

detailed Wellsville City's progress towards State approvals and land acquisition of the proposed new culinary well site (Tax Id. #10-039-0004) which will hopefully service those in the City living above 4,650-feet of elevation.

Mandy Gochnour asked the Council if it is possible to reserve the Wellsville Rodeo Arena for youth barrel racing and pole bending timed entry events. Mayor Bailey directed Ms. Gochnour to contact Rex Bailey for the arena schedule.

At 6:12 p.m., citizen input was closed.

Mandie Gochnour opened the discussion regarding the Cache Regional Trails Program and Wellsville City's Trails and Active Transportation Plan. She shared that Tayli Hillyard plans to submit a draft of Wellsville City's Trails and Active Transportation Plan to her steering committee by May 19, 2023. Ms. Gochnour brought up 'Caution Watch for Children' neighborhood signage. She shared that Cache County does not recommend such signage because the signs do not give clear and enforceable guidance to drivers and provide a false sense of security to parents and children therefore may possibly increase the risk. She stressed that parents need to teach their children that roads are not safe, to never chase a ball into the roadway, and to check both directions when entering a roadway accompanied by an adult. Ms. Gochnour informed the Council that she is a member of the American Society of Landscape Architects and is familiar with federal grant opportunities which Wellsville City may be able to take advantage of. She outlined an active transportation grant funded by UDOT; the Utah Outdoor Recreation Grant; the Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) Program; and the Safe Streets and Roads for All (SS4A) Grant Program. She listed several projects with which to utilize potential grant funding in Wellsville. A portfolio of professional projects was provided for the Council. Steering committee members, Ms. Gochnour and Scott Weaver, are willing to volunteer their time and expertise for grant applications and project planning. She asked for the Council's permission to review the grant materials and present each grants requirements to the Council. The Council agreed and thanked Ms. Gochnour for her efforts. Ms. Gochnour introduced Landis Wenger, Cache County's new Regional Trails and Active Transportation Coordinator.

Mr. Landis shared the history of the Cache Regional Trails Program. He detailed his responsibilities as the Regional Trails and Active Transportation Coordinator. Fifty percent (50%) of his time is allocated to identifying potentially "regionally significant" trail projects that are "ripe" to be advanced to the construction phase. Thirty percent (30%) of Mr. Landis' duties are allocated to developing partnerships with local and state governments, stakeholders, community-based organizations, and the private sector; to identify, fund and implement active transportation projects that will maximize the region's investment. The remaining twenty percent (20%) of his time is to provide "circuit rider" technical assistance and other resources to support participating cities in their own trail/active transportation planning and development activities. The program focuses primarily on *regionally significant trails* which create connections between communities; pioneer into new regions; or patch existing trail systems. Mr. Landis presented the Trails Cache Cost Formula which is \$500 plus \$0.20 per person. Wellsville City's Cache County Trails participation fee he estimated would be \$1,312.00 based on the 2020 Census Data. Mr. Landis emphasized that Wellsville's funding participation would increase his time spent on Wellsville City projects. Wellsville City's Cache Countywide Planning and Development Office (CPDO) fees were estimated to be \$3,045.00 based on the 2020 census data. City Manager Scott Wells explained that Wellsville City is in partnership with the CMPO. Complete and ongoing trail projects include Murray Trailhead, CMPO Active Transportation Plan, Wellsville-Mendon Canal Trail, and the Wellsville Trails and Active Transportation Plan. Mr. Landis displayed images of envisioned Wellsville trails in the CMPO Regional Active Transportation Plan which have already been deemed regionally significant. The County's Master Plan shows two Highway 89/91 pedestrian crossings. The first located near the Highway 89/91 and SR23 intersection for the anticipated Wellsville-Mendon Canal Trail. The second located at the Highway 89/91 and SR101 intersection for the anticipated Wellsville-Hyrum Trail. Mr. Landis stated that on October 28, 2022, Governor Cox offered a new vision to build a Utah Trail Network connecting Utahns of all ages and abilities to their destinations and communities throughout the state. This vision is about connecting communities in ways that provide additional transportation choices for everyone to commute, to recreate and to enjoy Utah. Mr. Landis informed the Council that the State has allocated \$100 million for paved

biking and walking trails this year with an additional \$40-\$45 million in perpetuity per year. Mr. Landis stated that his responsibility is to bring that funding to Cache County. He displayed a Project Impact Matrix of current and upcoming county projects. Councilwoman Denise Lindsay and City Manager Scott Wells stated they believe \$1,312.00 would be well spent to prioritize the Cache Regional Trails Program's time spent on Wellsville projects. Councilwoman Kaylene Ames recommended maximizing grant opportunities especially given the additional funding available through the Utah Trail Network. City Planner Jay Nielson asked how Mr. Landis navigates the need for trail systems to have a significant interface between parks, recreation, and open space. Mr. Landis replied explaining that thirty percent (30%) of his duties are allocated to developing partnerships with local and state governments, stakeholders, community-based organizations, and the private sector; to identify, fund and implement active transportation projects that will maximize the region's investment. City Planner Nielson stated that a realization of how trails connect open space, parks and recreation into a network would create an increased motivation for municipality decisionmakers to promote trails. Mr. Landis stated that he envisions and hopes for a future where trail connectivity has transformed everyone's doorstep into a trailhead. Councilwoman Ames announced an upcoming Adopt-A-Trail Event on May 6, 2023 at the Cache County Fairgrounds. Councilman Austin Wood asked if the Wayne's Loop trail in Mendon has been reopened. Mr. Landis answered no, funding requests for the Wayne's Loop trailhead are still being processed. City Manager Wells will add Wellsville City's Cache County Trails participation fee, estimated to be \$1,312.00, in the upcoming budget.

Next, the Council shall consider for approval **Ordinance 2023-05**, an ordinance establishing a *moratorium* on residential and commercial building permits and subdivision applications within certain areas of Wellsville City. City Manager Scott Well explained that this Regulation was mislabeled as 2023-01 at the previous City Council meeting. This ordinance must follow a sequential order which is why it is being presented again today. Wellsville City does not have sufficient ability to push culinary well water uphill to meet the requirements of the City's water system in those parts of the City located above 4,650 feet in elevation (the "Upper Pressure Zone"). The City currently has ample water however the present difficulty is pushing the water up to residents above 4,650-feet. City Manager Wells explained that the flow from Leatham Springs, much of which is used for the public water supply, has decreased over the years. Until a new culinary well is proved, the Upper Pressure Zone is reliant on the declining flow from Leatham Springs. He detailed Wellsville City's progress towards State approvals and land acquisition of the proposed new culinary well site (Tax Id. #10-039-0004) which will hopefully service those in the City living above 4,650-feet of elevation. **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Kaylene Ames, to adopt Ordinance 2023-05, which is an ordinance establishing a moratorium on residential and commercial building permits and subdivision applications within certain areas of Wellsville City.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

City Planner Jay Nielson presented an internal ordinance review of **Ordinance 2023-03**, an ordinance amending **Title 10 Land Use Regulations, Chapter 41 Section 6 Accessory Dwelling Units (ADUs) and Section 7 Conversion of Existing Dwellings to 3 or 4 Dwelling Units**. City Planner Jay Nielson presented the proposed amendment. He explained that Wellsville City Code does not define a mobile or manufactured home. Therefore, the Council defaults to the State's definition which does not differentiate between mobile and manufactured homes. City Planner Nielson read aloud from State **Title 57 Real Estate, Chapter 16 Mobile Home Park Residency Act, Section 3 Definitions**:

"(4) *"Mobile home" means a transportable structure in one or more sections with the plumbing, heating, and electrical systems contained within the unit, which when erected on a site, may be used with or without a permanent foundation as a family dwelling.*"

Slab-on-grade foundations are not included in the definition. He reiterated that the City will follow the

States definition of mobile/manufactured homes. City Planner Nielson clarified that Wellsville City Code does require that mobile/manufactured homes must be double-wide and placed on a permanent foundation. The State gives the City the ability to prohibit ADUs in mobile or manufactured homes. **10-41-6 Accessory Dwelling Units (ADU) Internal to an Existing Single-Family Dwelling, A.** reads,

13. *Accessory dwelling units in mobile or manufactured homes are prohibited.*

Following the April 19, 2023 public hearing and Council deliberation, City Planner Nielson proposed amending item 13 to read:

13. *Accessory dwelling units in mobile or manufactured homes are prohibited except if a double-wide manufactured home is supported by a full basement an internal accessory dwelling unit may be permitted.*

Councilman Bob Lindley noted that monopour foundations (concrete footings and wall forms that are placed at the same time) are commonly used in manufactured homes without basements. City Planner Nielson stated that a manufactured home would not have adequate square footage for an ADU without a basement. Wellsville Code disallows homes smaller than 1,000-square feet. Councilman Chad Poulsen pointed out that **10-41-6 Accessory Dwelling Units (ADU) Internal to an Existing Single-Family Dwelling, A.** also reads,

9. *The minimum lot size for the creation of an ADU is 6,000 sq.ft.*

However, the minimum lot size permitted by City Code is 12,000 square feet. City Planner Nielson noted there are a few legally existing nonconforming lots smaller than 12,000 square feet within the city. After discussion, **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to adopt an internal ordinance amendment of Ordinance 2023-03, Title 10 Land Use Regulations, Chapter 41 Section 6 Accessory Dwelling Units (ADUs) and Section 7 Conversion of Existing Dwellings to 3 or 4 Dwelling Units.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The Council shall review and discuss for possible approval the 2023-2024 tentative budgets for the General Fund, Capital Projects Fund, Water Fund, and Storm Water Fund for all operating and capital budgets. City Manager Scott Wells asked the Council to review, sign, and return the budget worksheets. The 2023-2024 sidewalk budget will be increased. Budgets for roadways and pickleball courts have been reviewed previously. The Council discussed potential future enhancements through the Utah Trail Network.

Department Reports:

Councilwoman Denise Lindsay-

- 1) Wellsville City is in need of a new Youth Council Advisor.
- 2) Wellsville City is hosting Food Truck Friday on May 19, 2023 from 5:00-8:00 p.m. There will be a variety of yummy foods, good drinks, and great entertainment.
- 3) Youth groups have helped beautify the flowerbed near the Park and Ride for the last several years.
- 4) Councilwoman Lindsay thanked Councilwoman Ames for her efforts to beautify Wellsville by picking up trash along Wellsville trails.

Councilman Chad Poulsen

- 1) Councilman Poulsen suggested picnic tables near the baseball diamond be chained and padlocked in place to prevent the tables being misused as pitching screens.

Councilwoman Kaylene Ames-

- 1) Councilwoman Ames thanked resident Fred Woodward for volunteering to drive the City float through community parades this summer.
- 2) The Wellsville Mountain Music & Arts Festival will be held on Friday, June 9, 2023 from 3:00 p.m. to 9:00 p.m. and Saturday, June 10, 2023 from 10:00 a.m. to 3:00 p.m. at the Wellsville Tabernacle grounds. There will be art exhibits, photograph displays, craft booths, children's activities, food trucks and more.

Councilman Bob Lindley-

- 1) Baseball registration has ended. Teams have been organized and games will begin at the end of May.
- 2) A speaker has been selected for the 2023 Memorial Day Program.
- 3) Youth from 3 to 15 years of age are invited to participate in the 12th annual Youth Fishing Derby to be held on Saturday, June 10, 2023 (Utah's free fishing day) from 8:00 a.m. to 10:15 a.m. at the Wellsville Reservoir.

Councilman Austin Wood-

- 1) Expressed appreciation for the Wellsville Easter Egg Hunt held on Saturday, April 29, 2023.
- 2) The new Church of Jesus Christ of Latter-day Saints Wellsville, Utah Stake presidency- Justin Naser, Ryan Stowers, and Eric Shipley are eager to continue providing Days of Service as well as updating the City's emergency plan and providing emergency facilities.
- 3) The Church of Jesus Christ of Latter-day Saints Wellsville Utah Stake is happy to participate in the Wellsville Cemetery cleanup activity on May 23, 2023 at 6:00 p.m.
- 4) Councilman Wood suggested placing cautionary signage at the 400 North and Main Street bridges due to high levels of runoff. City Manager Scott Wells will review the suggestion with the City's insurance group.

City Manager/Recorder's Report:

- 1) The Church of Jesus Christ of Latter-day Saints Wellsville Utah Stake is holding a Day of Service on September 9, 2023 and will be planting \$7,000.00 worth of trees. The Council discussed locations throughout the city to plant trees. Councilwoman Kaylene Ames suggested incorporating a Tree City USA celebration as well. The Council agreed.
- 2) Wellsville City has hired seasonal summer workers for the Parks Department.
- 3) State funding has allowed the City's trash pumps to be serviced.
- 4) The City has provided residents with nearly 5,000 sandbags. 500 sandbags remain in the public works building in case of emergencies. City Manager Scott Wells recommended creating a dumpsite for used sandbags near the public works building. Recycled sand will then be utilized to backfill trenches.
- 5) The green waste container previously located at 500 North 300 East, (north of the Wellsville City Cemetery) will no longer be provided by Logan City. Any green waste residents wish to dispose of will have to be taken directly to the Logan Landfill. City Manager Scott Wells and the Council discussed options to pay a private entity to collect green waste.

At 7:54 p.m., **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, 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