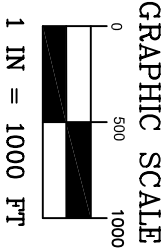
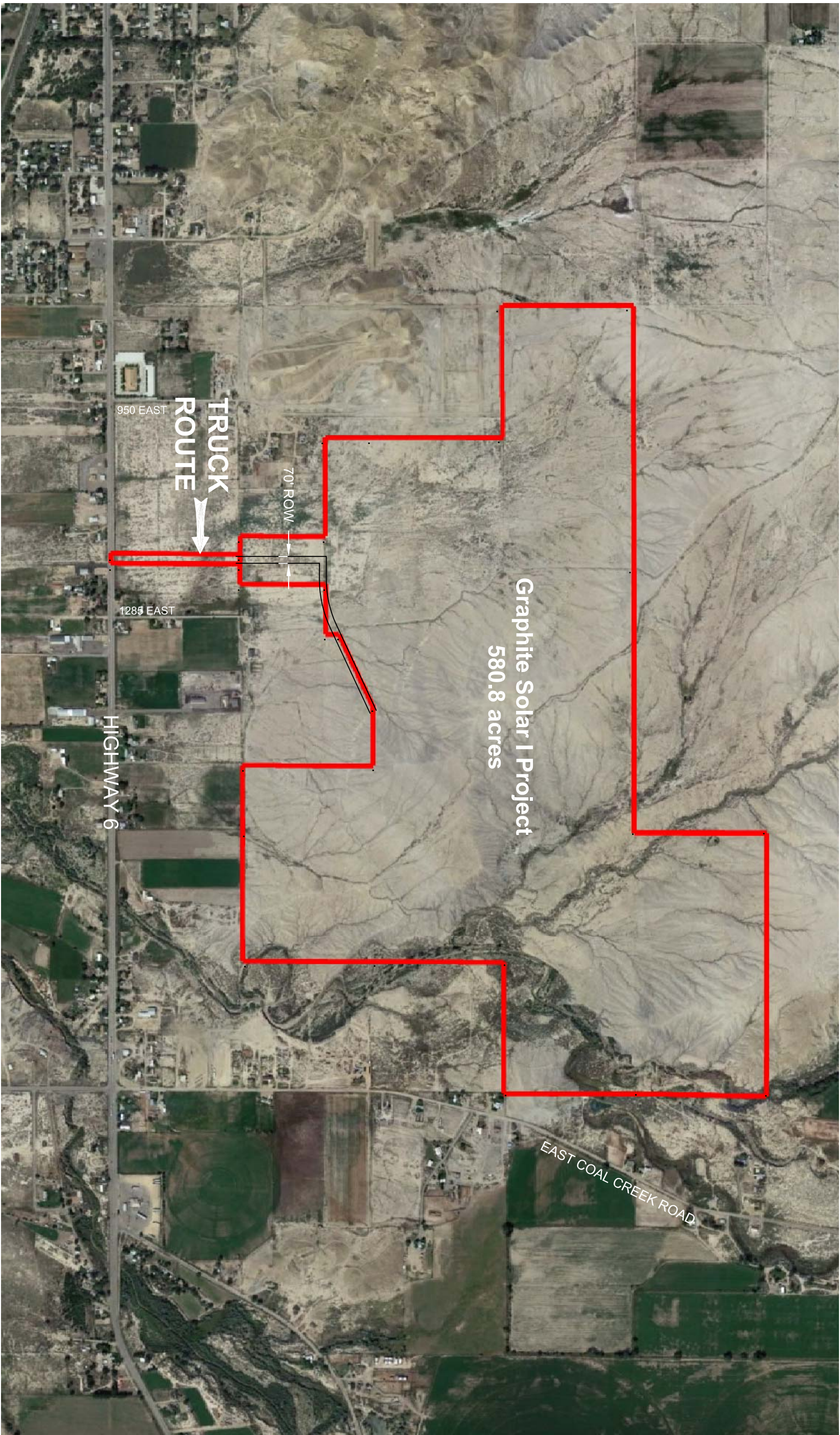
The Wellington City Code, Title 11-3-5-001 states that a permit must be obtained by the City Engineer or other authorized representatives of the city in order for any person to construct a street. Wellington City practice is to follow the road requirements of Carbon County.

Possible Actions:

1. **Approval:** This action may be taken if the City Council feels the proposal complies with the requirements of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Place standards as needed
2. **Table:** This action may be taken if the City Council feels that there are unresolved issues.
 - a. List accepted findings
 - b. Reasons of tabling
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. **Denial:** This action may be taken if the City Council feels that the request does not meet the intent of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Reasons for denial

² Exhibit B

SECTIONS 33, T 14 S, R 11 E, SLB&M
SECTIONS 4 & 5, T 15 S, R 11 E, SLB&M



DRAWING RECORD:			
NO.	DATE	DESCRIPTION	BY
1	07-27-17	PLOTTED FOR REVIEW	M.C.W.
2	08-09-19	ADDED 70' ROW	M.C.W.



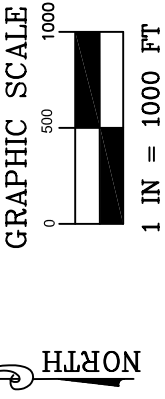
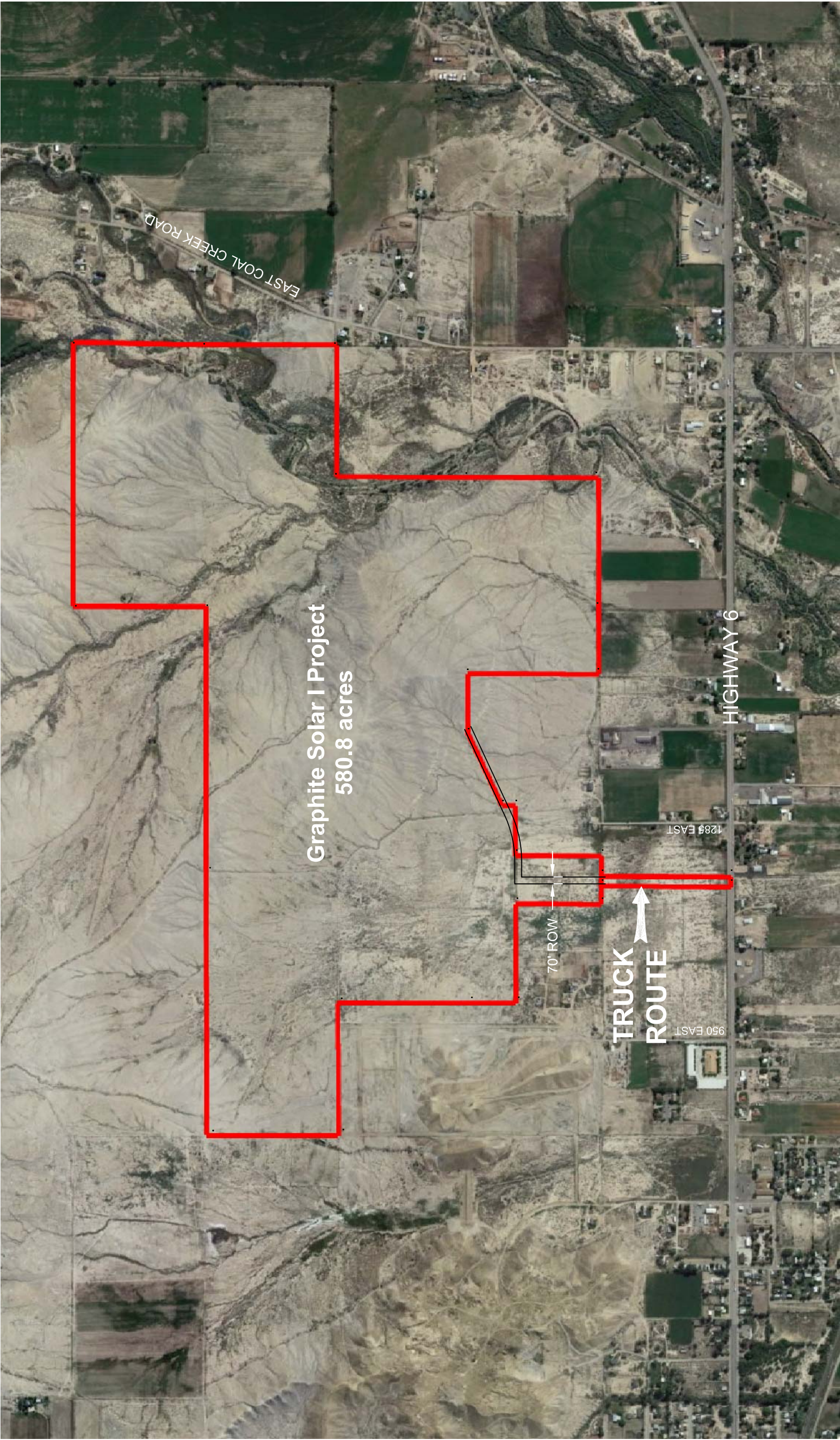
WARE SURVEYING, L.L.C.

Phone: 435-820-4335
Email: waresurveying@emerytelcom.net

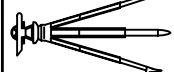
1344 North 1000 West
Price, Utah 84501

Graphte Solar I Project
Wellington, Utah
TRUCK ROUTE

SECTIONS 33, T 14 S, R 11 E, SLB&M
SECTIONS 4 & 5, T 15 S, R 11 E, SLB&M



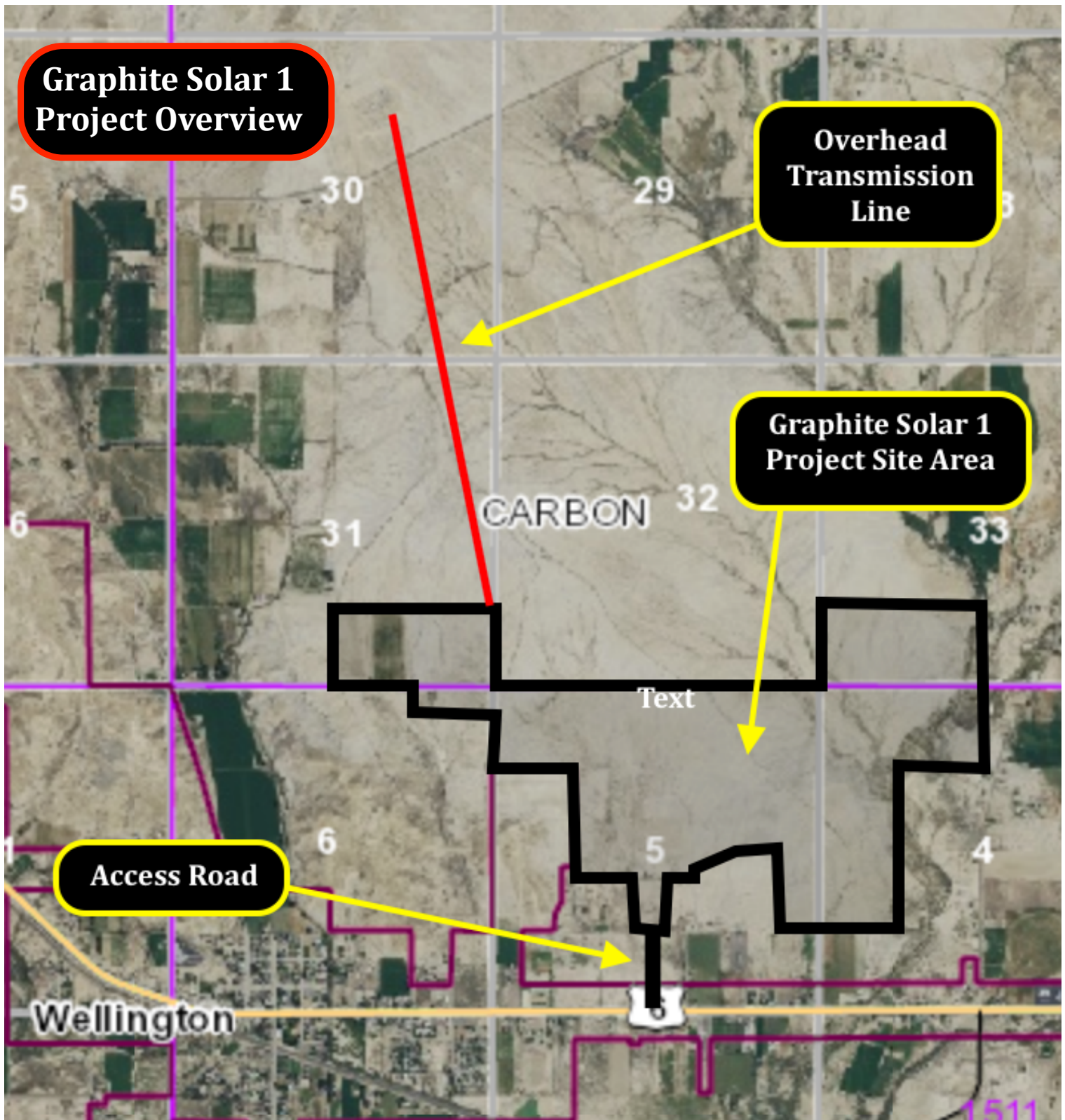
DRAWING RECORD:			
NO.	DATE	DESCRIPTION	BY
1	07-27-17	PLOTTED FOR REVIEW	M.C.W.
2	08-09-19	ADDED 70' ROW	M.C.W.



WARE SURVEYING, L.L.C.

Phone: 435-820-4335
Email: waresurveying@emerytelcom.net
1344 North 1000 West
Price, Utah 84501

Graphite Solar I Project
Wellington, Utah
TRUCK ROUTE





Planning and Zoning Commission Meeting Staff Report for City Council
Supplemental Information

Agenda Item – Graphite Solar - Request to Build A New Road

Review of Planning and Zoning Decision

Jim Schnepel met briefly approached the Planning and Zoning Commission on October 2, 2019 to present the plan to construct a road to access the Graphite Solar Project. The item was not on the agenda, and the Commissioners agreed to review it at the November 6, 2019 Planning and Zoning Meeting.

Commissioner Moosman has specified that the proposed road will need to meet the requirements and standards of Carbon County. The road will run through both City and County property, and most likely upon completion of the project, Wellington City will assume the road.

Commissioner Moosman moved to provide Graphite Solar with a favorable recommendation to build a road at 1B-0128-0000. Commissioner Cha seconded the recommendation. All Planning and Zoning Commissioners agreed to recommend that Graphite Solar attend the November 20, 2019 City Council meeting to present its request to construct a road at 1B-0128-0000.

**ORDINANCE
2019-03**

AN ORDINANCE AMENDING TITLE 3, CHAPTER 3, SECTION 11 OF THE WELLINGTON CITY MUNICIPAL CODE AND ADOPTING THE REVISED PERSONNEL POLICIES AND PROCEDURES MANUAL, DATED NOVEMBER 20, 2019 FOR THE WELLINGTON CITY CORPORATION.

WHEREAS, personnel policies and procedures may be adopted and amended at the discretion of the City Council and are subject and subordinate to applicable federal and state laws, rules, and regulations and local ordinances;

WHEREAS, the purpose of the manual is to provide for guidance regarding fair and consistent administration of city personnel, but neither any contract nor implied contract rights are created are created hereby; and

WHEREAS, the City Recorder, the City Attorney, and the Mayor have reviewed the proposed amendments of the Revised Personnel Policies and Procedures and recommends adoption by the City Council;

WHEREAS, the City Council deems it in the best interest of the employees of Wellington City Corporation to formally adopt them;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Wellington City, Utah as follows:

SECTION 1. AMENDMENTS. TITLE 3 CHAPTER 3 SECTION 11 OF THE MUNICIPAL CODE OF WELLINGTON CITY is hereby amended as follows:

1. SECTION VII: EMPLOYEE CODE OF CONDUCT
8. PERSONAL USE OF WELLINGTON CITY OFFICE ITEMS
- E. Cell Phones

- ~~1. Wellington City furnishes cell phones to city employees who have been approved by the Mayor and authorized to carry cell phones in the normal course of their workday. The use of the cell phone is meant for City business only. Personal use of city owned cell phones is discouraged and should be used on an emergency basis only.~~
- ~~2. It is the policy of Wellington City that employees in operation of vehicles and or equipment do not use their cell phone while operating same.~~
- ~~3. Use of personal cell phones during working hours is discouraged.~~

1. Wellington City Corporation "provides" a cell phone allowance in lieu of paying for cell phone equipment and services contracts to employees when there is a definite need to maintain communication at all times between such employees and Wellington City Corporation.

2. Authorization to receive a cell phone allowance must be approved by the employee's supervisor and the Mayor and will be documented by a properly completed Cell Phone Allowance Authorization form.

3. **Payment of cell phone allowance does not transfer or establish any equipment or usage rights or responsibilities to Wellington City Corporation. Ownership and responsibility for selection, use, replacement, and operation of the cell phone shall reside with the employee.**
4. **Cell phone use during work is a privilege and not a right. Cell phone use cannot interrupt the flow and productivity of individual employee duties or the work of teams and departments. Use of cell phones at work cannot compromise the safety of the user or others. It is the policy of Wellington City that employees in operation of vehicles and or equipment do not use their cell phone while operating same. Cell phone use during work hours can be suspended by supervisors regardless of whether an allowance is paid or not. Inappropriate cell phone usage while working includes but is not limited to excessive personal use vocal or text, watching television or movies, making illegal recordings or taking inappropriate or unauthorized pictures.**

2. SECTION XVI – REIMBURSABLE EXPENSES

3. TRAVEL POLICY

E. Use of an employee's vehicle may be authorized when city vehicles are not available. The employee shall ~~keep track of the mileage~~ **provide a print out of an online mileage calculator (i.e. Map Quest or Google) or other documentation** associated with the approved travel and submit a request for reimbursement to the Mayor based upon this record. The mileage rate will be consistent with the established rate used for Internal Revenue Service travel deductions.

If an employee wishes to use his/her personal vehicle when a City vehicle is available the City may reimburse the employee for fuel expenses.

G: Overnight Trips – Meals - The amount of ~~thirty-four~~ **forty** dollars ~~\$34.00~~ **\$40.00** shall be granted as the maximum daily per diem allowance for Wellington City employees engaged in travel on Wellington City's behalf, unless as noted in **Section H**. No per diem shall be authorized for spouses of employees or others traveling with the employee at their own expense (Please note: the Mayor, however, may authorize the cost of a double rather than a single hotel room to accommodate the travel of a spouse with an employee). Receipts shall not be required for per diem advancements or compensation unless the employee request reimbursement above the authorized amount.

H. Travel that requires less than a full day, **or when complimentary meals are provided as party of the business function or at the hotel, unless the employee has special dietary needs which preclude the employee from eating the complimentary meal,** shall be compensated by the following specific per diem allowances:

1. Breakfast – Ten Dollars (\$10.00) maximum, when departing before 6:00 A.M.

2. Lunch – ~~Ten~~ **Twelve Dollars (\$12.00)** maximum
3. Dinner – ~~Fourteen~~ **Eighteen Dollars (\$18.00)** maximum, when returning after 7:00 p.m. or spending the evening.
4. These amounts may be either advances after submission and approval of travel request, or reimbursed after presentation of receipts.

SECTION 2. ADOPTION: REPEALER. The Personnel Policies and Procedures Manual, dated November 20, 2019, is hereby adopted, and the 2010 version is hereby repealed including temporary amendments thereto adopted by the City Recorder.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect on December 1, 2019.

PASSED AND ADOPTED by the Wellington City Council at a regularly scheduled City Council meeting held on the 10th day of April, 2019.

Voting:

Bethany Perea	Yea ___ Nay ___
Gary Rich	Yea ___ Nay ___
Marvon Willson	Yea ___ Nay ___
Glen Wells	Yea ___ Nay ___
Paula Noyes	Yea ___ Nay ___

By _____
Joan Powell, Mayor

ATTEST:

Glenna Nelson, City Recorder

RESOLUTION 2019-13

A RESOLUTION SETTING THE CELL PHONE ALLOWANCE AMOUNT FOR WELLINGTON CITY EMPLOYEES

WHEREAS, Wellington City Council has adopted Ordinance 2019-03, which allows Wellington City Corporation to provide a cell phone allow in lieu of paying for cell phone equipment and services contracts to employees when there is a definite need to maintain communication at all times between such employees and Wellington City Corporation, and

WHEREAS, the Wellington City Council has agrees to establish fair and equal the allowance amount; and

WHEREAS, the Wellington City Council has identified one classification of allowance based on the need for an employee to have access to a cell phone as part of the job requirement during the employee's scheduled hours of work and for communications outside of the typical/scheduled hours,

WHEREAS, the Wellington City Council has identified one classification of allowanced based on the need for an employee to have access to a cell phone for communication outside of the typical/scheduled hours

NOW, THEREFORE, BE IT RESOLVED by the Wellington City Council that the Authorization Amount for an Employee Cell Phone Allowances shall be set as follows:

Employee requires access to cell phone during and after work hours - \$45.00 per month

Employee requires access to a cell phone outside of the typical/scheduled work hours: \$22.50 per month

This Resolution shall take effect on the date of its passage and adoption.

Motion for the adoption of this resolution was made by Council Member _____ and was seconded by Council Member _____ and carried by a vote as follows:

Paula Noyes Yea ___ Nay ___

Glen Wells Yea ___ Nay ___

Marvon Willson Yea ___ Nay ___

Bethany Perea Yea ___ Nay ___

Gary Rich Yea ___ Nay ___

PASSED by a majority vote of the Wellington City Council during the regular meeting of the City Council held November 20, 2019

ATTEST:

Joan Powell, Mayor

Glenna Nelson, City Recorder

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CITY SANITATION								
750	CITY SANITATION	OCTOBER 201	SANITATION COLLECTION	10/25/2019	5,449.00	.00		
Total CITY SANITATION:					5,449.00	.00		
Fastenal Company								
4959	Fastenal Company	UTPRC100601	Water Dept Supplies	11/04/2019	28.74	.00		
Total Fastenal Company:					28.74	.00		
MOUNTAINLAND SUPPLY CO.								
1700	MOUNTAINLAND SUPPLY CO.	S10331158.005	Fire Restoration	11/15/2019	165.06	.00		
Total MOUNTAINLAND SUPPLY CO.:					165.06	.00		
OFFICE EQUIPMENT CO., INC.								
1800	OFFICE EQUIPMENT CO., INC.	458296	COpy paper	11/14/2019	110.97	.00		
Total OFFICE EQUIPMENT CO., INC.:					110.97	.00		
P.R.W.I.D.								
1950	P.R.W.I.D.	OCTOBER 201	SEWER	10/25/2019	14,507.42	.00		
1950	P.R.W.I.D.	OCTOBER 201	WATER	10/25/2019	18,543.00	.00		
Total P.R.W.I.D.:					33,050.42	.00		
PUBLIC EMPLOYEES HEALTH PLAN								
2249	PUBLIC EMPLOYEES HEALTH P	NOVEMBER 2	Dental Insurance	11/20/2019	457.58	.00		
2249	PUBLIC EMPLOYEES HEALTH P	NOVEMBER 2	health insurance	11/20/2019	8,986.16	.00		
2249	PUBLIC EMPLOYEES HEALTH P	NOVEMBER 2	Vision Insurance	11/20/2019	79.13	.00		
2249	PUBLIC EMPLOYEES HEALTH P	NOVEMBER 2	PEACE OFFICER LIFE INS	11/20/2019	1.33	.00		
Total PUBLIC EMPLOYEES HEALTH PLAN:					9,524.20	.00		
PUBLIC EMPLOYEES LONG TERM								
3651	PUBLIC EMPLOYEES LONG TE	PE 10 11 2019	DISABILITY	10/11/2019	41.05	.00		
3651	PUBLIC EMPLOYEES LONG TE	PE 10 25 2019	DISABILITY	10/25/2019	42.57	.00		
Total PUBLIC EMPLOYEES LONG TERM:					83.62	.00		
Sumsion Construction LC								
5647	Sumsion Construction LC	125806IT	Asphalt Patching	10/21/2019	18,286.56	.00		
Total Sumsion Construction LC:					18,286.56	.00		
VERIZON WIRELESS								
4676	VERIZON WIRELESS	NOVEMBER 2	Police Department	11/04/2019	120.03	.00		
4676	VERIZON WIRELESS	NOVEMBER 2	Public Works Dept	11/04/2019	61.96	.00		
Total VERIZON WIRELESS:					181.99	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WELLINGTON CITY								
3758	WELLINGTON CITY	OCTOBER 201	Cemetary Rd #2	10/25/2019	31.50	.00		
3758	WELLINGTON CITY	OCTOBER 201	100 W Railroad Ave	10/25/2019	22.00	.00		
3758	WELLINGTON CITY	OCTOBER 201	100 N 200 W	10/25/2019	31.50	.00		
3758	WELLINGTON CITY	OCTOBER 201	150 W Main	10/25/2019	212.71	.00		
3758	WELLINGTON CITY	OCTOBER 201	150 E Main	10/25/2019	104.47	.00		
3758	WELLINGTON CITY	OCTOBER 201	150 W Main - Secondary	10/25/2019	17.00	.00		
Total WELLINGTON CITY:					419.18	.00		
WORLEY-JENSEN MONUMENT								
4724	WORLEY-JENSEN MONUMENT	1707	MONUMENT REPAIR	09/04/2019	500.00	.00		
Total WORLEY-JENSEN MONUMENT:					500.00	.00		
Grand Totals:					67,799.74	.00		

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.