

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, July 21, 2021**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Kaylene Ames and Denise Lindsay; Councilmen Bob Lindley, Chad Poulsen, and Austin Wood. Also present was City Engineer Chris Breinholt, City Manager Scott Wells, Planning Commission Chairperson Chris Clark, and Planning Commission member Ed Rigby. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on July 16, 2021. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	John Anderson	Mark Baldwin	Bryant Barlow
	Masson Barlow	Parker Barlow	Gary Bates
	Tracy Bodrero	Gary Bradshaw	Janice Bradshaw
	Jennifer Cole	Carolyn Cooper	Kirk Farmer
	Paul Freed	Chase Griffin	Paulette Gunnell
	Brenda Hawker	Joyce Hawker	Kash Holbrook
	Clay Isom	Jerilyn Isom	Tahnee Jones
	Dirk Lewis	Ruth P. Maughan	Linda McBride
	Travis McBride	Marcy Mouritsen	Jan Nichols
	Mike Nichols	Devin Neves	Dixie Neves
	Marcene Parker	Kurt Petersen	Megan Petersen
	Kelly Peterson	Stacy Peterson	Margo Pierce
	Nate Reeve	William Rouse	Jennifer Stuart
	Gina Thompson	Mark Thompson	Linda Worsten

Opening Ceremony: Austin Wood

City Planner Jay Nielson was excused from this meeting.

The Council reviewed the agenda. **Kaylene Ames made a motion, seconded by Chad Poulsen, to approve the agenda as presented.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The Council reviewed the minutes of the July 07, 2021 regular City Council meeting. **Austin Wood made a motion, seconded by Chad Poulsen, to approve the minutes of the July 07, 2021 regular City Council meeting as presented.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

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. After review and discussion, **Kaylene Ames made a motion, seconded by Bob Lindley, to approve the City's account payables bills for payment, represented by check number 25670 through 25969.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

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. After review and discussion, **Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 25997 through 26019.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Thomas G. Bailey opened the meeting for citizen input. Kirk Farmer met with the City Council to discuss the Founders' Day Musical Program. Mr. Farmer has organized smaller groups of singers rather than a full choir as a COVID-19 precaution. He also mentioned he plans to use the Music at the Park stage if indoor restrictions are put into place due to a COVID-19 spike.

Kurt Petersen asked for an update on an email submitted two weeks ago by concerned local residents addressed to the City Council. The letter was signed by 81 citizens. The letter makes eight requests of the Wellsville City Council:

- 1- *Please post accurate and complete information on wellsvillecity.com.*
- 2- *Determine how to share information with all residents of the city.*
- 3- *Any changes to the Wellsville City plan be approved by the citizens.*
- 4- *Survey the residents of Wellsville to collect their views for the growth of the city.*
- 5- *Amend the General Plan to include a growth rate requirement.*
- 6- *Define and publish how many homes the current infrastructure can accommodate and what plans are in place to improve this infrastructure.*
- 7- *Consider a plan from Mr. Cooper, if presented, to allow this property to be divided into four building lots – without the need for 600 South to be completed.*
- 8- *Do not allow the property to be divided into quarter-acre lots due to the reasons noted above – specifically to maintain a 'buffer zone' around the city with one-acre lots.*

Denise Lindsay said she has updated the General Plan, General Plan Land Use Map, and Zoning Map on the city webpage. Ms. Lindsay noted methods used to share information with residents; the city webpage, city Facebook page, and monthly city newsletter mailed to residents. She asked the public for other suggestions on sharing information with all the residents of the city. Mr. Petersen and Clay Isom asked how to get on the city agenda email list and recommended that be shared on the city webpage and city Facebook page. Chad Poulsen indicated the Planning Commission has accepted the assignment to modify the General Plan along with a group of residents. Mayor Thomas G. Bailey said a survey will also be submitted to city residents. Mr. Petersen questioned infrastructure capacities. City Engineer Chris Breinholt recommended updating the Capital Facilities Plan which hasn't been updated in ten years. City Manager Scott Wells will include updating the Capital Facilities Plan on the next agenda and pursue approvals along with a budget adjustment to fund the update. Mr. Petersen then asked about the possibility of moratoriums and building restrictions. Mr. Wells pointed out that legal ramifications are necessary to instate moratoriums. Mr. Breinholt said he is confident in the city's infrastructure capacities.

Marcene Parker addressed the City Council regarding city ordinance for derelict properties. She referenced

City Ordinance Codes 4.3.8 through 4.3.21. She mentioned concerns about neglected homes, old barnyards, derelict buildings, and overgrown yards that may become fire hazards. She asked if the city has a nuisance inspector. City Manager Scott Wells affirmed that the city has a code enforcement officer who will address issues as directed. Ms. Parker will send Mr. Wells her suggestions.

City Manager Scott Wells reviewed the recommended findings for approval for concept plans versus preliminary plans in regard to the Bridle Path Estates Subdivision. The *Concept Plan for Design Review Permit* (10-55-2) has been reviewed by City Planner Jay Nielson and approved by the Planning Commission. The facts found include that the maximum allowable density has not been exceeded. The Concept Plan conforms to Title 10 of the Code, meets all requirements for critical lands and open space and conforms with the General Plan and General Plan Map. No adjustments are needed to meet the requirements of the General Plan, Land Use Regulations, nor the Subdivision Regulations. Impact on Culinary Water Source Protection has been minimized. The *Subdivision Concept Plan Review* (11-3-2) has been reviewed by City Engineer Chris Breinholt, Mr. Nielson, and recommended by the Planning Commission. The facts found include the subdivision concept plan conforms to Title 11 of the Code, meets all requirements for critical lands and open space and conforms with the General Plan and the General Plan Map. No adjustments are needed to meet the requirements of the General Plan, Land Use Regulations, nor the Subdivision Regulations. The Preliminary Plan requires much greater detail and infrastructure including a *Design Review Permit* (10-50) process concluded with the Planning Commission; the *Preliminary Development Plan* (10-30-8) concluded with the City Council; and the *Preliminary Subdivision* (11-3-3) concluded with the City Council.

Beginning at 6:25 p.m., a public hearing was held for the City Council to receive public input, then along with the recommendation from the Planning Commission consider for possible approval the concept plan for the Bridle Path Estates Subdivision consisting of 134 lots total, located at approximately 7625 South Highway 89/91, Tax Id. #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, #10-053-0013. Principle Engineer Nate Reeve of Reeve & Associates, Inc. presented the concept plan. Mr. Reeve stated that the proposed subdivision is within the Recreational Planned Development (RPD) zone which requires seventy percent (70%) open space. The RPD zone maximum density allows for 300 dwelling units. Mr. Reeve emphasized that they are proposing less than one half the total dwelling units (131 units). A joint workshop has been scheduled with the city, UDOT, and Reeve & Associates, Inc. to determine access points. Mr. Reeve stated the proposed Bridle Path Estates Subdivision avoids sensitive lands listed in the *Buildable Area Report*. He pointed out that the roadways within the planned development will be privately owned, maintained by an HOA, and won't be taxing to the city. Homes originally planned adjacent to Wellsville City's Leatham Spring have been offset. Mr. Reeve said stringent requirements will be applied by deed to homeowners within the aquifer recharge area. He said that the residents will also be using culinary water from the spring. Mr. Reeve mentioned a 1994 agreement in which the city agreed to provide water to this area. Previous monthly city water bills for this area reported 5.5-8 million gallons of water consumed. Mr. Reeve estimates that the Bridle Path Estates water system will use dramatically less water than previously used. Irrigated landscaping will be restricted to reduce water use. Mr. Reeve also declared Rattlesnake Trail (which runs through privately owned Bridle Path Estates) will remain open to the public.

William Rouse suggested that a disc golf course would be a good addition to this property.

Clay Isom expressed concern regarding the amount of growth Bridle Path Estates Subdivision would add to the city. He also encouraged the Council to make documentation of water availability and usage statistics accessible to the public, which he believes will allay resident's concerns that their quality of life will be adversely affected by allowing overly aggressive development to take place. He also worries what increased fees for sewer, law enforcement, and emergency response will be passed on to the residents. Mr. Isom advocated for responsible managed growth. He posed questions on who will be policing the restrictions deeded to Bridle Path Estate homeowners. He understands limiting irrigation on a water conservation standpoint, but also wonders if this will result in 130 lots with horse dust bowls rather than pasture.

Former Mayor Ruth P. Maughan apprised the current City Council of the first study done years ago on the

aquifer recharge area. The city engineer at that time advised Mayor Maughan and the preceding City Council that the recharge area is by all means an area necessary to protect. Mayor Maughan stressed that Phase 4 of the proposed subdivision is way too close recharge area. She recommended the City Council exercise caution and consider the long term effects of Phase 4.

Mark Thompson spoke next. He is worried about HOA failures. He believes that the City Council should be involved in the management of Bridle Path Estates HOA. Mr. Thompson states this area is the gateway and crown jewel of Wellsville, but he is concerned that the crown jewel will now have a gate locking out existing Wellsville residents.

Chairman Chris Clark addressed the meeting as a concerned citizen. He mentioned that the distance of the proposed subdivision changes the city's OSI rating which in turn will increase taxes for residents. Mr. Clark stated sewer systems inevitably leak, which would contaminate our aquifer at this location. He also recommended the City Council have documentation of UDOT approval prior to moving forward.

Jennifer Roundy asked if the developer had considered fewer lots with larger acreage. She also asked how Bridle Path Estates Subdivision would access water from the city spring. City Manager Scott Wells answered that the development would have to put a water tank on the upper portion of the property and pump water from Leatham Spring. She also questioned septic system usage. Mr. Wells stated that septic systems are not allowed in that area. He said Bridle Path Estates would have to run a sewer line down Wellsville Canyon and connect to the city sewer system on 200 West.

John Anderson addressed limited access points on Highway 89/91. He believes the single access points on the east and west sides of the highway will dangerously increase already heavy traffic volumes. He is also concerned about the city's sewer capacity. He asked if this proposed development would result in the city needing to build a sewer treatment facility. Mayor Thomas G. Bailey stated that the current system was designed for 5,000 residents, but an updated sewer study is needed. Mr. Anderson is also worried about the city's tax base and having too few businesses. Mr. Anderson believes that it is becoming a select few socioeconomic people who can now afford to live in Wellsville. He asked the Council to consider those people who are already financially stretched to the limit, stating that even a small tax increase will profoundly affect them.

Denise Lindsay made a motion, seconded by Bob Lindley, to close the public hearing. At 6:53 p.m., the public hearing was closed.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Following the public hearing Nate Reeve stated he had taken detailed notes of public comments and will do everything possible to address them at the preliminary level. He acknowledged the severe drought and stated that water studies will be reviewed by his staff, and then reviewed by the Planning Commission and City Council. Mr. Reeve emphasized that this is a phased development which will span many years. Mr. Reeve said Reeve and Associates, Inc. has reached out to Utah State University for help to determine what is acceptable to place within the aquifer recharge area. He also pointed out that the existing 23-acre Sherwood Hills resort is currently on a septic tank system. He said it was a joint decision with City Engineer Chris Breinholt to run a sewer line down the canyon and drain into the city's sewer system. Mr. Reeve stated that the majority of larger projects Reeve and Associates, Inc. develops are run by HOAs. He believes that when managed properly, HOAs are great successes. The city attorney will also review the proposed HOA. Emergency response will be addressed at the preliminary stage. Mr. Reeve acknowledged that much of the estate's fate depends on what UDOT will require as the plan progresses. Austin Wood asked Mr. Reeve if current city residents will have access to Bridle Path Estates equestrian facilities. Mr. Reeve answered that is unknown at this time.

City Engineer Chris Breinholt then explained his engineering notes on the Bridle Path Estates Subdivision. He said the biggest concern is the decreased water flow from the city spring in recent years. Mr. Breinholt recommends that no development be given final approval in any area served by the springs until the city has a second source to provide culinary water to the upper pressure zones. Mr. Breinholt is working with City Manager Scott Wells and another consultant on potential well locations to serve the upper pressure zones. Mr. Breinholt said the spring recharge area will be considered very carefully. He pointed out that a benefit of Bridle Path Estates running a sewer line down the canyon to the city sewer system would be eliminating Sherwood Hill's septic tank which is already in the recharge area. Chad Poulsen asked if the city sewer system at 200 West has enough capacity to take the additional sewer of 131 homes. Mr. Breinholt answered it could easily accommodate the additional sewer. Austin Wood questioned the legality of the 1994 city water agreement with Sherwood Hills. Mr. Wells responded that the city attorney is currently looking into that. Mayor Thomas G. Bailey stated that the previous water agreement with Sherwood Hills was for raw untreated water because the city did not want to pay the expense of chlorinating water used to irrigate the golf course. He said Sherwood Hills has always struggled to effectively chlorinate their water. Mr. Breinholt suspects that the State will not allow Bridle Path Estates to privately own a water system and will require Wellsville City to be owner and operator of the water system at that property. Denise Lindsay asked Mr. Reeve how many years he anticipates until the subdivision is fully developed. Mr. Reeve answered that is another unknown. Mayor Bailey pointed out that the city cannot determine infrastructure in phases, rather it needs the complete picture. Kaylene Ames read the Guiding Principles listed on page 33 of the General Plan. *"1. We believe that residential growth must be managed to be a benefit to the City. 2. We believe that expansion of city utility services should be sustainable for taxpayers and new development must be paid by developer. 3. We believe, as the oldest community in Cache Valley, the City should promote the preservation of historical buildings, documents, markers, monuments and sites. 4. We believe that, over time, Wellsville will become a more financially and environmentally sustainable community by expanding its commercial and industrial base to allow residents to shop and work closer to home. 5. We believe that these physical amenities of Wellsville must be preserved and enhanced (see list). 6. We believe that the highest priority for annexation should be those properties closest to the developed portions of the community and within close proximity to delivery of city services."* Mr. Reeve said there will be usable open space, parks and trails within the proposed Bridle Path Estates Subdivision. Austin Wood is interested to see the results of five studies at the preliminary phase; the *UDOT Traffic Impact Study, State Environmental Impact Report, Water Redundancy Study* (for an additional well), *Fire and EMS study*, and a *Geotechnical Study*. Public input called for a wildlife study as well. Denise Lindsay would like to review the previous aquifer recharge area studies referenced by Mayor Ruth P. Maughan. Ms. Lindsay pointed out that 131 homes is approximately a ten percent increase to the existing 1,150 homes in Wellsville City and will have a huge impact on the city's water resources. **Austin Wood made a motion, seconded by Bob Lindley, to approve the concept plan with the stipulation that these concerns and studies are addressed at the preliminary level.**

YEA 2

Bob Lindley
Austin Wood

NAY 3

Kaylene Ames
Denise Lindsay
Chad Poulsen

Nate Reeve requested that the reason per ordinance for denying the conceptual approval be listed for the record. Mr. Wells advised that the Council needs to have a finding of where the code is not being met.

Kaylene Ames' concern is that, as an advocate for trails and open access, that the current residents of Wellsville will not have any access to the Bridle Path Estates property. Yet all of the Bridle Path Estates residents will have access to everything Wellsville City provides. She doesn't believe an HOA will benefit the city. She is also worried about preserving the aquifer. Avalanche and earthquake concerns have also not been addressed.

Chad Poulsen believes this development will burden rather than benefit the current citizens and the City of Wellsville. Mr. Poulsen referenced the first Guiding Principle of the General Plan, *"We believe that residential growth must be managed to be a benefit to the City."*

Denise Lindsay stated her objection is in relation the proximity of Phase 4 to the city aquifer. Ms. Lindsay asked Mr. Reeve how they have taken the aquifer into account. Mr. Reeve said he received an aquifer study from Mr. Breinholt and that they have designed accordingly. He stated more information will be given at the preliminary stage. He stressed that he is here for conceptual ordinance review and believes they have met that review.

Mayor Bailey's biggest concern is access onto Highway 89/91 which has not been resolved. Mr. Wells recapped that a concept level asks if the design fits city code and within the given footprint. He emphasized that approving a concept plan does not lock the Council into approving the preliminary or final plan. Highway access and infrastructure will be tackled in the preliminary stage. Austin Wood suggested that emotion and public comment should be considered at the preliminary stage. Chad Poulsen repeated that he believes this concept plan does not meet Guiding Principle #1 of the General Plan. **Denise Lindsay made a motion, seconded by Chad Poulsen, to continue this discussion for possible approval (after the August 3, 2021 UDOT meeting to see if Bridle Path Estates is compliant with access onto Highway 89/91) the concept plan for the Bridle Path Estates Subdivision consisting of 134 lots total, located at approximately 7625 South Highway 89/91, Tax Id. #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, #10-053-0013.**

YEA 4

Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 1

Kaylene Ames

Paul Freed then presented the concept plan for the Creekside Meadows Subdivision consisting of 18 lots total, located at approximately 1100 South 200 East, Tax Id. #10-043-0007. This is a corrected concept plan. When the Council previously reviewed the concept plan City Engineer Chris Breinholt had made note that *"Normal spacing for street intersections should be closer to 600' to 800'. This is the only street stub proposed and it is located over 1500' from 200 East. I recommend that an additional street stub north and south should be required at a mid-point that works with the location of the creek."* The Council determined to continue discussion of the concept plan at a later date with consideration of the stub street running north to south according to the General Plan. Mr. Freed then presented the concept plan with a single street stub near the center of the property. The Planning Commission pointed out that the total length of the development is 1550-feet, which means there are two requirements for 660-foot street stubs within that length. Mr. Breinholt did not ask Mr. Freed to develop the second right-of-way, instead leave a 50-foot easement. Mr. Freed agreed to leave the easement. The Commission recommended approval of the concept plan with the stipulation that a 50-foot easement be placed at the far east side of the property. Mr. Freed stated he has made the necessary corrections and has returned for concept level approval. He also said he had received the appraisal back for open space which will be addressed at the preliminary level. Mr. Freed announced he would like to pursue a pioneering agreement, in which he would be reimbursed a certain percentage of his construction costs by those who later connect to his north and south access roads. Mayor Thomas G. Bailey stated that the city has entered into pioneering agreements in the past and is open to looking into such an agreement at the preliminary level. Mayor Bailey pointed out that adjacent property owners do not have to continue the north and south roads unless they decide to subdivide in the future. **Austin Wood made a motion, seconded by Bob Lindley, to approve the concept plan for the Creekside Meadows Subdivision consisting of 18 lots total, located at approximately 1100 South 200 East, Tax Id. #10-043-0007.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Austin Wood then presented the preliminary plan for the Laree Brown Subdivision consisting of three lots total, located at approximately 290 East 300 South, Tax Id. #10-016-0010. Mr. Wood stated road and utility lines will be constructed according to code. He said sidewalk will be extended to the street including the truncated dome pad per the Public Works Standards. One of City Engineer Chris Breinholt's notes was a callout for a garage to be removed. Mr. Wood would like to temporarily keep the garage to store equipment. Mr. Wood reached an agreement with the Planning Commission that he will escrow money with a title company for the demolition of the garage in lieu of taking down the garage within a time frame of one year from final submittal. Mr. Wood said he will ask Brad Murray for an estimate for the demolition cost of the garage. **Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the preliminary plan for the Laree Brown Subdivision consisting of three lots total, located at approximately 290 East 300 South, Tax Id. #10-016-0010.**

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0

ABSTAIN 1

Austin Wood

Chase Griffin presented the final plan for the Von Mitton Subdivision consisting of two lots total, located at approximately 287 South 100 East, Tax Id. #10-028-0001. Mr. Griffin stated the last step of the project is to pour cement and extend sidewalks which will be completed July 30, 2021. He mentioned that heavy demolition equipment had damaged an existing twelve-foot section of sidewalk which is also being repoured. City Manager Scott Wells said he will meet Mr. Griffin for a sidewalk inspection tomorrow morning. **Denise Lindsay made a motion, seconded by Kaylene Ames, to approve the final plan for the Von Mitton Subdivision consisting of two lots total, located at approximately 287 South 100 East, Tax Id. #10-028-0001.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Contractor Dirk Lewis presented for Sam Holm to discuss sidewalk along Highway 89/91 and a six-foot structural brick sound wall along Highway 89/91 and a 36-inch brick sound wall along 200 South, Tax Id. #10-015-0009. City Manager Scott Wells clarified that walls and fences should be reviewed by the Planning Commission. The sound wall will be covered next week at the Planning Commission meeting. Sidewalks should be reviewed by the City Council and will be addressed tonight. Mr. Lewis informed the Council that Mr. Holm is hoping to bypass the sidewalk requirement along Highway 89/91. There is no other sidewalk along that area of Highway 89/91 and Mr. Holm believes that sidewalk in that location does not make sense. Mr. Wells said city code requires sidewalk on two-sides of frontage on corner lots. Chad Poulsen stated sidewalk can be bypassed by paying a fee in lieu to the sidewalk fund. Mr. Lewis estimates that cost to be near \$20,000 and restated that sidewalk does not make sense in that area. Mr. Lewis said Mr. Holm is open to constructing sidewalk along 200 South. Mr. Wells called attention to the 150-foot setback along the highway that is unique to this property due to the *Cache Valley South Corridor Development Plan*. Mr. Wells suggested that in lieu of requiring sidewalk along Highway 89/91, that frontage is matched on 200 South in addition to sidewalk installed. He recommends extending the easement for additional barrow pit and swell space, 33-feet from the center of the road. The easement would then match the adjacent property. Denise Lindsay stated she is willing to make an exception to not require sidewalk along Highway 89/91 as long as Mr. Holm agrees to install sidewalk along the 200 South frontage. Austin Wood stated that he believes sidewalk along Highway 89/91 is a terrible idea. Mr. Wells doesn't believe UDOT will allow Mr. Holm a farm access point off of Highway 89/91, especially since he already has an access point along 200 South. Mr. Lewis agreed on behalf of his client, Mr. Holm, to allow the easement along 200 South to be extended to 33-feet from the center of road in lieu of the sidewalk requirement along Highway 89-91, as well as construct sidewalk along 200 South. **Denise Lindsay made a motion,**

seconded by Bob Lindley, to approve sidewalk along 200 South, Tax Id. #10-015-0009, waving the sidewalk requirement along Highway 89/91 in exchange for 33-feet from the center of the 200 South roadway so that it matches the adjacent property (Tax Id. #10-015-0031).

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

The Council then made a motion for the request from Philip Cooper to amend the General Plan and change the zoning, from ROS-1 Residential to RSF at property located at 600 South 200 West, Tax Id. #10-037-0010 with the included finding. At the previous Council meeting the Council made a motion to deny a rezone request without including the finding in the motion. Chad Poulsen agreed to amend the previous motion and restate the motion with the included finding. **Chad Poulsen made a motion, seconded by Kaylene Ames, to deny the request from Philip Cooper to amend the General Plan and change the zoning, from ROS-1 Residential to RSF at property located at 600 South 200 West, Tax Id. #10-037-0010 with the finding that the subject property when used for the permitted uses in the district will not be incompatible with adjoining land uses for the purpose of the adjoining districts.**

YEA 3

Kaylene Ames
Denise Lindsay
Chad Poulsen

NAY 2

Bob Lindley
Austin Wood

The Council then discussed for approval the tentative plan for the Wellsville Elementary Park. City Manager Scott Wells informed the Council that the Historical Committee would like to place a monument in the northeast corner of 100 South 100 East. Location for the pickleball courts has already been determined and will hopefully be constructed this year. Cement will be poured for the monument in the next few weeks to have it ready for Founders' Day. Bricks from the old elementary school will be used for the monument's base with a plaque at the top. Kaylene Ames recommended placing additional pickleball courts where the parking lot is designated and restriping the road for parking. **Austin Wood made a motion, seconded by Chad Poulsen, to approve the tentative plan for the Wellsville Elementary Park with the pickleball courts and monuments location as designated.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

The City Council then continued the discussion regarding water restrictions with culinary and secondary water for Wellsville City and the resident notification process. City Manager Scott Wells reported that the city wells are still rebounding despite the increased pumping. Leatham Spring is flowing at 500,000-600,000 gallons per day which has remained consistent since springtime. This level is only fifty percent (50%) of last years flow level. **Kaylene Ames made a motion, seconded by Austin Wood, to continue the discussion regarding water restrictions with culinary and secondary water for Wellsville City and the resident notification process.**

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Denise Lindsay-

- 1) Reviewed minutes from a previous sidewalk discussion with Daniel Coleman. 317-feet of frontage has been put in escrow, and Mr. Coleman will be writing the Council a letter declaring he will resolve sidewalk issues before taking final occupancy of his home. Mr. Wells asked the Council to make themselves familiar with Daniel Coleman's property. Mr. Wells suggested that due to the slope of the road, the road be extended out three to four feet which would then be striped for a walking or biking path.
- 2) Mountain Crest Caprielles may not be planning on the Founders' Day Dutch oven lunch as a fundraiser this year. Denise will reach out to the Caprielles to confirm.
- 3) Founders' Day Dance sponsored by the Youth Council will be held September 4, 2021. The Youth Council is considering holding another dance for the elderly at a later date.

Chad Poulsen-

- 1) No business or concerns at this time.

Kaylene Ames-

- 1) Suggestions taken for Founders' Day Marshall of the Day.
- 2) Attended an open pageant in Roy. Ms. Ames was very impressed with the young women representing the City of Wellsville.

Mayor Thomas G. Bailey-

- 1) Will make a selection for Founders' Day Outstanding Citizen.

Bob Lindley-

- 1) No business or concerns at this time.

Austin Wood-

- 1) Sham Battle planning meeting will be held July 27, 2021, at 6:00 p.m. in the Wellsville City Office Building. Mr. Wells will talk to the American West Heritage Center regarding restoring the city's old wagons.
- 2) Mr. Wood believes public hearings would be more advantageous at the preliminary level rather than the concept level of planning. Mr. Wells suggested combining the concept and preliminary levels. Denise Lindsay believes public hearings are best as early on as possible. The Council discussed revamping the General Plan with citizen involvement. Mayor Bailey emphasized the importance of open discussion between members of the city council and administration. Mr. Wells restated the General Plan requires a finding to deny a zoning request.

City Manager/Recorder's Report:

- 1) Proposed development of the vacant cheese plant at 300 North 200 East. Townhomes are proposed on the west side of the property. The existing building would be renovated and turned into 10-14 condos. Parking would be located inside the cheese plant garage. The city is trying to incorporate a trail system with a bridge on city property.
- 2) The City is looking into annexing Steve Kyriopoulos' property adjacent to Wellcome Mart on East Main into the city.
- 3) A water hookup will be placed near the park and ride on south Center Street for Weeks Berries.
- 4) Vandalism continues at the cemetery. A radio tower on the Basin Hill needs to be discussed for increased security.

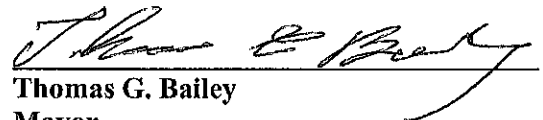
5) Road project has begun on 400 North. Power poles over the bridge will be replaced August 2, 2021. The bridge will then be demolished and replaced.

At 9:08 p.m., **Denise Lindsay made a motion, seconded by Chad Poulsen, to adjourn the meeting.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0



Thomas G. Bailey
Mayor



Scott Wells
City Manager