

none. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to close the public hearing.** At 6:21 p.m., the public hearing was closed.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. The Council verified all budget revenues matched expenses. **Councilman Austin Wood made a motion, seconded by Councilman Chad Poulsen, to adopt Resolution 2022-03 to open the 2021/2022 fiscal year General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund, both Operating and Capital budgets previously adopted, to make transfers and adjustments and authorize certain interdepartmental transfers within.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Second, the City Council shall receive public input, then consider for possible adoption **Resolution 2022-04**, a resolution establishing the salary and salary ranges and benefits for the employees of Wellsville City, covering the fiscal budget year July 1, 2022 through June 30, 2023. City Manager Scott Wells stated the public works employees, court clerk, and assistant treasurer will receive a twenty percent (20%) increase in salary. Part time employees will receive a three percent (3%) increase in salary. The City will cover ninety five percent (95%) of insurance premiums, with employees paying five percent (5%). Mayor Thomas G. Bailey stated that this was a public hearing and asked if there were any comments. There were none. **Councilman Bob Lindley made a motion, seconded by Councilman Chad Poulsen, to close the public hearing.** At 6:27 p.m., the public hearing was closed.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. There were no other questions. **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to adopt Resolution 2022-04, to establish the salary and salary ranges and benefits for the employees of Wellsville City, covering the fiscal budget year July 01, 2022 through June 30, 2023.**

YEA 4

NAY 0

ABSTAIN 1

Kaylene Ames
Bob Lindley
Chad Poulsen
Austin Wood

Denise Lindsay

Third, the City Council shall receive public input, then consider for possible adoption **Code Amendment 2022-06**, an amendment of the Wellsville City Code for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2022 through June 30, 2023. City Manager Scott Wells stated the justice of the peace and city treasurer will receive a twenty percent (20%) increase in

salary. City manager and city recorder will receive a fifteen percent (15%) increase in salary. Mayor Thomas G. Bailey stated this is a public hearing and asked if there were any comments. There were none. **Councilman Bob Lindley made a motion, seconded by Councilman Chad Poulsen, to close the public hearing.** At 6:32 p.m., the public hearing was closed.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. There were none. **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to adopt Code Amendment 2022-06, an amendment of the Wellsville City Code, for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2022 through June 30, 2023.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Fourth, the City Council shall receive public input, then consider for possible adoption **Resolution 2022-05**, a resolution approving and adopting the fiscal 2022/2023 Operating and Capital budgets for Wellsville City's General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund. Mayor Thomas G. Bailey stated this was a public hearing and asked if there were any comments. There were none. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to close the public hearing.** At 6:47 p.m., the public hearing was closed.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. City Manager Scott Wells stated he hopes increased salaries will help Wellsville City to be more competitive in the current market and help retain employees. RAPZ tax funds were received for the City's trails system. Funds have been budgeted to improve the 200 North roadway, from Center Street to 200 East. \$2.252 million has been set aside for a new culinary well. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adopt Resolution 2022-05, approving and adopting the fiscal 2022/2023 Operating Capital budgets for Wellsville City's General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Fifth, the City Council shall receive public input, then consider for possible adoption **Resolution 2022-06**, a resolution setting the fee in lieu for water dedication transferred to the city upon annexation, development

and/or subdividing at \$4,500 per acre foot for the City's fiscal 2022/2023 year. Mayor Thomas G. Bailey stated this was a public hearing and asked if there were any comments. There were none. **Councilman Austin Wood made a motion, seconded by Councilwoman Kaylene Ames, to close the public hearing.** At 6:54 p.m., the public hearing was closed.

YEA 5
Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Mayor Bailey then asked if the City Council had any questions or comments. City Manager Scott Wells stated \$4,500 has been the amount charged per acre-foot of water for several years now. Wellsville City requires three acre-feet of water per buildable acre. The Council will be reevaluating that price within the next few months to determine if that amount is sufficient. **Councilman Austin Wood made a motion, seconded by Councilwoman Kaylene Ames, to adopt Resolution 2022-06, setting the fee in lieu for water dedication transferred to the City upon annexation, development and/or subdividing at \$4,500.00 per acre foot for the City's fiscal 2022/2023 year.**

YEA 5
Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

The Council shall receive public input, then along with the recommendation from the Planning Commission consider **Code Amendment 2022-07**, requests from James Barnard, representative for the proposed Sardinz Center at 655 East Main Street (Tax Id. #11-087-0008, Tax Id. #11-089-0009), to amend the **General Plan Map** from **Highway Commercial (HC)** and **Open Space Conservation (OSC)** to a new designation of **Sardinz Specific Plan Site (SPS)**; to rezone parcels 11-087-0008 and 11-089-0009 from **Commercial General Cluster (CGC)** to the **Sardinz Specific Plan (SSP) Overlay Zone**; and to consider approval of the **Concept Plan for Design Review Permit** contingent upon the applicant fulfilling all requirements of the Wellsville Code prior to obtaining a **Building Permit**. City Planner Jay Nielson pointed out that this is the most significant commercial development Wellsville City has been presented with. Four other commercial projects are proposed to follow this commercial development. He read the first page of his Planner's Staff Report (see Attachment #1):

"Approval of this Specific Plan proposal requires amending the General Plan, rezoning the property and approval of a site plan and the land uses proposed. A public hearing is required for this review. This proposal must meet code requirements of 10-54-8 Specific Plans for Small Projects. The table below includes a summary of requirements to obtain a Specific Plan Approval. The requirements listed in the table include references to the full code. While this table is a summary, this project will be required to meet all requirements of the Land Use Regulations, unless modifications are proposed and shown on the site plan.

The Sardinz Specific Plan has been in the development stages for more than a year. The owner's representative is requesting approval to be designated as a Specific Plan for 18.18 acres located at approximately 665 E Main Street (west of the Wellcome Mart). This will be the first specific plan that has been requested with the new Land Use Regulations. This project proposes to bring new tax revenue to the city with new sales tax and property tax increases. New multi-family housing is proposed to add customer support for a grocery store and other retail conveniences. The citizens of Wellsville and customers from the nearby highways will benefit from these convenient services.

The project proposes to include the following elements:

1. Residential Housing consisting of as many as 155 multi-story dwelling units, including townhomes with garages, townhomes and apartments, and mixed use apartments above retail space.
2. Retail commercial space of 51,000 sf, including a grocery store, a hardware store, drive-through food services, an events center, and a food truck court. All commercial uses will generate sales tax revenue.

Mr. Nielson reported that the Planning Commission recommended three specific elements of approval to the City Council which were:

1. Amend the General Plan Map to a new designation of Sardinz Specific Plan Site and;
2. Rezone of parcels 11-087-0008 and 11-089-0009 to the Sardinz Specific Plan Overlay Zone and;
3. Concept Plan for Design Review Permit contingent upon the applicant fulfilling all requirements of the Wellsville Code prior to obtaining a building permit.

Mr. Nielson then informed the Council that this project complies with all fourteen requirements for a **Concept Plan for a Design Review Permit and Site Plan** approval for a **Specific Plan Designation**. Discrepancies regarding the number of dwelling units, parking requirements, and open space requirements have been resolved. The **Site Plan** has been modified to accommodate new flood hazards from FEMA as determined by City Engineer Chris Breinholt. Mr. Nielson stated he has seen many proposals over the years to bring services to Wellsville City. This is the first serious proposal Wellsville City has seen which will bring a grocery store service *with* housing units to help the grocery store remain viable.

Andrew Johnson, Steve Kyriopoulos' nephew and representative, recognized multistory buildings and high housing densities make people nervous. He asked the Council what they feel would be the best use of this property. A propane store, storage units, a truck stop? He pointed out the proposed development will have very natural borders to isolate and encapsulate it. The tree line along the Little Bear River will function as a border to the west. The railroad borders the property to the north. Main Street and Hwy 89/91 border the property on the south and east sides. He stated the natural borders and proximity to the highway make this property a probable spot for these amenities. Mr. Johnson added the proposed development will have a trails system around the development which he stated will be a fantastic amenity to the entire community. The proposed development will also offer a food truck park and a barndominium event center. Mr. Johnson thanked the Council for their consideration.

Mayor Thomas G. Bailey stated this was a public hearing and asked if there were any comments. There were none. **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to close the public hearing.** At 7:11 p.m., the public hearing was closed.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Councilman Chad Poulsen reported the Planning Commission recommended the three elements of approval unanimously. He mentioned the Commission's concerns regarding multistory building heights; tight housing densities; adequate parking for the barndominium events center; and flood hazards.

The proposed property is within a floodplain. City Engineer Chris Breinholt explained FEMA has recently remapped our community which is the best elevation data available. He stated the new data is *very* specific, to within a thousandth of a foot. Mr. Breinholt explained a *floodway* is the channel of a river or other watercourse that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. A *floodplain* is the area beyond a floodway which

can be built upon if raised one-foot. He stated the proposed development has already relocated a proposed building which was within the floodway in the northwest corner of the property. Mr. Wells mentioned that the previous city manager, Don Hartle, had been very forward-thinking regarding floodplain mapping and organized to have six drainages remapped. Most other neighboring communities only had two drainages remapped. Mr. Wells stated Wellsville City is now very well-informed regarding drainages and floodplains.

Mr. Breinholt was excused from the meeting.

Councilwoman Denise Lindsay asked how many stories the proposed 24-plex residences will be. Mr. Nielson answered the 24-plex residences and mixed-use buildings will be three-stories. Councilman Bob Lindley asked if the Code's height ordinance will be exceeded. Mr. Nielson replied that Code currently allows for 35-foot elevations in the residential zone and 40-foot elevations in the commercial zone. However, the **Sardinz Specific Plan Overlay Zone** can have specific Code adjustments. All building elevations will be provided in the **Final Design Review Site Plan**. He added the usual 30-foot setback along Main Street will be reduced along the two mixed use three-story buildings. Councilwoman Lindsay expressed concern that multistory commercial buildings will not be a welcoming view when entering Wellsville. She worries that property designated as commercial may instead be used as residential and will ultimately exceed 155 dwelling units. Mr. Nielson pointed out the development would need the Council's approval to do so. Councilwoman Lindsay reminded everyone that directly across from the proposed development's north border is Josh Anderson's established dairy farm. She reported Josh Anderson visited the city office to express concern about the proposed development infringing on his agricultural rights. Ms. Lindsay questioned if the developers have realized they are suggesting placing 155 residences next to an unavoidably malodorous dairy farm. Councilman Chad Poulsen stated he believes 155 dwelling units in that small area is absurd. He noted Wellsville City has thus far been able to avoid heavy housing density. He added he is very worried about culinary water availability. Mr. Poulsen asked for crime statistics in similar developments.

Councilman Austin Wood asked what the elevation of the three-story buildings will be. Mr. Johnson replied that an average three-story apartment building is between 35 and 40-feet tall. He said the tree line along the west side of the property stands 70 to 100-feet tall and will help to isolate the multistory buildings. He declared that property owner Steve Kyriopoulos has had multiple offers to purchase this property. Mr. Johnson displayed a document which he stated was a purchase sales agreement from 'Love's Travel Stops' which Mr. Kyriopoulos can choose to pursue. Mr. Johnson deemed this as a very critical decision for the town of Wellsville. He again asked the Council which they would prefer, a multi-family housing and commercial retail center or a truck stop. Councilwoman Kaylene Ames pointed out some height limitations were previously necessary due to a lack of aerial ladder fire trucks. Mr. Wells said Wellsville City does not have an aerial ladder truck, Logan or North Logan City respond to situations requiring a ladder. Mr. Nielson added the proposed development must have approval from the fire marshal. Mr. Johnson stated the design review committee will ensure the proposed development will be aesthetically appealing. Councilwoman Lindsay asked if the development has made any arrangements with a particular grocery store. Mr. Johnson reported 16-months ago Sardinz Center had a grocery store very interested. He said the lengthy City approval process had halted discussion with that grocer.

Councilman Lindley expressed worry regarding heavy traffic at the single entrance and the entrance's proximity to an already overburdened traffic signal. Mr. Wells responded traffic will be a challenge. UDOT has already approved the proposed entrance. He added that Wellsville City hopes to connect the northwest corner of the development to 300 East in the future. Until then, a cul-de-sac will need to be added to the design which is large enough for snowplows and buses to turn around at the end of the proposed 300 North roadway. Mr. Nielson stated the City should not subdue growth along the valuable highway corridor due to inadequacies at a UDOT intersection, it will take substantial problems at that intersection to cause UDOT to make any major improvements. Mr. Wells emphasized UDOT is reactive to traffic problems rather than proactive. Councilman Lindley asked if the City's water and sewer systems are capable of taking on 155 additional residences. Mr. Wells mentioned the proposed development would require an additional water line for improved fire flow which he hopes to run along 300 East. Wellsville

City would participate in the cost of installing that water line since it is a greater distance than running the line along Main Street. Mr. Nielson added fire flow is the limiting factor. Three other commercial developments will also need to participate in extending that water line for improved fire flow. Mr. Johnson said Sardinz Center would pay the upfront water line expense, then the other commercial developments will pay Sardinz Center as part of their usage agreement. Councilman Poulsen repeated concern regarding culinary water availability. He asked how much 155 additional residences will raise the City's culinary well pumping expenses. Mr. Nielson responded that in the 18-months they have been exploring Sardinz Center Mr. Breinholt has stated fire flow must be addressed but had not suggested concerns regarding culinary water capacity. Councilman Wood pointed out the proposed development would be a fifteen percent increase in residences for Wellsville City. Councilwoman Ames emphasized how beneficial affordable housing will be in Wellsville City. Mr. Wells noted how often citizens comment on the need for mixed-use residences. Councilwoman Ames encouraged Mr. Johnson to consider utilizing solar energy. Councilman Wood recognized the benefits of affordable housing, commercial revenue, conveniences, and a trail system. He would like to hear Mr. Breinholt's professional opinion on increasing utility requirements by fifteen percent. He would also like to know what grade of sewer will be required in that area due to the high-water table. Mr. Nielson responded that those questions will be addressed with the **Preliminary Subdivision** application and **Final Design Review**. Councilman Lindley asked if this zoning change to the **Sardinz Specific Plan Overlay Zone** will result in more requests like it. Mr. Nielson answered that changing the **General Plan** and rezones are legislative decisions, both of which the Council has complete control over. Developers *cannot* change a **Site Plan** once the **Specific Plan** is approved unless the Council allows. He said he hopes a **Specific Plan** will someday be used to bring a senior housing project to Wellsville City. Councilwoman Lindsay repeated fears that the proposed development may not follow through with a grocery store and attempt to build additional residential buildings. She stated this high housing density is *only* being considered by the Council because it will bring commercial services with it. Mr. Nielson recognized residential buildings will be Sardinz Center's biggest source of revenue. However, he assured the Council that Sardinz Center will not be able to amend the **Specific Plan** without the Council's approval. Mr. Johnson expounded that a market study with 'Associated Foods' was conducted in 2016 for a grocery store at this location. The market study at that time was "somewhat favorable." He believes the population growth in Wellsville City over the last six years will significantly improve that initial market study. Mr. Johnson believes the proposed development will attract a very reputable grocery store such as 'Lee's Marketplace' or 'Ridley's Family Markets.' He declared this property is a prime location for a grocery store. Mayor Bailey said Sardinz Center's dwelling units will increase the grocery store's chance of success tremendously. Mr. Nielson acknowledged the proposed development is inconsistent with the character of Wellsville. However, the site is isolated and its visibility to the highway makes it a perfect site for a commercial development. The tree line and Little Bear River will function as a buffer between the commercial site and the Wellsville City open space which will continue to be a welcoming entrance to Wellsville. Mr. Nielson concluded legislative **Specific Plan** rezones are the safest way for a community to promote development. **Specific Plans** give City Councils the legislative authority to decline any rezone *not* in the city's best interest, unlike property merely commercially zoned. Mayor Bailey stated he hopes the proposed development can give more young people the opportunity to afford to live in beautiful Wellsville. **Councilman Austin Wood** made a motion, seconded by **Councilman Bob Lindley**, along with the recommendation from the Planning Commission to approve Code Amendment 2022-07 to amend the General Plan Map to a new designation of Sardinz Specific Plan Site (SPS) and to rezone parcels 11-087-0008 and 11-089-0009 from Commercial General Cluster (CGC) to the Sardinz Specific Plan (SSP) Overlay Zone at property located at approximately 655 East Main Street.

YEA 3
Kaylene Ames
Bob Lindley
Austin Wood

NAY 2
Denise Lindsay
Chad Poulsen

Councilman Bob Lindley made a motion, seconded by **Councilman Austin Wood**, along with the recommendation from the Planning Commission to approve the Sardinz Center Concept Plan for Design Review Permit contingent upon the applicant fulfilling all requirements of the Wellsville Code prior to obtaining a Building Permit.

YEA 3
Kaylene Ames
Bob Lindley
Austin Wood

NAY 2
Denise Lindsay
Chad Poulsen

The Council shall receive public input, then along with a recommendation from the Planning Commission, consider for approval **Code Amendment 2022-08**, updating **Title 10 Chapter 50 Design Review Permits** of the Wellsville City Municipal Code. City Planner Jay Nielson explained these changes were in response to the tree limitations for the proposed 'Pallets of Utah' commercial development. **10-50-8: APPROVAL CRITERIA: C. 6.** reads, *"Adjustments to on-site parking and landscaping requirements may be allowed by the Planning Commission for some commercial and industrial projects that require areas of yard space for the maneuvering of large vehicles and equipment... The Planning Commission shall make a compelling finding(s) that substantiates the following: a. The adjustment(s) will allow the adequate function of outdoor activities. b. The adjustment(s) are customary to the layout and design of similar uses and projects. c. The adjustment(s) is not contrary to the purposes of this chapter (10-50-1)."* This amendment also applies to the proposed 'Castle Country RV' development which will require yard space for the maneuvering of exceptionally large RV's. Mayor Thomas G. Bailey stated this was a public hearing and asked if there were any comments. There were none. **Councilman Bob Lindley made a motion, seconded by Councilman Chad Poulsen, to close the public hearing.** At 8:07 p.m., the public hearing was closed.

YEA 5
Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Councilman Poulsen reported the Planning Commission had no issues with the amendment. The Council had no further questions. **Councilman Chad Poulsen made a motion, seconded by Councilman Bob Lindley, along with recommendation from the Planning Commission to approve Code Amendment 2022-08, updating Title 10 Chapter 50 Design Review Permits of the Wellsville City Municipal Code.**

YEA 5
Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

The Council determined to move to agenda *Item 10*. The Council shall consider for approval a sewer line alteration and water service hook up for the Creekside Meadows Subdivision consisting of 18 lots total, located at approximately 1100 South 200 East, Tax Id. #10-043-0007. City Code requires water lines to be extended from property frontage. Running water to the existing home, from the property's frontage, would be a longer distance, crossing the hawbush, and tearing up a landscaped yard. Paul Freed outlined what he called a quicker, easier, more cost-effective route to run the water line to the existing home through an easement from another lot. Two water meters would be placed in front of the lot which the easement runs through. Mr. Freed stated City Engineer Chris Breinholt recommended running the water line from the property's frontage to prevent confusion in the future. Councilwoman Kaylene Ames recommended tagging the proposed water meter with the existing home's tax identification number to eliminate any future confusion. City Manager Scott Wells explained Mr. Breinholt has already determined gravity flowing sewer from the existing home through an easement on another lot was not an issue and had already been approved with the final plat. If approved, Mr. Wells stressed clearly documenting the easement and tagging the water meter to the existing home. City Manager Jay Nielson recommended sleeving the water line. Mr. Freed noted the lot's title report will plainly show both easements. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Austin Wood, to approve the sewer line alteration and water service hook up as discussed for Creekside Meadows Subdivision consisting of 18 lots total, located at**

approximately 1100 South 200 East, Tax Id. #10-043-0007.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Next, along with a recommendation from the Planning Commission, the Council shall consider for approval a business license for 'T's Trees.' Trevor Cranney, owner of 'T's Trees' is currently selling 'T's Trees' landscaping products *without* a business license. City Manager Scott Wells explained Mr. Cranney applied for his business license within an adequate timeframe, however concerns regarding Mervin Weeks' (owner of 'Weeks Products') sign and other noncompliance issues had stalled the process. In the meantime, Mr. Cranney has planted trees and bushes to help Mr. Weeks become compliant at the shared property. The Council agreed the 'Weeks Products' sign was very visually appealing. Mr. Wells noted Cache County is disqualifying the property's green-belt taxing designation due to landscaping required by Wellsville City. Councilman Chad Poulsen reported that the Commission elected to revise 'Weeks Product's' **Conditional Use Permit** contingent upon meeting three conditions by October 1, 2022: completion of entrance landscaping, completion of fencing, and installation of a sanitary station (see Attachment #2). 'Weeks Products' **Conditional Use Permit** will also be amended to allow 'T's Trees' to conduct business on the property located at approximately 1000 South Center, Tax Id. #10-040-0017. Mr. Weeks agreed these three conditions can be met by October 1, 2022. Conditions for Phase 2 will be determined once Phase 1 is completed. Conditions for additional phases can be reviewed January 1st each year when Mr. Weeks' business license is due to be renewed. **Councilman Chad Poulsen made a motion, seconded by Councilman Bob Lindley, to approve a business license for 'T's Trees' contingent upon 'Weeks Products' (who is conducting business on the shared property located at approximately 1000 South Center, Tax Id. #10-040-0017) completion of three conditions by October 1, 2022: completion of entrance landscaping, completion of fencing, and installation of a sanitary station.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The Council shall discuss the 2022 tax increase and determine if they should 'hold the rate' for the coming year. City Manager Scott Wells explained residents will receive a Notice of Proposed Tax Increases from Cache County stating that Wellsville City's budget percentage will increase by 46.2% if they decided to 'hold the rate.' This percentage is very misleading since Wellsville City is not increasing its tax rate at all. For the last four years Wellsville City has elected to 'hold the rate' of 0.000949. Therefore, if there is no increase in the value of the property, then there is no tax revenue increase. The 46.2% budget increase is due to increased home values. Mr. Wells noted Cache County has told him Wellsville City could elect to use a 'certified rate' by which the City would deem a certain value by which it plans to increase the budget and adjust by that 'certified rate.' After discussion, the Council determined that 'holding the rate' keeps a higher percentage of tax money for Wellsville City. **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to continue holding Wellsville City's tax rate of 0.000949.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The City Council then discussed for approval City firework restrictions for 2022. The Council expressed concern regarding fireworks this year due to severe drought conditions. Fireworks have been restricted outside of 200 West and 900 South for several years. Mr. Wells suggested maintaining those restrictions. After discussion, **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to restrict fireworks outside of 200 West and 900 South.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The City Council discussed culinary and secondary water restrictions and notification processes for Wellsville City. City Manager Scott Wells reported the City culinary well levels are recovering at this time. The City newsletter asked residents to abide by watering on even and odd days based on house number, three days a week. Mr. Wells suggested public works employees leave a flyer on home doors noting water use violations. **Councilman Chad Poulsen made a motion, seconded by Councilwoman Kaylene Ames, to continue the discussion about water restrictions for culinary and secondary water for Wellsville City and the notification process.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Denise Lindsay-

- 1) Has begun to receive Founders' Day booth applications.
- 2) Will *accept* 'Level 1' business licenses for businesses outside of City limits. Business licenses will be *denied* for 'Level 2' businesses outside of City limits.

Chad Poulsen-

- 1) Wellsville City will make an effort to reimburse Angie Law for funds she has invested in Food Truck Friday. City Manager Scott Wells stressed receipts *must* be received for *every* expenditure and expenditures must be budgeted.

Kaylene Ames-

- 1) Wellsville City has been invited to Nibley City's parade.
- 2) June 25, 2022 the Wellsville Foundation is hosting a music and arts festival, on the Square, from 11am to 8pm.

Bob Lindley-

- 1) Thanked all those who participated in the Memorial Day program.
- 2) Baseball season is coming to an end.
- 3) Youth fishing derby at Wellsville Dam was a success.
- 4) Trees at 400 North and Center intersection need trimming.

Austin Wood-

- 1) No business or concerns at this time.

City Manager/Recorder's Report:

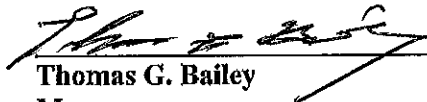
- 1) Utah League of Cities and Towns Conference will be held October 5, 2022 through October 7, 2022.

At 9:20 p.m., Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, 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

Planner's Staff Report
Prepared for the Wellsville Planning Commission and City Council
8 June 2022 and 15 June 2022 Meetings

Project – **Sardinz Specific Plan**
A Mixed Use Development Proposal

Summary:

Approval of this Specific Plan proposal requires amending the General Plan, rezoning the property and approval of a site plan and the land uses proposed. A public hearing is required for this review. This proposal must meet code requirements of 10-54-8 Specific Plans for Small Projects. The table below includes a summary of requirements to obtain a Specific Plan Approval. The requirements listed in the table include references to the full code. While this table is a summary, this project will be required to meet all requirements of the Land Use Regulations, unless modifications are proposed and shown on the site plan.

The Sardinz Specific Plan has been in the development stages for more than a year. The owner's representative is requesting approval to be designated as a Specific Plan for 18.18 acres located at approximately 665 E Main Street (west of the Welcome Mart). This will be the first specific plan that has been requested with the new Land Use Regulations. This project proposes to bring new tax revenue to the city with new sales tax and property tax increases. New multi-family housing is proposed to add customer support for a grocery store and other retail conveniences. The citizens of Wellsville and customers from the nearby highways will benefit from these convenient services.

The project proposes to include the following elements:

1. Residential Housing consisting of as many as 155 multi-story dwelling units, including townhomes with garages, townhomes and apartments, and mixed use apartments above retail space.
2. Retail commercial space of 51,000 sf, including a grocery store, a hardware store, drive-through food services, an events center, and a food truck court. All commercial uses will generate sales tax revenue.

This submission conforms to the requirements and is recommended for approval unless the Commission finds requirements that have been omitted in this report or other compelling facts that would justify denial. Continuation of this request to a subsequent meeting is possible if the Commission requires more time to consider or gather more information.

Recommendation: Approve the following proposed actions with conditions shown(bold text) in the table on pages 3 and 4:

1. Amend the General Plan Map to a new designation of Sardinz Specific Plan Site and;
2. Rezone of parcels 11-087-0008 and 11-089-0009 to the Sardinz Specific Plan Overlay Zone and;
3. Concept Plan for Design Review Permit contingent upon the applicant fulfilling all requirements of the Wellsville Code prior to obtaining a building permit.

This approval will allow the owner to proceed with more detail for the final design review permit and subdivision plats.

Proposed findings for approval as specified in the Code:

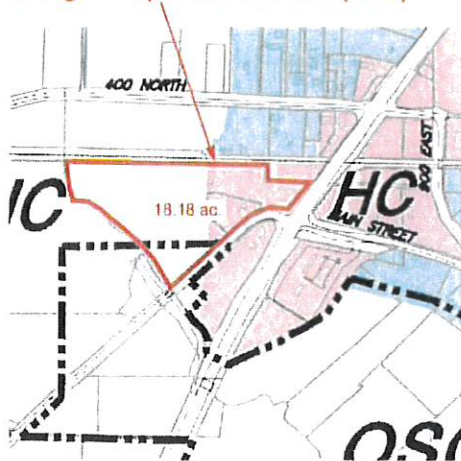
10-54-8-5: SPECIFIC PLAN APPROVAL CRITERIA:

The City shall make findings that all of the following criteria are satisfied when approving or approving with conditions the Specific Plan Overlay. The City shall make findings that the criteria are not satisfied when denying an application:

- A. General Plan: All relevant provisions of the General plan have been met with the Sardinz Specific Plan Overlay Zone.
- B. Title 10 And 11 Requirements: All of the land use, development, and design standards contained in Title 10 and 11, except as may be modified in Section 10-54-8-3 have or will be fulfilled by the Sardinz Specific Plan Overlay Zone.
- C. Facilities Plan Compliance: The proposed facilities plan for the Sardinz Specific Plan Overlay Zone complies or will comply with the City's adopted Public Facilities Plan, and the applicable master plans for services.
- D. Transportation/Circulation: The transportation and circulation plan of the Sardinz Specific Plan Overlay Zone is multi-modal and complies or will comply with the City's adopted Transportation Plan.

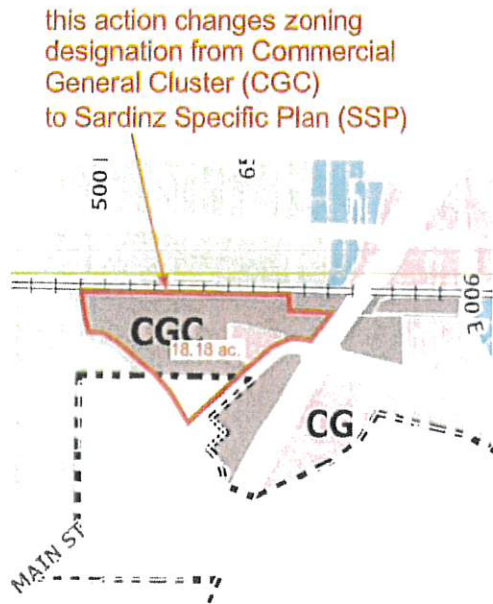
1. Amendment to the General Plan Map as shown below:

parcel shown on General Plan Map as Highway Commercial (HC) and Open Space Conservation (OSC) will change to Specific Plan Site (SPS)



GENERAL PLAN MAP

2. Amendment to the Zoning Map as shown below:



this action changes zoning designation from Commercial General Cluster (CGC) to Sardinz Specific Plan (SSP)

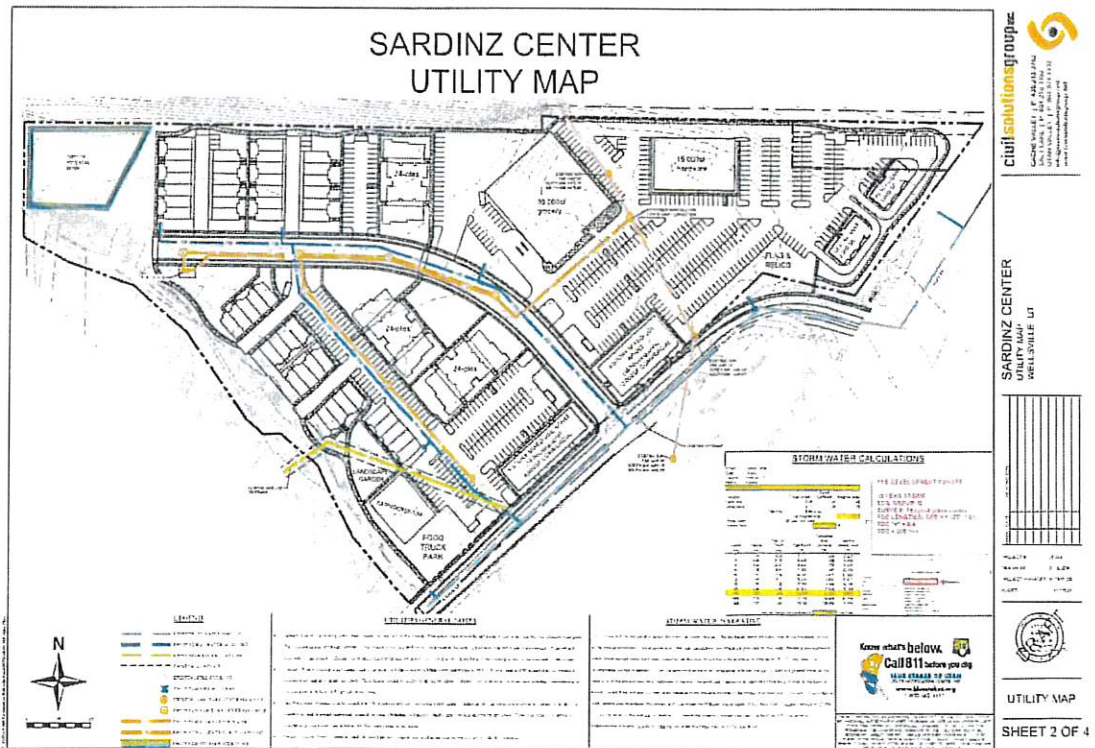
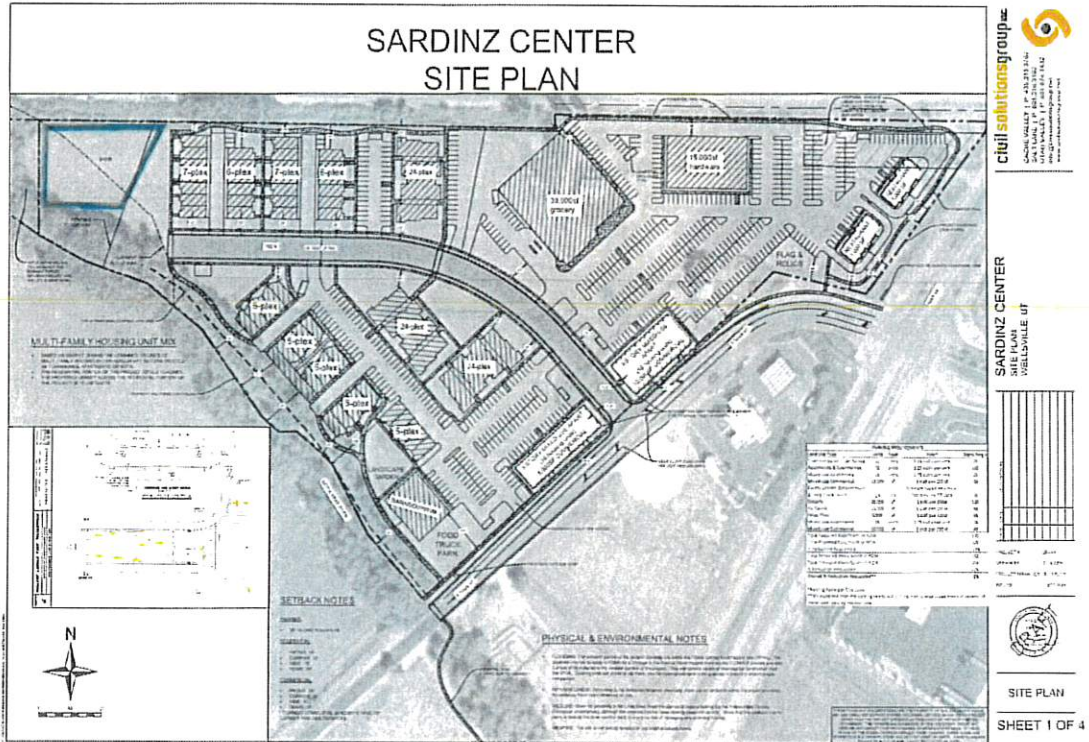
ZONING MAP

3. Conceptual Site Plan for a Design Review Permit.

Following list shows how this project complies with the requirements for a Concept Plan for a Design Review permit and site plan approval for a Specific Plan designation.

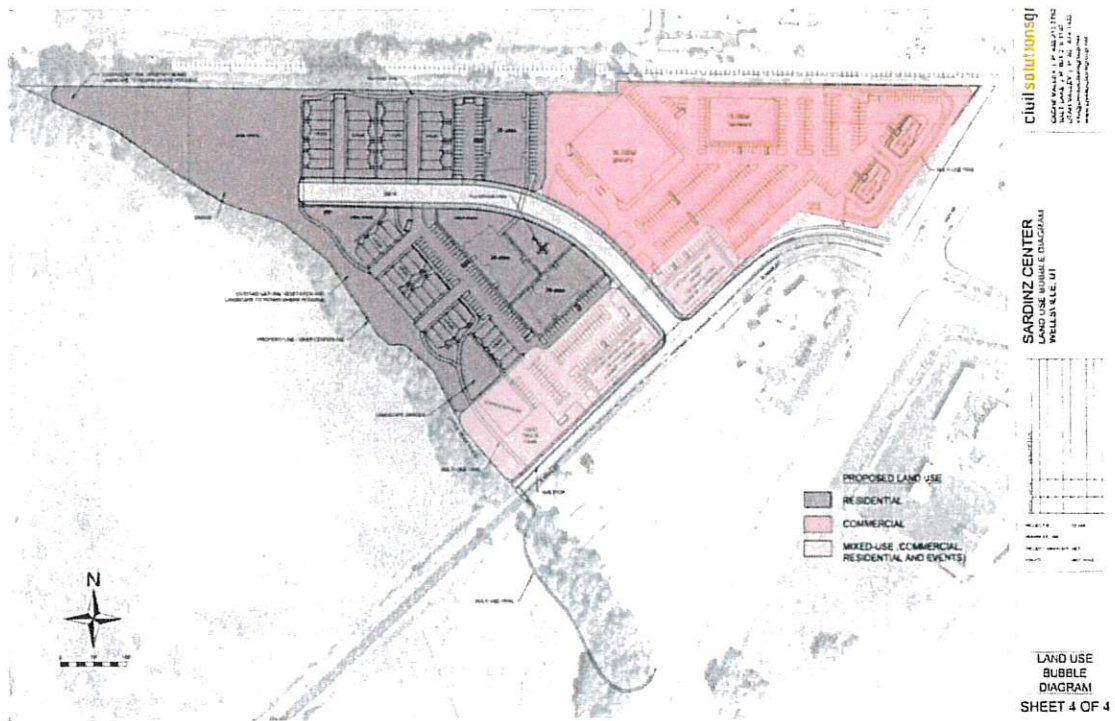
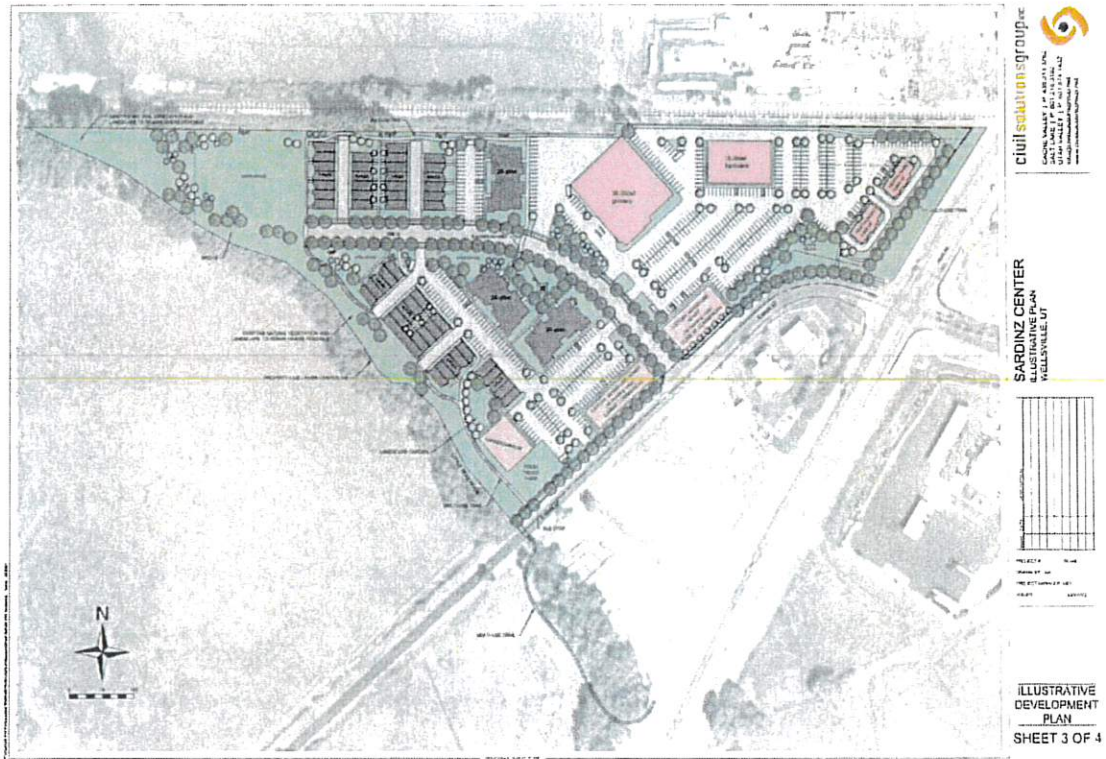
Item	Requirement	Code Refer.	Compliance
Requirements of Title 10 Land Use Regulations			
1.	Pre-application meeting with staff, application, and fees	10-50-5	Yes
2.	Application correct, required materials complete, and fees have been paid.	10-55-3 A	Yes
3.	Site plan prepared by licensed professional. Site plans shall be based upon a record survey prepared by a land surveyor.	10-46-3	Yes
4.	Conceptual site plan accurately depicting the property lines, critical lands, buildings, setbacks, paving, trees, other site features, proposed buildings, parking, landscaping, signs and building elevations. However there is a discrepancy in the total number of housing units. Depending on the documents submitted, total units range from 117 to 155. This must be resolved as a condition of this approval. New information confirms that 155 dwelling units are shown on the site plan.	10-46-3	Partial
5.	Proposed use is allowed as defined in Specific Plan For Small Projects.	Table 10-54	Yes

6.	Parking requirements. The parking tabulation shown on the site plan is in question until it is revised to show the total number of parking stalls required for the correct number of dwelling units. This must be resolved to prevent under parking. A major revision to the site plan may be required to correctly park this project. Clarifying this error should be a condition of this approval. New information shows that overall the parking requirements have been exceeded by 3%.	10-38-8 10-38-9	Partial
7.	Parking setback for parking 30 feet, except as shown on site plan as an exception. Building and paving setbacks, front 30 ft., corner lot 25 ft., rear 10 ft, side 5 ft.	Table10-18-1	Yes
8.	Street trees shown on site plan with required spacing.	10-36-5 and 10-39-6A	Yes
9.	Access to public streets. Only one access is shown on the site Plan. The location and single access have been required by UDOT including improvements to the highway for ingress and egress.	10-36-12 thru 14	Yes
10.	Building Elevations, showing material and colors. Photographs have been supplied for the townhomes only. For purposes of this approval, all buildings and materials shall match the same quality, colors, forms as shown on photos, until additional information is provided for the Final Design Review Permit. No condition of approval needed at this time.	10-50-5-C	Partial
11.	Setbacks between the road right-of-way and buildings shall be reserved for landscaping and other development amenities. Buildings to be placed to screen parking and fronting on the primary street.	10-18-1 10-39-5A	Yes
12.	On corner lots new drives shall be located adjacent to the property line as far away from the intersection of the street as possible. Driveway access location should align on both sides of the public roads and the first access to the commercial lot should be eliminated to reduce congestion at the intersection of main and the new 300 N street. This can be accomplished with the final design review site plan. No condition of approval needed. This requirement will carry over to the final design review permit.	10-36-13	Partial
13.	All critical lands have been avoided in the site plan or requirements to protect critical lands have been incorporated into the planning of this project. Site plan has been modified to accommodate new flood hazards from FEMA.	10-34 11-5-1	Yes
14.	Open space requirements are not required for commercial development but the residential portion will be required to set-aside a minimum 30% of the site for permanent open space or pay fees in-lieu for open space. No mapping or tabulation of open space is shown. Compliance is required and this should be a condition of this approval.	10-35-2	No



PARKING REQUIREMENTS				
Land Use Type	Units	Type	Rate*	Stalls Req'd
Townhomes w/ 2-Car Garage	13	units	2.25 stalls per unit	29
Apartments & Townhomes	72	units	2.25 stalls per unit	162
Mixed-use Apartments	16	units	1.75 stalls per unit	28
Mixed-use Commercial	10,000	sf	1 stall per 250 sf	40
Events Center (Bardominium & Food Truck Court)	n/a	n/a	Estimate based on similar facilities, no ITE Data	30
Grocery	30,000	sf	1 stall per 250sf	120
Hardware	15,000	sf	1 stall per 250 sf	60
Drive-Thru	6,000	sf	1 stall per 150sf	40
Mixed-use Apartments	16	units	1.75 stalls per unit	28
Mixed-use Commercial	10,000	sf	1 stall per 250 sf	40
Total Required East/North of ROW				430
Total Provided East/North of ROW				505
% Reduction Requested				-18%
Total Required West/South of ROW				262
Total Provided West/South of ROW				204
% Reduction Requested				22%
Overall % Reduction Requested**				-2%
*Parking Rates per City Code				

**It is expected that the parking needs will still be met as peak usage hours of several of these land-uses do not coincide.



or all documents submitted for the Sardinz Specific
Plan follow this link:

https://drive.google.com/file/d/1GaGJYLieh_3YNVVA-Jb8iH2g9B60GVUT/view?usp=sharing

Conditional Use Permit

Recommended Conditions of Approval

Weeks Berries

Conditional Use Permit for facilities to sell Weeks products

Findings for reducing the requirements for this project.

For the record, the proposed project is a seasonal fruit stand. No permanent structures are proposed at this time. Applying the full measure of the code for a fruit stand that only operates during the agricultural growing season would discourage productive commerce on this property. Furthermore, the city is desirous that the fruit stand will develop into a larger year-round retail sales facility. Therefore, it is important that some requirements are reduced to help to incubate this business. Specifically, the required hard surface paving for parking and the full requirements of the landscape code shall be modified by the conditions of approval. In addition, the 150 foot setback from Highway 89/91 will be modified by code amendment for small parcels with a reduced setback of 40 feet. Once this facility becomes open year-round or when permanent building(s) are proposed the Conditional Use Permit may be modified to include future phases. In that event, the full requirements of the code shall apply.

1. Site Plan

A required scaled drawing was not provided with the application. A scaled site plan must show required setbacks. A 40 foot setback is required along the U.S. Highway 89/91 frontage and the frontage of the south property line. A 30 foot setback is required along the frontage to Center Street (Highway 23). Only approved landscaping and permitted sign(s) are allowed in setbacks. A scaled site plan drawn to architects or engineers scale shall be submitted accurately showing all elements required for approval. The site plan is required to accurately record exactly what was approved. The site plan shall show the following:

- a) Property dimensions
- b) Distances and width of access point
- c) Location of proposed new fencing
- d) Location and dimensions of the proposed canopy
- e) Location, dimensions, and capacity of graveled parking lot
- f) Initial landscaping showing orchard location and other landscaping required by conditions of approval.
- g) Required setbacks as described above.
- h) Location of portable toilet

2. Landscaping. The initial landscaping shall include at least 6 shade trees accompanied by shrubs, ground cover, and other optional entrance features such as boulders at the entrance involving at least 20'x 30' on each side of the entrance way. Total required area of landscaping shall be 1,200 square feet. The entrance landscaping will greatly enhance the appearance of the fruit stand. The setbacks planted as berry orchards may be used to meet a portion of the landscape requirements. However, the requirement for street trees shall still apply. The location and extent of these orchards shall be shown on the site plan and approved as conditions.

3. Canopy. A photograph of the canopy shall be supplied. The canopy shall be securely anchored following manufactured specification. ~~The canopy shall be removed from the property when on-site sales stop for the season.~~
4. Parking lot. The parking lot will not require paving, but must be a gravel surface of at least 6" depth and must be compacted and level. The size and location shall be shown on site plan.
5. Access. The UDOT approved location of the access drive to the property from Center Street (SR23) must be shown accurately on the site plan
6. Fence. Photograph shows a brown wood 3 rail. Proposed fence shall match with 4 foot high wooden fence with three 2"x6" horizontal wooden rails and 6"x6" (or larger) treated posts spaced no more than 10 feet apart. Horizontal rails shall be either stained to match treated posts or installed with treated rails to match posts. Fence shall be continuous along east, west, and south property lines except where opening is provided at one designated access.
7. A sanitary station is required and shall be shown on the site plan.
8. Stormwater facilities. For this initial phase, it is not expected that any stormwater runoff will be generated by this temporary canopy nor parking lot, but the City Engineer should clear this project as a condition of approval.
9. On-site storage. Open storage of equipment and materials are not allowed in the off season. The site shall be clear and well kept at all times. During the season the condition of the property shall be maintained, organized, and free of storage that is not being actively used.

Recommendation: Approve contingent upon applicant submitting all deficiencies to the City Manager and Planning Consultant for review and approval for compliance. Once a complete application has been filed, the project may proceed with improvements as described in the conditions of approval. The Conditional Use Permit will be issued prior to issuance of a business license once all conditions have been completed to the satisfaction of the City Manager. Conditions not completed prior to issuance of a business license shall require a bond for assurance to comply.