

SMITHFIELD CITY COUNCIL

NOVEMBER 4, 2020

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, November 4, 2020. The meeting began at 6:30 P.M. and Mayor Jeffrey H. Barnes was in the chair. The opening remarks were made by Jon Wells.

The following council members were in attendance: Curtis Wall, Jamie Anderson, Deon Hunsaker, Jon Wells and Wade Campbell.

City Manager Craig Giles, Police Chief Travis Allen, Fire Chief Jay Downs, City Engineer Clay Bodily, and City Recorder Justin Lewis were also in attendance.

VISITORS: Michelle Anderson, John Hauptman, Scott Gibbons, Bob Holbrook, Brooke Freidenberger, Carly Lansche, Dan Sundstrom, Chris Howell, Bryce Goodin, David Frandsen, Josh Runhaar, Brice Sadler, Betty Dance, Patricia Andreasen, Jed Al-Amari

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM OCTOBER 14, 2020.

A motion to approve the October 14, 2020 city council meeting minutes was made by Jon, seconded by Wade and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell
No Vote: None

RESIDENT INPUT

JOHN HAUPTMAN: Thank you for installing the 25 miles per hour speed limit signs in the area of 700 East from 300 to 600 South. Now I am asking for law enforcement to patrol the area and enforce the speed limit. Cars are travelling fast on that road.

PRESENTATION OF A PLAQUE OF APPRECIATION TO ANDREW SOELBERG FOR YEARS OF DEDICATED SERVICE ON THE PLANNING COMMISSION.

Mayor Barnes mentioned Andrew is building a new house in Hyrum and will be moving soon.

Andrew has served on the planning commission for several years.

Planning Commission service is done on a volunteer basis.

Andrew succeeded Council Member Anderson as the Chairman of the Planning Commission.

At one time, Wade, Jamie and Andrew all served together on the planning commission.

Curtis oversaw the planning commission for one year as a council member when Andrew was the chairman.

Curtis appreciated how kind Andrew was to people as well as how he kept the meeting on track at the same time.

Scott Gibbons has been selected as the new Chairman of the Planning Commission by the planning commission members.

Nathan Wright recently left the planning commission as well. Nathan accepted employment in Northern Idaho and moved.

Jon thanked Andrew for being a great resource for all of the new planning commission members. Andrew was always well prepared and informed about what was going on.

Mayor Barnes mentioned Andrew started to serve on the planning commission in 2017.

Mayor Barnes presented Andrew with a small clock of appreciation, from the city, for his years of dedicated service on the planning commission.

APPROVAL OF BRIAN HIGGINBOTHAM AND BOB HOLBROOK AS COMMISSIONERS ON THE SMITHFIELD CITY PLANNING COMMISSION.

Mayor Barnes mentioned Brian Higginbotham and Bob Holbrook are willing to serve on the planning commission.

Jon mentioned they will start off filling the two alternate positions which are currently vacant.

Curtis mentioned he would abstain from the vote due to his connection to both men in an ecclesiastical calling he has as he wants to remain a neutral party.

A motion to appoint Brian Higginbotham and Bob Holbrook as Commissioners on the Smithfield City Planning Commission was made by Wade, seconded by Jamie and the vote was unanimous.

Yes Vote: Anderson, Hunsaker, Wells, Campbell

No Vote: None

Abstain: Wall

AUDIT PRESENTATION FOR FISCAL YEAR 2020 BY REPRESENTATIVES OF ALLRED JACKSON.
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Diana thanked the city staff for always being professional and timely in their response. The staff is always prepared and is good to work with. The staff is always quick to reply with information and answers.

The fiscal year ending June 30, 2020 was different because of so many financial unknowns from the COVID-19 virus.

Because the city was proactive in reducing expenses when revenue was unknown it put the city in a good position. The council and staff did well in managing the finances of the city in a weird year.

Assets increased approximately \$3,500,000. This includes fixed assets and capital improvements.

Fixed assets increased by approximately \$3,200,000.

Not all of the assets were paid for with cash. A large amount came from Contributed Capital from new subdivisions. Contractors install infrastructure in new subdivisions. When the project is completed the infrastructure is turned over to the city. Because the city owns the asset it must be recognized on the financials. The city received approximately \$1,300,000 in Contributed Capital.

Liabilities decreased overall. Approximately \$227,000 in debt was paid down.

The equity for all funds increased approximately \$3,600,000.

The city should be very pleased with how things turned out because they could have turned out really bad because of COVID-19. The actions taken by the council and staff had a positive result.

Close attention is paid to debt and capital purchases during the audit.

Impact fees are scrutinized.

Impact fee studies were completed for the sewer fund by Public Sector Economics. As part of the process projects were identified which need to be completed over the next several years. The city has two options to pay for these projects. Pay cash for them as they are completed or bond to make the payment. If there is not enough cash on hand then the rate charged to the residents will need to be reviewed and possibly adjusted.

The state compliance portion of the audit covers about 30 different areas which include but are not limited to the budget, fund balance and cash management. The requirements by the state in this regard increases yearly.

There was one finding for the fiscal year. The RDA was over budget approximately \$18,000. The RDA project was budgeted for in Fiscal Year 2019 but some of it was not paid for until Fiscal Year 2020. This is a minor finding. It is easy to follow what happened. The balance of the project not paid for in Fiscal Year 2019 was not carried forward into Fiscal Year 2020.

The findings from last year were reviewed. This year the city was found to be in compliance on the previous findings.

Jamie asked what project the overage occurred on in the RDA? Justin replied in Fiscal Year 2019 a project in the 800 South 100 West area was approved in the amount of approximately

\$195,000. During that fiscal year, 2019, approximately \$177,000 in expenses were paid for. In Fiscal Year 2020 the remaining \$18,000 on the project was paid. Nothing was paid on the project over the original approval of approximately \$195,000. Diana mentioned the \$18,000 should have been reallocated in Fiscal Year 2020.

All other budgets were in compliance.

Curtis asked if there are any red flags or areas which attention needs to be paid too? Diana replied cash of the city is within parameters. Contributed Capital can be viewed incorrectly. It is a false number in regards to cash. No cash has changed hands in regards to Contributed Capital. In order to truly see what happened during the fiscal year Contributed Capital should be deducted off of the revenue of the fund it was received in. There are no red flags the council should be aware of. The financials were well done and adjusted as needed.

Curtis asked where this information is posted? Craig replied on the State of Utah Auditor Office website. Diana replied the audit report as well as the yearly impact fee report, budget and other items must be uploaded to the auditor's website to keep the city in compliance.

Mayor Barnes asked if the only issue was one line item in the budget was not accounted for or adjusted? Diana replied that is correct. The item was previously budgeted for but not carried forward from the prior fiscal year.

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY RIGO CHAPARRO FOR APPROVAL OF THE FINAL PLAT FOR CREEK SIDE CROSSING, A (3) LOT/UNIT SUBDIVISION LOCATED AT 64 SOUTH MAIN. ZONED CBD (CENTRAL BUSINESS DISTRICT).
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Rigo mentioned his new building is currently being painted and should be finished soon.

Mayor Barnes mentioned one of the recent projects which was just completed was running three sewer service lines because each new building is required to have its own sewer service.

Rigo mentioned the parking lot should be asphalted on Thursday, November 5th.

Jamie asked Clay if he had any concerns or if the fire department did? Clay mentioned all of the utilities have been reviewed. There was a question regarding the common area and it was determined the proposal would be in compliance.

Curtis asked if the common area is the parking lot? Clay replied that is correct.

Clay mentioned even though this is a minor subdivision the city attorney reviewed and approved of the final plat.

Mayor Barnes asked if either of the two additional building lots had been sold? Rigo replied the middle building will be built by John and Kristi Berryhill. The third building, which is located at the east end of the subdivision, will have a building built for Kent Allsop. Kent is an attorney.

A motion to approve the Final Plat for Creek Side Crossing, a (3) lot/unit subdivision located at 64 South Main was made by Curtis, seconded by Wade and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-26, AN ORDINANCE REZONING PARCEL NUMBERS 08-042-0007, 08-042-0023 & 08-042-0022 FROM A-10 (AGRICULTURAL 10-ACRE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET). THE PARCELS ARE LOCATED NORTHEAST OF 800 WEST SADDLEBACK ROAD. THE PARCELS TOTAL APPROXIMATELY 50.75 ACRES.

Mayor Barnes mentioned these parcels were recently annexed into the city.

Jon mentioned the council received two emails from Erin Campbell and understood her concerns. Jamie replied he did not agree with everything Erin stated in her emails. The city is bound by laws and ordinances. Property owners have rights. Ordinances must be followed. Requirements are being met in this request.

Jon mentioned the city has a master plan. A future land-use map is part of the plan. This request is within what is outlined in the plan.

Mayor Barnes stated people who are buying homes want smaller lots. Mayor Barnes wishes he had a smaller lot to maintain. The nature of a city is to grow. Growth will not stop. The population keeps growing. People need places to live. People like Smithfield. People continue to move here as soon as subdivisions are approved.

Mayor Barnes mentioned he worked with farmers and ranchers for 43 years as part of his job.

Mayor Barnes doesn't like farmland being built on but it is the nature of what happens. The city will keep growing. The only place for the city to grow is out. The only land available is farmland.

Jon asked Bryce Goodin if Smithfield is a popular place for people to build? Bryce replied absolutely. Phases 1 through 3 of the Fox Meadows Subdivision, which totaled about 75 lots, were approved last year and they are all sold. Phase 4 is currently being worked on. All of the other Visionary Homes projects in the city have sold out. Smithfield is a highly requested area. People are always asking if there are lots available in Smithfield. Smithfield is a hotspot in the valley.

Jamie mentioned there are less than 100 homes for sale in Cache Valley right now. There is more and more demand for housing right now. More affordable housing is needed as well. There is a housing shortage right now in Utah and Cache Valley.

Wade asked approximately how many homes will be built on this property if the rezone request is approved? Bryce replied simple math would say 140-145 which includes the land being removed for roads.

Curtis mentioned not all of the lots will be $\frac{1}{4}$ acre. Some will be up to 13,000 or 14,000 square feet based on the lay of the land.

Curtis asked if the storm water pond will be located in the southwest portion of the west parcel? Bryce replied that is correct. The southwest corner is the low spot of the area. About three to four acres of the area will be open space as well.

Mayor Barnes asked if a park is being included? Bryce replied no designs are currently complete. Visionary Homes is aware of the requirements for a park as part of the annexation requirements.

Mayor Barnes mentioned the southwest corner is a good area for a storm water pond but not a good area for a park. Bryce replied the area still needs to be designed.

Mayor Barnes mentioned all traffic will go to the south along 800 West. Long term a road needs to connect on the north end going east. Bryce replied the transportation map of the city includes 400 North and a portion of that road would be completed as part of this project. Curtis agreed. Long term 400 North needs to be installed.

Mayor Barnes mentioned long term a road will be needed further north of this property which also connects to the east. Bryce mentioned Visionary will be widening 800 West along their portion of the road as well on the property they develop.

Wade mentioned he is an agricultural guy.

Wade preserves agricultural land on a private basis. The question is how do you save land? Land is saved by having smaller building lots.

Wade mentioned he took his children trick or treating in the area and almost got ran over. There are not enough roads in place in the area right now. The closest good exit is 100 North/SR-218. The road, 800 West, is not being improved south of the new Visionary Homes development. Saddleback Road is not safe. The transportation plan shows 400 North being completed. The council needs to think about when 400 North will be installed. This project, if approved, could be done in as little as two years. When will the roads be done? Jon replied 400 North will be difficult because some of the property owners, such as Glade Smith, will not participate in seeing 400 North expanded on their property.

Wade mentioned the economy will eventually crash. The master plan shows what will eventually happen. The infrastructure in the area is not ready for this type of development.

Deon stated he did not like seeing the same size building lots throughout the development.

Deon is a proponent of the MPC (Master Planned Community) Ordinance and hopes it is completed soon.

Deon wants to see the development consist of senior housing, townhomes and different size lots such as 10,000 square feet, 12,000 square feet and larger.

Deon mentioned smaller building lots preserve agricultural land. Big building lots and land preservation do not go together. Bigger lots take up more land. Smaller lots are more affordable. Right now it is hard to find a building lot which is affordable.

Jon mentioned these parcels were irrigated in the past. What is the plan moving forward in regards to irrigation water usage? Bryce mentioned they have the irrigation water shares associated with the parcels. Secondary water systems were installed in Fox Meadows Phases 1-4. The irrigation system needs to be reviewed to see how it will service this development. Sunrise Engineering is currently working on an overview of the irrigation system to see what the capacity of the system is. There is a main irrigation line which runs through the area. The plan is to use irrigation water where available.

Jon stated where culinary water is not in great abundance anytime irrigation water can be utilized it is a positive for the property owner and city.

Mayor Barnes asked if the water shares are purchased from Visionary Homes by the property owners? Bryce replied approximately a 1/3 share is given to the property owners who can utilize the system.

Mayor Barnes asked if the property owner pays the irrigation company for the annual assessment? Bryce replied that is correct.

Jon asked who owns the irrigation share? Bryce replied long term the homeowner does.

Curtis mentioned irrigation water has to be metered on all new connections.

Mayor Barnes asked what happens when a property owners uses more than their allocation? Jon replied that is an irrigation company issue to review and enforce.

Bryce mentioned Visionary Homes has been watching the MPC (Master Planned Community) Ordinance since it was started as this would be a good place for it to be utilized. Where the ordinance is not complete the current request is being made. There is the possibility of requesting a PUD (Planned Unit Development) overlay for these parcels so the area could be similar to what the MPC Ordinance is calling for.

Jon mentioned the MPC Ordinance is in draft form for people to review and will be considered by the planning commission this month.

Mayor Barnes asked if Visionary Homes considered building senior housing in Smithfield? Bryce replied Visionary Homes has built senior housing before but none in Smithfield. Mayor Barnes mentioned Smithfield is in need of senior housing.

A motion to adopt Ordinance 20-26, an Ordinance rezoning Parcel Numbers 08-042-0007, 08-042-0023 and 08-042-0022 from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet) was made by Jamie, seconded by Curtis and the motion passed by a vote of 4-1

Yes Vote: Wall, Anderson, Hunsaker, Wells

No Vote: Campbell

Mayor Barnes asked Bryce to have Visionary Homes consider building senior housing as part of this development.

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 20-31, AN ORDINANCE ANNEXING CACHE COUNTY PARCEL NUMBERS 08-123-0001 & 08-123-0006. THE PARCELS ARE LOCATED AT APPROXIMATELY 1080 EAST 600 SOUTH. THE PARCELS TOTAL APPROXIMATELY 35.27 ACRES.

Mayor Barnes mentioned long term a road is planned on 1000 East connecting Hyde Park and Smithfield. A portion of that road would cross the parcel being considered for annexation.

****The public hearing was opened at 7:34 P.M.****

There were not any questions or comments.

****The public hearing was closed at 7:34 P.M.****

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-31.

Jamie stated the city wants some land for a trail system which will tie into the city long term. Brice Sadler asked Jamie where he would like the trail connected at? Jamie replied there is a trail just to the north of this parcel on 600 South by Sunset Park.

Brice mentioned him and his partners tried to purchase the small parcel of land from the Meikle family just to the west of this parcel but a deal could not be agreed upon.

Mayor Barnes asked where the Bonneville Shoreline Trail is located? Brice replied it is located east of this parcel.

Jon asked how much of the hillside on this parcel is developable? Brice replied it can all be developed within the allowable grade. All parameters set by the city can be met.

Brice mentioned some test holes had been dug and there is clay in the field which is farmed and pit run in the unfarmed area.

Mayor Barnes mentioned Parcel Number 08-123-0006 is a weird parcel. Justin mentioned this is a city owned road. Brice stated the road would be improved as part of this development.

A motion to adopt Ordinance 20-31, an Ordinance annexing Parcel Numbers 08-123-0001 and 08-123-0006 which are located at approximately 180 East 600 South and total approximately 35.27 acres including land be dedicated for trails when the parcel is developed and up to 0.75 acres of land be dedicated to the city in the southwest corner of the parcel for a future road (1000 East) was made by Jamie, seconded by Wade and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell

No Vote: None

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 20-32, AN ORDINANCE ANNEXING CACHE COUNTY PARCEL NUMBERS 08-117-0018, 08-119-0016 & 08-119-0008. THE PARCELS ARE LOCATED AT APPROXIMATELY 850 SOUTH 250 EAST. THE PARCELS TOTAL APPROXIMATELY 23.51 ACRES.

The public hearing was opened at 7:42 P.M.

There were not any comments or questions.

The public hearing was closed at 7:42 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-32.

Jamie stated he wanted land dedicated for a trail system as part of this approval as well.

Jon asked what the intention is to do with the parcel located behind the existing home on 250 East? Brice Sadler replied there are three property owners who own these parcels. One of the property owners does not want to sell his land at this time. Brice and his partners agreed to help the property owners annex the land into the city. Right now there is not any intention to develop the land as it is not all for sale at this time.

Deon asked if the 250 East road needs to be included in the survey? Justin replied it should be included by default.

Jon asked what the zoning is of the surrounding parcels? Brice replied it is R-1-12 to the north, multi-family to the west and agricultural to the east.

A motion to adopt Ordinance 20-32, an Ordinance annexing Parcel Numbers 08-117-0008, 08-119-0016 and 08-119-0008 located at approximately 850 South 250 and totaling 23.51 acres including land to be dedicated to the city for a trail system when the parcels are developed was made by Wade, seconded by Curtis and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-27, AN ORDINANCE REZONING PARCEL NUMBERS 08-044-0030, 08-044-0033, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-211-0100 & 08-211-0000 FROM A-10 (AGRICULTURAL 10-ACRE), R-1-12 (SINGLE FAMILY RESIDENTIAL 12,000 SQUARE FEET) AND RA-1 (RESIDENTIAL AGRICULTURAL 1-ACRE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET). THE PARCELS ARE LOCATED AT APPROXIMATELY 400 EAST 600 NORTH. THE PARCELS TOTAL APPROXIMATELY 77.60 ACRES.

Jon asked if all of the land had been purchased? Josh Runhaar replied it has been. All but about 3 ½ acres is developable.

Josh Runhaar mentioned he has been following the progress of the proposed MPC (Master Planned Community) Ordinance and the same thing can be accomplished with R-1-10 and RM zoning plus a PUD Overlay. Many different types of housing are being considered for the area.

Jamie mentioned a rezone request was denied in the past for Parcel Number 08-044-0030 because of slope, standing water and power line concerns. Josh replied the water issue is actually from the parcel south of this parcel. There is water from an unknown spring flowing onto that parcel through a 2 ½" pipe. The water flows year round. Senior housing will be considered for this parcel so it can be done slab on grade so there will not be any water issues as there will not be any basements.

Jamie mentioned there are still slope concerns as well as power lines crossing the parcel. Josh replied a rough concept plan has been created for the parcel. A lot of the parcel will have to remain in open space because there are limitations on what can be done because of the restriction on the length a cul-de-sac can be. Some of the area will not be developed because of the power lines.

Jon mentioned on the concept plan there are five proposed cul-de-sacs. Four of the cul-de-sacs could be eliminated. Josh replied he understood but the council needs to understand this is a very preliminary plan which can be changed.

Jon stated cul-de-sacs need to be avoided, when possible, as they are hard for garbage trucks, snowplow trucks and emergency vehicles to get in and out of.

Josh stated a proposal cannot be created until the zoning is known for the parcels. Cul-de-sacs are expensive to install and are avoided when possible. Future roads are being planned for but they will not all be straight because all 100 acres is not perfectly square.

Mayor Barnes asked what would be built along 800 North? Josh replied townhomes.

Mayor Barnes mentioned there is a gravel pit and cement plant just across the road to the north of these parcels. Josh replied the intent is to build a berm and put some vegetation on it to help with the aesthetics of the area. The noise won't be completely gone but can be buffered.

Mayor Barnes mentioned the gravel pit to the north is very large. Josh replied people buying the building lots know before they purchase them what is located on the parcels around them and it is a decision they have to make of whether or not they want to live in the area.

Jamie asked what the plan is with the multi-family zoning request on the south end which is Parcel Number 08-064-0002? Josh replied townhomes. The intent is to spread the multi-family areas out throughout the entire development. Access to the south parcel comes off of Upper Canyon Road.

Jamie asked if Neighborhood Housing Solutions (NNHC) had built townhomes before? Josh replied they have in other areas but not locally. Some families do not want a yard so they are being considered.

Josh mentioned senior housing will not be self-help. The plan of how to build and sell those units still needs to be worked out.

Jamie asked why the request is being made to rezone all of the parcels now and not just one or two at a time? Josh replied so the area can be planned out for the next fifteen years. It is hard to design one parcel at a time and have the roads and lots connect and flow nicely. Rocky Mountain Power is cheaper to run infrastructure if it is designed all at once and not a parcel at a time. Water and sewer infrastructure is cheaper to install in large sections rather than in individual parcels.

Jamie asked what happens if the funding for NNHC dries up? Josh replied the program uses sweat equity from the builders in place of a cash down payment. Some of the lots might be sold to developers so there is diversity in the area. The land will be sold if the funding for NNHC goes away. Right now contractors would purchase some of the lots if they were available for purchase. NNHC does not look to profit off of the development like a contractor does.

Deon asked what size of lots senior housing would be built on. Josh replied 6,000 square feet if the PUD Overlay zone is approved.

Deon asked if that was allowed in a zone where the minimum is 10,000 square foot lots? Josh replied a PUD allows for the smaller lots because the trade-off is more open space in other areas. An HOA (Homeowner's Association) would be created to take care of the senior housing area.

Deon asked what amenities will be included? Josh replied there will be about 19 acres of open space.

Curtis replied about seven acres of the development was required for a park as part of the annexation process. Josh replied the park is being included in the development.

Mayor Barnes mentioned there will not be any homes built in the ravines towards the west end of the development.

Curtis stated he did not want to be the test area for townhomes for NNHC.

Curtis asked if the lots will be sold before they are built on? Josh replied that is correct. The lots are purchased and then built on.

Curtis mentioned rezoning 100 acres right now is an aggressive commitment.

Curtis felt the MPC Ordinance should be considered for this area once it is approved.

Curtis mentioned he did not mind the request for R-1-10 zoning but was not excited about the rezone request for multi-family.

Mayor Barnes mentioned the council needs to consider the obligation the city has made to the existing surrounding property owners. The project needs to be a good project for the city. Josh replied if the proposal is not good none of the lots will be purchased.

Mayor Barnes mentioned the area has been developed well so far with large homes on large lots, a subdivision built by Kartchner Homes, a subdivision built by Visionary Homes and a subdivision built by NNHC.

Jamie asked Clay if the water issue had been reviewed? Clay replied he was working with Josh on it. The intent would be to intercept the water at a higher point to the east and utilize the water to water the new park long term.

Jon asked what the source of the water is? Clay replied a spring. The spring was used by the city many years ago.

Jamie stated he did not like the slope of the parcel or the power lines and would not reside in the area. Mayor Barnes mentioned there are power lines going along 800 North as well as the west side of the project.

Curtis mentioned the decision of the council cannot be based on a concept plan which Josh was not required to submit to begin with. Mayor Barnes concurred. Josh replied a concept plan was submitted because the mayor and one council member asked for it.

Josh mentioned official engineering cannot be done until the zoning of the land is known.

Josh informed the council 680 North cannot go straight through to Crow Mountain Road because of slope issues on the western side of the project.

Josh mentioned if the land is developed one parcel at a time there will be no parks or trails. There will not be continuity throughout the development. The build out of the parcels is expected to take 15 years.

A motion to adopt Ordinance 20-27, an Ordinance rezoning Parcel Numbers 08-044-0030, 08-044-0033, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-211-0100 & 08-211-0000 from A-10 (Agricultural 10-Acre), R-1-12 (Single Family Residential 12,000 Square Feet) and RA-1 (Residential Agricultural 1-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet), the parcels are located at approximately 400 East 600 North and total approximately 77.60 acres was made by Curtis, seconded by Wade and passed by a vote of 4-1.

Yes Vote: Wall, Hunsaker, Wells, Campbell

No Vote: Anderson

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-28, AN ORDINANCE REZONING PARCEL NUMBERS 08-044-0034, 08-044-0084 & 08-064-0002 FROM A-10 (AGRICULTURAL 10-ACRE) AND RA-1 (RESIDENTIAL AGRICULTURAL 1-ACRE) TO RM (MULTIPLE FAMILY RESIDENTIAL). THE PARCELS ARE LOCATED AT APPROXIMATELY 400 EAST 600 NORTH. THE PARCELS TOTAL APPROXIMATELY 26.42 ACRES.

Mayor Barnes mentioned this request is to rezone three parcels to RM (Multiple Family Residential). The parcels are located in the south, north and northwest portion of the development.

Mayor Barnes stated the council likes the idea of mixed-use but they don't want to see all of the same unit types in one place.

Mayor Barnes stated he was okay with some of the land being rezoned to multi-family but he did not support all 26 acres being rezoned to multi-family.

Wade mentioned the council has received feedback from residents on this request. Some area is needed for multi-family. Wade felt 26 acres in this area was too much.

Mayor Barnes mentioned he toured the area and the three parcels in question all sit higher than the surrounding parcels.

Wade mentioned wildlife in the area will be impacted. Not just large game animals like cougars but also smaller animals like skunks.

Wade stated he had concerns about the entire development but his main concern was the amount of acreage being requested for multi-family zoning.

Jamie stated he did not feel this was a good area for multi-family zoning.

Jamie stated he would support a lesser amount of acreage being rezoned to multi-family but not all three parcels.

Jon mentioned Josh reviewed the proposed MPC (Master Planned Community) Ordinance and offered some input for the staff and planning commission to consider.

Jon stated he would like this request to be delayed until the MPC Ordinance is approved which should be in two or three months. A delay should not impact this development as development can start on other parcels in the development.

Jon stated he agreed with Mayor Barnes, Jamie's and Wade's comments about the request being too much multi-family.

Jon stated he would support twin-homes and townhouses spread throughout the area not all in one area.

Mayor Barnes mentioned a development of 100 acres is a large undertaking. There are too many unknowns at this point.

Josh stated a PUD Overlay zone is similar to the MPC Ordinance in that it would allow different types of housing in the area not just regular homes.

Jon felt with the approval of the R-1-10 rezone there was plenty of acreage to work with currently and these parcels should not be considered for rezone until the MPC Ordinance is adopted. Josh replied a PUD Overlay will have the same effect as the MPC Ordinance.

Josh asked the council to consider the PUD Overlay request for the parcels zoned R-1-10 even if this Ordinance was not approved. The MPC Ordinance might still take several months to get approved.

Josh mentioned the next phase of his development would be north and west of the existing subdivision.

Josh mentioned the roads could be planned for the parcels zoned R-1-10 and he could wait for three to six months on the parcels being considered for multi-family.

Mayor Barnes asked if there are any PUD's in town? Clay replied there are but none have been approved for quite some time.

Josh mentioned a PUD Overlay gives some flexibility in lot size. The standard lot size without the Overlay Zone would be 10,000 square feet. No townhomes will be built on 10,000 square foot lots. With a PUD Overlay the lot sizes can go below 10,000 square feet in exchange for items like the parks increasing in size.

Curtis stated he did not see a rezone to table the rezone request as it could be voted down now and a new request placed in the future. Jon concurred.

A motion to DENY Ordinance 20-28, an Ordinance rezoning Parcel Numbers 08-044-0034, 08-044-0084 & 08-064-0002 from A-10 (Agricultural 10-Acre) and RA-1 (Residential Agricultural 1-Acre) to RM (Multiple Family Residential), the parcels are located at approximately 400 East 600 North and total approximately 26.42 acres was made by Curtis, seconded by Wade and the motion passed by a vote of 4-1.

Yes Vote: Wall, Anderson, Wells, Campbell

No Vote: Hunsaker

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-29, AN ORDINANCE REZONING PARCEL NUMBERS 08-044-0030, 08-044-0033, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-044-0084, 08-211-0000, 08-211-0100 AND 08-064-0002 FROM RM (MULTIPLE FAMILY RESIDENTIAL) AND R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET) TO RM (PUD) (MULTIPLE FAMILY RESIDENTIAL/PLANNED UNIT DEVELOPMENT OVERLAY ZONE) R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET/PLANNED UNIT DEVELOPMENT OVERLAY ZONE). THE PARCELS ARE LOCATED AT APPROXIMATELY 400 EAST 600 NORTH AND TOTAL APPROXIMATELY 104 ACRES.

Jamie stated he understood why the request was being made but was not comfortable with all of the parcels being under one zone. Once a rezone is approved there is no going back by the city to make changes.

Mayor Barnes mentioned the development can still be done like previous projects to the east have been done. Josh Runhaar replied that is correct but at some point future designs cannot be done. Curtis mentioned one parcel at a time does not allow the developer to be creative.

Josh mentioned allowing the PUD Overlay allows for a properly designed development. If the PUD Overlay is not approved then the area will only be 10,000 square foot lots. Senior housing will not be built on 10,000 square foot lots.

Josh informed the council the Hyrum City Council asked for senior housing to be built on 9,900 square foot lots and it does not make sense to do so on such large lots.

Mayor Barnes asked how big the lots are in Hyde Park senior housing is being built on? Josh replied he was not sure. In Saint George, houses can be built on lots as small as 4,000 square feet.

Jon mentioned he was not sure if a good product could be made where three parcels were just denied multi-family zoning and they are all in this area.

Jon mentioned if an MPC (Master Planned Community) Zone is considered this entire process would have to start over but the three parcels just denied for rezone could be included. Josh replied the three parcels in question would not impede the design of the development at this point.

Jon asked how the three parcels were not a factor when the intent mentioned earlier in the meeting was to develop north and west of existing development. Josh replied he knows approximately where the roads need to be installed. Infrastructure needs to be completed all the way to where 680 North currently dead ends. Sewer lines need to be developed and installed for the entire development now.

Deon stated higher density housing needs to be spread throughout the entire development not just on the north and south ends.

Some of the building lots in the multi-family rezone request, which was denied, were regular building lots and that is why Deon supported that rezone request.

A motion to adopt Ordinance 20-29, an Ordinance rezoning Parcel Numbers 08-044-0030, 08-044-0033, 08-044-0034, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-044-0084, 08-211-0000, 08-211-0100, and 08-064-0002 from RM (Multiple Family Residential) and R-1-10 (Single Family Residential 10,000 Square Feet) to RM (PUD) (Multiple Family Residential/Planned Unit Development Overlay Zone and R-1-10 (PUD) (Single Family Residential 10,000 Square Feet/Planned Unit Development Overlay Zone), the parcels are located at approximately 400 East 600 North and total approximately 104 acres, amending the Ordinance to remove Parcel Numbers 08-044-0034, 08-044-0084 and 08-064-0002 which total approximately 26.42 Acres was made by Wade, seconded by Curtis and the motion passed by a vote of 4-1.

Yes Vote: Wall, Hunsaker, Wells, Campbell

No Vote: Anderson

Note: The three parcels removed from the Ordinance approval were all considered under the RM (Multiple Family Residential) zoning classification so the approved Ordinance only includes the R-1-10 (Single Family Residential 10,000 Square Feet) zoning classification including the PUD Overlay Zone.

Council Member Wade Campbell left the meeting at 8:51 P.M.

INTRODUCTION, DISCUSSION AND UPDATE WITH CACHE COUNTY TRAILS COORDINATOR CARLY LANSCHÉ.
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Carly Lansche introduced herself as the new Cache County Trails Coordinator.

Carly is currently working on a regional trail connection between Nibley and Logan. The project is about a ten foot wide sidewalk.

A project was just completed at the mouth of Blacksmith Fork Canyon.

Currently, a trailhead is being developed at about 800 South in Wellsville and will be known as the Murray Trailhead. The area will be open to the public soon.

A feasibility study is being done on a shared use pathway from Richmond to Smithfield and from Paradise to Hyrum.

Open houses have not been held in 2020 because of the Coronavirus.

A local priority is getting a trailhead for Birch Canyon. Solutions are being worked on with the Forest Service.

Jamie asked for an update on the proposed land swap by Hyde Park. The proposed land swap is between the Forest Service and Cache County. Carly replied an exchange of land is being considered and will be voted on by congress in the next few years.

Jamie asked where Representative Rob Bishop was overseeing this project and his term ends at the end of December then what happens. Carly replied Representative Greg Curtis is taking over the request.

Carly mentioned she is willing to help the city update the Trails Master Plan if the city has an interest. Jon asked when it was last updated? Jamie replied as part of the General Plan update. Craig mentioned it was adopted in 2017.

Carly mentioned she was willing to work with the city to develop a template for developers so they know what to expect in regards to trails. Jamie replied he would appreciate her help in this regard.

Jamie mentioned there is land the county owns along the irrigation canal east of Sky View High School he would like to see developed into a trail. Curtis mentioned there is land behind the Green Briar living complex as well.

Carly mentioned before Dayton Crites left his position with the county he was working on a bicycle pathway from Smithfield to Hyrum. There is some federal funding available to pay for striping. Those funds are being transferred to the state which will make them more flexible in how they can be spent. The hope is this area can be painted throughout the towns the pathway goes through in the next year.

Curtis mentioned he had seen the Blacksmith Fork Canyon project and it is very nice. Carly mentioned everyone in the valley now has access to the mouth of the canyon.

Jon mentioned he had been working with the two local irrigation companies for over 15 years. The irrigation companies are usually okay granting access for a trail but they will not solicit access from the property owners. The city and county is responsible for all costs and any liability associated with a trail crossing their property.

Mayor Barnes mentioned Carly will continue to work with Jamie and city trail committee Chairperson Brooke Freidenberger.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-25, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, SECTION 17.040.070 “DEFINITIONS”, SECTION 17.14.060 “REGULATIONS REGARDING FEED AND HOUSING ANIMALS”, SECTION 17.14.030 “NUMBER OF ANIMALS PERMITTED” AND TITLE 16 “SUBDIVISION REGULATIONS”, SECTION 16.09.050 “EXPIRATION OF PRELIMINARY PLAT APPROVAL”.

Clay reviewed the proposed changes to the code.

The definition of an alley would be updated. All alleys in the city are private so that word is being added. Also, the minimum width of an alley must be 26 feet. Right now it just says 26 feet.

A reference to where Chickens (Domestic Fowl) are included in the code is being added to the section of code “Number of Animals Permitted”. There has been some confusion on where chickens are referenced in the code.

Currently, there are different expiration dates for preliminary plats, final plats and extensions. They range from 12 to 24 months. The proposed change is to make all expiration dates 18 months after approval.

A motion to adopt Ordinance 20-25, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.040.070 “Definitions”, Section 17.14.060 “Regulations Regarding Feeding and Housing Animals”, Section 17.14.030 “Number of Animals Permitted” and Title 16 “Subdivision Regulations”, Section 16.09.050 “Expiration of Preliminary Plat Approval”, was made by Curtis, seconded by Jon and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells

No Vote: None

Absent: Campbell

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-30, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, SECTION 17.16.040 “NONCONFORMING USES; SUBSTITUTION; EXTENSION; DISCONTINUANCE” AND SECTION 17.12.080 “WALL, FENCE OR HEDGE”.

Clay reviewed proposed changes to the code.

Verbiage regarding the planning commission being able to grant approval for new structures on non-conforming lots would be removed. The intent is if new structures are built they need to meet the current code.

Changes to what is allowed for fencing would be made. The intent is to have backyard fences be six feet in height and front yard fences four feet in height.

New verbiage would be added stating a fence in commercial zones on Highway 91 and State Road 218 cannot exceed four feet in the front or side yards.

Curtis asked if six foot fencing is allowed on the side of a house and then four foot the rest of the way to the property line? Clay stated that is correct.

Clay mentioned corner lots only have one read side yard.

Curtis asked if it mentions anywhere in the code a fence must be held eighteen inches behind the sidewalk? Clay replied it does not specifically say that. What it does say is the fence must be on private property. Some areas of town are twelve inches from the sidewalk and other areas of town vary from 2 ½ to five feet from the sidewalk that is why an exact amount is not included.

Curtis mentioned he has received several calls over the years asking why a fence cannot be taken right to the sidewalk. Clay replied the easiest answer is to state the fence must stay on private property.

Jon asked what the following sentence means: “Except for accessory buildings and structures permitted therein.” Clay replied that is from the old part of the code and can be deleted.

A motion to adopt Ordinance 20-30, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.16.040 “Nonconforming Uses; Substitution; Extension; Discontinuance” and Section 17.12.080 “Wall, Fence or Hedge” amending the Ordinance to remove the following sentence: “Except for accessory buildings and structures permitted therein.”, was made by Jon, seconded by Curtis and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells

No Vote: None

Absent: Campbell

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 20-17, A RESOLUTION UPDATING THE PREVAILING FEE SCHEDULE OF THE CITY.

Craig mentioned there are three proposed changes.

Changing the cost of a ¾” water meter from \$300 to the current cost of the meter plus \$25.

Changing the cost of a 1” water meter from \$400 to the current cost of the meter plus \$25.

Meter prices are constantly changing so the intent is to charge the current amount the city pays for the water meter plus \$25.

The third proposed change is increasing the season pass cost for range balls at the golf course from \$350 to \$400.

Curtis mentioned if this increase was for the driving range pass only? Craig replied that is correct. Some people purchase a season range ball pass.

Curtis asked Jamie if he supported the range ball season pass increase? Jamie replied he did.

A motion to adopt Resolution 20-17, a Resolution updating the Prevailing Fee Schedule of the city was made by Jamie, seconded by Curtis and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells

No Vote: None

Absent: Campbell

CITY MANAGER REPORT

Craig reminded the council the city office is closed on Veteran's Day, November 11th.

The new restroom facility for Forrester Acres will be delivered on November 18th. It will most likely take one to one and a half days to install.

Curtis asked if the restroom will be closed for the winter? Craig replied that is correct.

The Cache Summit will be held on Thursday, November 12th.

Curtis asked if the event is being held online only? Craig replied that is correct and it will be held from 9:00 A.M. until 1:30 P.M.

Curtis asked if the planning commission members had been invited? Craig replied so far two have responded they would like to attend.

Mayor Barnes asked if there is a fee to attend? Craig replied the fee is \$15.

Craig mentioned the General Plan includes a Moderate-Income Housing plan.

The plan was updated last year.

The plan must be updated and submitted to the state on a yearly basis.

The state wants to know what the city is doing to encourage moderate to low income housing.

The last report shows 483 additional housing units would be needed by 2020 and 1,286 by 2030.

Price points are listed for those in three categories: below 30% AMI (Area Median Income), below 50% AMI and below 80% AMI. What this means is there needs to be very cheap places for people in these categories to live.

More regulations in this regard are being implemented yearly by the state and legislature.

The proposed MPC (Master Planned Community) Ordinance should help the city in this regard.

Neighborhood Housing Solutions is good for the city as they help fill this need as well.

The council will be sent the report to review.

Curtis asked what moderate means in this case? Craig replied current housing is very expensive. Moderate is the median or less.

Jamie asked what the median income of the city is? Craig replied in the mid to upper \$60,000 range.

Jon asked if that is per person or per household? Craig replied he would need to review the plan on that specific question.

Craig mentioned the staff is currently working to update the report to send to the state.

Jon mentioned development is driven by private enterprise. The city is not in a position to subsidize rent payments.

Craig stated the legislature is saying the fees charge by cities is making houses too expensive. The city charges for a building permit and impact fees.

Craig mentioned the city fees are approximately \$10,000 on a \$250,000 home so if \$10,000 is a major factor in deciding if a home is affordable the person should probably not be purchasing the home to begin with.

The legislature wants to know what the city is doing to encourage developers to build these types of units.

Jon mentioned it would be nice if the state offered some sort of subsidy to the cities to help with this problem. Craig replied the state wants the city to quit charging or waive the fees.

Jon stated what will happen is people will say they cannot afford the fee, the fee will be waived, the person will build the home, then sell the home and profit off of it.

Craig mentioned larger cities have housing authorities. Smithfield does not. The city is still required to submit the report yearly.

Jamie mentioned the mayor, council and staff will be criticized by the residents if impact fees are not collected to pay for expansion projects. This is a no win situation.

Jon asked what other cities are doing in this regard? Craig replied he did not know.

Craig mentioned Hyde Park does not allow multi-family housing. North Logan has a lot of multi-family housing. It is all across the board what is allowed or not allowed. Each city is different.

Hyrum is similar to Smithfield in that it is growing fast. A lot of townhomes are currently being built in Hyrum.

Jamie mentioned one common theme with the residents of the city is they do not want to see additional multi-family housing. A good upcoming newsletter article talking about moderate and low income housing would be appropriate.

Jon mentioned the city cannot control what developers do or what types of units they want to build.

Jamie mentioned he has always supported what Neighborhood Housing Solutions is trying to do except for one time.

Jamie thought maybe the new Visionary Homes developments on 800 West would help in this regard. Jon replied he doubted they would.

Jamie asked what impact fees are on a new home in the city. Craig replied currently sewer is just over \$500, parks is just over \$1,000, water is just over \$3,200, storm water is just under \$1,300 and the Logan City sewer fee is just over \$2,400. Overall Smithfield's impact fees are lower than most surrounding cities.

Jamie stated \$10,000 on a \$250,000 home is not very much and should not be the difference between whether or not a house is considered affordable.

Justin mentioned the next newsletter submittal is due by December 20th so something could be included in this regard.

Jon mentioned residents are always concerned about rezone requests. The General Plan is always referenced. Developers want to maximize the number of units they build. Residents needs to be involved and understand the General Plan process.

Mayor Barnes mentioned the council received an email from Lynette Hutchison. Lynette does not support any additional multi-family housing in the city. Lynette is not aware the city is required to provide affordable housing as it is required by the state.

Jon mentioned the market drives what is built; not the city.

COUNCIL MEMBER REPORTS

Curtis did not have any additional items to report or discuss.

Jamie mentioned the golf course had an excellent year and are preparing to shut down for the season.

Mayor Barnes asked if the Youth Council was helping the rec center with the Turkey Trot? Justin replied he was not sure. Curtis mentioned the start times are being spread out so the event can be held.

Deon attended the monthly library board meeting in behalf of Wade.

There is a concern for overdue books. The library staff is trying to figure out a good way to get the books returned.

The library staff would like to purchase more book bins to move the books around the library.

The Lion's Club will be holding a blood drive on Monday, December 21st.

The Lions' Club is appreciate of the city advertising the blood drive.

The Red Cross has exceeded their goal in the city the last few blood drives.

The Lion's Club is providing a tree and raffle item for the Night of Giving.

Mayor Barnes asked when the Night of Giving will be held. Deon replied on Saturday, December 5th.

Mayor Barnes asked if it will be like past years? Deon replied it will be a walk through only with an online auction. Jamie mentioned the cost is \$30 but each person who purchases a ticket will receive a \$25 gift certificate from the local Firehouse Pizzeria.

Deon mentioned the flyers for the event will be distributed at the end of November.

Jon mentioned he appreciated the approval of the new planning commission commissioners. Bob Holbrook is a local contractor and Brian Higginbotham works at Utah State University. They live relatively close to each other but have different backgrounds. Both men volunteered to serve. Right now the planning commission consists mainly of commissioners who reside west of the highway. The goal was to get a couple of more commissioners from east of the highway. Both Brian and Bob reside east of the highway.

Curtis mentioned he lives close to Brian and Bob.

Curtis thanked Bob for attending the council meeting and being willing to learn and be involved.

Jamie mentioned the Cache County parcel viewer shows some of the land along the canal which is currently gated off is owned by the county. How can land owned by the county be gated off? Deon replied the county filed a deed and claimed ownership of the land. The land is owned by others but the county is claiming they own it. Anyone can claim they own something but they might not legally own it.

Jamie mentioned the county owns various parcels along the irrigation canal throughout the city.

Jamie stated he would ask Carly to review this particular parcel to see who really owns it. Jon replied the parcel in question has been owned by the Meikle family for a long time. The Meikle family installed the fence/gate.

MAYOR'S REPORT

Mayor Barnes mentioned the fence between the splash pad and skate park is almost complete.

The Historical Society and Youth Council cleaned up the area behind the historical cabin.

Curtis asked if the area under the lean-to was cleaned up? Mayor Barnes replied it was and it looks much better.

Craig mentioned some of the items which were removed were put over by the splash pad and left. One item was a dresser with glass panels which the city staff had to clean up. A city employee had to be called in on a Saturday to clean up the glass.

Jamie asked Chief Downs for an update on EMS service for the city. Chief Downs mentioned a used ambulance has been purchased from Rich County. The department has two newly certified paramedics. CARES Act funds are being utilized to purchase some of the needed items for the department.

Curtis asked how much CARES Act funding was received? Craig replied over \$1,000,000.

Jon asked if the city would spend all of the CARES Act funds? Craig replied the city would not. There is a tight timeline for the funds to be spent. Technology improvements are being made to the city office, library, rec center and other buildings. Wipes, cleaning supplies, keyless entry systems and other non-contact items are being purchased.

Mayor Barnes mentioned the city is discussing with the county the possibility of the city receiving two free ambulances from CCEMS (Cache County Emergency Medical Services) when it closes at the end of the year.

****Curtis made a motion to adjourn at 9:49 P.M.****

SMITHFIELD CITY CORPORATION

Jeffrey H. Barnes, Mayor

ATTEST:

Justin B. Lewis, City Recorder

SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, November 4, 2020**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Jon Wells

1. Approval of the city council meeting minutes from October 14, 2020.
2. Resident Input
3. Presentation of a plaque of appreciation to Andrew Soelberg for years of dedicated service on the Planning Commission.
4. Audit presentation for Fiscal Year 2020 by representatives of Allred Jackson.
5. Discussion and possible vote on the request by Rigo Chaparro for approval of the Final Plat for Creek Side Crossing, a (3) lot/unit subdivision located at 64 South Main. Zoned CBD (Central Business District).
6. Discussion and possible vote on Ordinance 20-26, an Ordinance rezoning Parcel Numbers 08-042-0007, 08-042-0023 & 08-042-0022 from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The parcels are located northeast of 800 West Saddleback Road. The parcels total approximately 50.75 acres.
7. Public Hearing for the purpose of discussing Ordinance 20-31, an Ordinance annexing Cache County Parcel Numbers 08-123-0001 & 08-123-0006. The parcels are located at approximately 1080 East 600 South. The parcels total approximately 35.27 acres.
8. Discussion and possible vote on Ordinance 20-31.
9. Public Hearing for the purpose of discussing Ordinance 20-32, an Ordinance annexing Cache County Parcel Numbers 08-117-0018, 08-119-0016 & 08-119-0008. The parcels are located at approximately 850 South 250 East. The parcels total approximately 23.51 acres.
10. Discussion and possible vote on Ordinance 20-32.
11. Discussion and possible vote on Ordinance 20-27, an Ordinance rezoning Parcel Numbers 08-044-0030, 08-044-0033, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-211-0100 & 08-211-0000 from A-10 (Agricultural 10-Acre), R-1-

12 (Single Family Residential 12,000 Square Feet) and RA-1 (Residential Agricultural 1-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The Parcels are located at approximately 400 East 600 North. The parcels total approximately 77.60 acres.

12. Discussion and possible vote on Ordinance 20-28, an Ordinance rezoning Parcel Numbers 08-044-0034, 08-044-0084 & 08-064-0002 from A-10 (Agricultural 10-Acre) and RA-1 (Residential Agricultural 1-Acre) to RM (Multiple Family Residential). The Parcels are located at approximately 400 East 600 North. The parcels total approximately 26.42 acres.
13. Discussion and possible vote on Ordinance 20-29, an Ordinance rezoning Parcel Numbers 08-044-0030, 08-044-0033, 08-044-0034, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-044-0084, 08-211-0000, 08-211-0100, and 08-064-0002 from RM (Multiple Family Residential) and R-1-10 (Single Family Residential 10,000 Square Feet) to RM (PUD) (Multiple Family Residential/Planned Unit Development Overlay Zone and R-1-10 (PUD) (Single Family Residential 10,000 Square Feet/Planned Unit Development Overlay Zone). The parcels are located at approximately 400 East 600 North and total approximately 104 acres.
14. Introduction, discussion and update with Cache County Trails Coordinator Carly Lansche.
15. Discussion and possible vote on Ordinance 20-25, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.040.070 “Definitions”, Section 17.14.060 “Regulations Regarding Feed and Housing Animals”, Section 17.14.030 “Number of Animals Permitted” and Title 16 “Subdivision Regulations”, Section 16.09.050 “Expiration of Preliminary Plat Approval”.
16. Discussion and possible vote on Ordinance 20-30, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.16.040 “Nonconforming Uses; Substitution; Extension; Discontinuance” and Section 17.12.080 “Wall, Fence or Hedge”.
17. Discussion and possible vote on Resolution 20-17, a Resolution updating the Prevailing Fee Schedule of the City.
18. Approval of Brian Higginbotham and Bob Holbrook as Commissioners on the Smithfield City Planning Commission.
19. City Manager Report
20. Council Member Reports
21. Mayor’s Report

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least three (3) days before the date of the meeting.