

SMITHFIELD CITY COUNCIL

SEPTEMBER 8, 2021

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, September 8, 2021. 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, Jon Wells and Wade Campbell.

Deon Hunsaker was excused.

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

VISITORS: Michelle Anderson, Shawn Kirkley, Elizabeth Kirkley, Bruce Christensen, David Zook, Gina Worthen, Ashley Baker, Brian Higginbotham

Field Trip: The City Council and Mayor toured the culinary water system of the city from 5:00 P.M. until 6:20 P.M.

Those in attendance at the field trip: Jeffrey Barnes, Curtis Wall, Jamie Anderson, Jon Wells, Wade Campbell, Craig Giles, Doug Petersen, Josh Wright, Clay Bodily, David Zook and Justin Lewis

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM AUGUST 25, 2021.

A motion to approve the August 25, 2021 city council meeting minutes was made by Wade, seconded by Jamie and the vote was unanimous.

Yes Vote: Wall, Anderson, Wells, Campbell

No Vote: None

Absent: Hunsaker

RESIDENT INPUT

Ashley Baker came before the council to review speeding issues/concerns in her neighborhood.

Ashley and her family purchased a new home from Visionary Homes last year which is located at 340 North 600 West. Visionary Homes told Ashley this would not be a busy road. More new homes are being built in this area and will use this road to access their homes. There is a huge speeding problem on the road (600 West).

The road, 600 West, is a designated feeder street.

Ashley attended the planning commission meeting, which was held on Wednesday, August 18th. The planning commission informed Ashley they do not deal with these types of issues and informed her she needed to come before the city council with her request.

Ashley mentioned she is aware of other community members in her area who have talked to the city council with the same request and the city has not offered any help.

Ashley stated the further north people drive on 600 West the faster they drive.

Ashley mentioned a sheriff lives on the street and has clocked people driving over 50 miles per hour on that road.

Ashley had several ideas she presented regarding how to resolve or help with this issue.

Install two speed indicator signs at a cost of approximately \$4,500. A traffic study would cost around \$15,000 so signage is a cheaper option.

Install "Slow Children at Play" signs.

Repaint the crosswalk east of Birch Creek Elementary.

At 100 North 600 West, have posts with orange flags on them people can use to cross the road.

Paint the speed limit on the road, 600 West.

Add additional stop or yield signs.

Extend the school zone in the 100 North area.

Add a raised median or install temporary speed bumps which can be removed for winter months.

Remind the construction crews in the area to drive slowly as well as encourage them to use alternate routes to access the area.

Jamie stated residents of the area have attended previous council meetings with the same concern. Chief Allen did an informal speed study. It was reviewed at the last city council meeting. There is more of a police presence in the area than in the past. The council and mayor are aware of the concern of those residing in the area.

Crosswalks will be painted when the specific paint for this type of project can be purchased. Right now the supply is limited because of COVID-19.

Ashley stated a flashing sign on 100 North and 600 West would be appropriate.

Wade asked if the flashing signs are solar powered. Ashley replied they appear to be.

Jon mentioned 100 North is a state-owned road and under their jurisdiction. The city has no control over this roadway.

Jon stated he had seen the flashing lights in areas of Hyde Park and North Logan and they have an effect on those passing them.

Jamie mentioned a flashing sign had been installed in the city on 300 South. Craig replied the sign in question was paid for with grant funding and the sign cost about \$3,000.

Curtis mentioned he had not heard about construction vehicles speeding through this area so Visionary Homes should be notified of this concern. Ashley replied a lot of big rigs come along 600 West. Jamie asked Ashley to define "big rig". Ashley replied the subcontractors of Visionary Homes.

Clay stated one way to get pressure off of 600 West is to connect Saddleback Road to 400 North 400 West.

Mayor Barnes stated he would contact Jeff Jackson, owner of Visionary Homes, about this concern.

Curtis mentioned the cost estimate for the new signage is \$4,500. Would the residents of the area be willing to pay half of the cost? Ashley replied grant funding should be applied for first. It would be a nice gesture of the council to install the flashing signs now.

Craig mentioned the staff receives requests weekly for this type of signage throughout the city.

Ashley asked who she should contact moving forward as she wants an update of what is going to be done. Curtis suggested emailing the city council with questions and concerns.

Mayor Barnes stated no matter what is done there will always be speeders in the city.

DISCUSSION WITH CACHE COUNTY EXECUTIVE DAVID ZOOK.

David Zook mentioned he was elected as Cache County Executive on January 30th.

A goal of David's is to have good communication with all cities in the valley.

Some of David's children are currently attending Sky View High School so he has a vested interest in the community.

David mentioned he is available to help the city where needed. Contact him at any time with any concern.

David introduced Cache County Council Chairperson Gina Worthen.

A portion of the city is in Gina's district. The area of the city she represents is from 300 South Main going south and east of the highway.

Smithfield is one of only two cities, Logan being the other, which has more than one representative on the Cache County Council.

The area in the city not represented by Gina is covered by Dave Erickson.

David mentioned Smithfield is the fastest growing city in the valley and is adding more residents than some local towns are in total size. The city has grown 43% and added over 4,000 residents since the last census was completed. The newly announced temple will add additional growth as well.

ARPA (American Rescue Plan Act) Funds are being applied for to expand the Logan City sewer system which also serves six outlying communities. Smithfield is one of those six.

Mayor Barnes asked if a decision had been made by the county regarding the gravel pit request by Shawn Cronquist up Smithfield Canyon? David replied his understanding is a cease-and-desist order has been issued and now the county is working to enforce it. The code allows for small amounts of gravel to be removed but the operation has turned into a commercial operation which is not allowed without additional permitting.

Curtis mentioned growth is happening everywhere in the valley. What is the county doing in regard to a roads master plan? David replied the county is currently redoing the Master Plan of the county for the first time in about 20 years. Everyone has the opportunity to participate and offer their input in some surveys. The surveys can be found by googling "Imagine Cache". As part of the Master Plan a new transportation plan is being completed as well.

Funding has been secured to do a countywide transportation plan which would include the county plan as well as all of the city plans. The intent is to make sure all of the plans sync with each other.

The Master Plan and other plans are supposed to be completed by the end of 2022.

Gina encouraged people to do the surveys. So far there are only about 200 responses out of about 130,000 residents of the valley.

Curtis asked Mayor Barnes if he is on the COG (Community of Governments) board? Mayor Barnes replied he is.

Wade asked David to find out why the fire agreement between the city and the county has not been signed. The state is asking the city questions about coverage and the agreement. The county continues to not address or sign the agreement. David replied he is meeting with Cache County Fire Chief Rod Hammer on Thursday, September 9th to discuss the agreement.

Wade stated he attended Founder's Day in Wellsville the previous weekend. Wade visited with the ambulance crew manning their station. They take pride in their job and are doing a good job.

Wade stated he is concerned and frustrated high ranking governmental officials are stating the Smithfield Fire Department is not doing a good job. If something needs to be corrected the department needs to be notified. The county, Smithfield and Logan need to operate as partners and move forward. CCEMS (Cache County Emergency Medical Services) needs to be forgot about and the entities need to move on. It is disheartening when residents think good service is not being offered in the north end of the valley. An ambulance will be stationed in Richmond soon. Another outlying city is getting an ambulance as well for the first time in the history of the city. Poor and incorrect information is being given out regarding service in the north end of the valley. David replied he had not heard any criticism of the Smithfield Fire Department but he would talk to his staff and make sure the information is not coming from them.

David stated he worked for Nibley City at the time CCEMS was broken up. David supported keeping CCEMS intact. CCEMS was disbanded and three separate agencies were formed.

David thanked the council, mayor and staff for stepping up and covering the north end of the valley when the city did not have to offer that service.

Mayor Barnes stated he had the same concerns Wade mentioned. The city council did what they felt was best for the city. They stand by their decision to proceed as they currently are doing.

David mentioned Chief Downs ran the countywide system for at least a decade and there is not a better person to be in charge for the city.

David mentioned his daughter used to be a volunteer at the Smithfield Fire Department. A good service is offered.

David mentioned the three agencies have been able to upgrade equipment and better train their employees. EMT's are now certified paramedics. The level of service in the valley has improved.

David mentioned the three agencies need to work together especially on a transfer agreement. All three agencies need to share the transfers. Logan should not be allowed to have all of them.

Mutual aid is always happening and all parties need to have a good working relationship.

Wade stated all of the residents of the valley need to pay their equal share for this service. Smithfield is paying around \$35 per resident. Some cities in the south end of the valley are not paying that much. It is not fair that Smithfield is subsidizing other cities in the valley. Gina concurred and mentioned she is advocating for change in this area. David mentioned he asked Chief Hammer to do a cost analysis of the cities in the south end of the valley. David suspected some of the cities are not paying their actual cost of the service rendered. The county redid contracts with the cities in the south end of the valley at a set rate so it might be hard to change them right now. Nobody should be subsidized in this regard. The county is working to fix this concern.

Jamie asked Wade if the information was rumors or direct knowledge? Wade replied he would not name names but it is being heard by residents and nonresidents. David mentioned he would be happy to talk with Wade in private about what is being said so it can be addressed.

Curtis asked how the city can help the county with roads and fire? The city wants to do the right thing. Gina replied she would like to know the thoughts of the city council on development on the edge of the city. Are you wanting those parcels annexed into the city? How do you feel about development on the edge of the city? Craig mentioned the county notifies the city of these types of requests.

Jamie mentioned the city adopted an ordinance not allowing connections to city services for those residing outside of the city.

Jamie stated he encourages those people on the edge to annex into the city. The city has a little bit of control at that time.

Jamie wanted to clarify the council and mayor support private property rights as long as current ordinances, law and municipal code are met.

Gina stated she understood the city council would prefer the parcels are annexed but cannot force anyone to annex into the city.

Curtis mentioned those who want to annex do and those that don't stay in the county. Those who annex typically want to subdivide into subdivisions with smaller building lots.

Curtis mentioned 800 West is an example of a city owned and maintained road with the city on the east side and the county on the west side.

Craig mentioned the city does not support the requests outside of the city. Those people still use city roads and infrastructure even though they live in the county. When well permits are submitted the city will always protest them. The preference is the land comes into the city.

Jon mentioned one issue on the west side of town is the sewer mainline is about two to five blocks away from that area of town and it is not financially feasible to come into the city and hook onto the sewer system. It is cheaper to stay in the county. In most cases because of the cost of development people in those areas prefer to stay in the county.

Wade stated the Creekside Estates Subdivision on 800 West is a problem. Access to the subdivision is not good. In some areas there are not any water sources and homes could potentially burn to the ground. Even though the parcels are in the county, the fire department of the city still has to respond to calls in these areas. Craig mentioned this is an unfortunate difference between county and city code.

David mentioned some cities have planned well along the highway which runs from Hyrum to Richmond. David encouraged the city council to find additional north and south options off of Main Street (highway) to get people to Logan. These corridors need to be protected long term.

The population of the valley is expected to double in the next two decades. Alternate routes are needed. Routes with a speed limit of 25 miles per hour and many stop signs are not a good option as people will just go to the highway. From a planning perspective please plan for these alternate corridors. Jon replied unfortunately this part of the discussion is about fifteen years to late.

Wade asked what the long-term plans of the county are in regard to transportation. David replied CVTD (Cache Valley Transit District) is looking at some alternatives such as bike lanes and maybe a small train. CVTD doesn't think a small train is feasible. Bus routes are being reviewed and redone.

Gina mentioned a test case is being done in the south end of Logan and River Heights where smaller buses will pick up at certain locations similar to the service UBER offers.

Jon mentioned one issue is the lack of an express lane from Richmond to Logan. Right now it takes about 40 minutes to get from Smithfield to Logan which is too long. An express route is needed from Hyrum to Logan and Richmond to Logan.

Gina mentioned CVTD is struggling to find qualified bus drivers. The buses are harder to drive than people think.

Mayor Barnes stated one of the city council's concerns is development on the east side. The council has recently denied an annexation request in that area. The council is concerned about what type of development the county will allow in this area. The council has concern about fire and has not allowed development east of the powerlines in that area. Jon mentioned water is an issue in this area as well. The area is very rocky. It would take a significant amount of water to keep the area green.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 21-26, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 "ZONING REGULATIONS", BY AMENDING CHAPTER 17.44 "ZONES GENERALLY", SECTION 17.44.010 "ESTABLISHMENT OF ZONES", CHAPTER 17.100 "SITE DEVELOPMENT AND LANDSCAPING", SECTION 17.100.030 "LANDSCAPING REQUIREMENTS IN COMMERCIAL ZONES" AND ADDING IN ITS ENTIRETY SECTION 17.100.045 "LANDSCAPING REQUIREMENTS IN MULTI-FAMILY ZONES".

Clay explained this ordinance is to clean up some items which were missed in the code. MPC (Master Planned Community) would be added to the zoning list. The main item would be adding some verbiage to the multi-family area which would be the same as commercial and manufacturing. The main thing being that curb, gutter and sidewalk would be required the full length of the frontage.

Jon asked what about the gap between the existing asphalt and new curb and gutter? Clay replied that verbiage can be added but it is already required.

Jon stated an amendment should be included to extend asphalt to the new curb and gutter.

Mayor Barnes asked what “screening” is? Clay replied either vegetation, a fence or wall.

Mayor Barnes asked what type of parking is allowed in an MPC? Clay replied this ordinance is talking about multi-family and the MPC has its own section on parking.

Craig stated the intent is to make this section of code consistent with other sections of the existing code.

A motion to adopt Ordinance 21-26, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, by amending Chapter 17.44 “Zones Generally”, Section 17.44.010 “Establishment of Zones”, Chapter 17.100 “Site Development and Landscaping”, Section 17.100.030 “Landscaping Requirements in Commercial Zones” and adding in its entirety Section 17.100.045 “Landscaping Requirements in Multi-Family Zones” amending Section 17.100.030 “Landscaping Requirements in Commercial Zones” to read “If curb, gutter and sidewalk are not present they must be installed for the full length of the frontage and new asphalt from existing to new curb” was made by Jamie, seconded by Wade and the vote was unanimous.

Yes Vote: Wall, Anderson, Wells, Campbell

No Vote: None

Absent: Hunsaker

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 21-24, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17, “ZONING REGULATIONS”, CHAPTER 17.92 “ACCESSORY APARTMENT”, SECTION 17.92.010 “PURPOSE OF CHAPTER”, SECTION 17.92.020 “CONDITIONS” AND ADDING IN ITS ENTIRETY SECTION 17.92.040 “DEFINITIONS”.

Jon mentioned the city currently allows ADU’s (Accessory Dwelling Units) in homes. The proposed ordinance would allow a separate dwelling unit detached from the existing home. Current setbacks would have to be met.

There are a fair number of properties in the old platted part of town which would allow for this type of unit.

The property owner must live in one of the units.

Additional parking would be required.

Mayor Barnes asked Chief Downs to review his concerns on the proposed ordinance. Chief Downs replied he was asked to do a code analysis. Water supply and access are two concerns. Fire code addresses both of these concerns. If access is longer than 150 feet it would require an access road and turnaround. A fire hydrant would need to be located within the distance the code allows from the home which is 600 feet. Fire and building code need to be met.

Jon expressed concern impact fees would not be collected as the ordinance is written the existing utilities can be used for the second home. Craig replied this contradicts current city code and is problematic.

Jon stated a new unit adds additional impact to the system and fees would not be collected where fees for other new units are collected on new services.

Jamie expressed concern for more than one building on the same connection. Both homes should be on separate connections. One potential issue is if the utility account does not get paid it effects both homes not just one home. Craig replied the current city code does not allow a single connection. This ordinance, as written, would break the current city code.

Jon asked if ADU's are charged differently for utilities? Justin replied a second fee is charged for sewer but not for culinary water, storm water, or the administration fee.

Jon asked if multi-family units require separate connections? Craig replied that is correct. They all require separate meters.

Brian Higginbotham stated other cities who have adopted this type of code have thought about this as well. The key is the definition. Is the second home a single family residence or multi-family? Multi-family is already in the existing code and different than this. The intent is where rent is so expensive this gives families a new opportunity to stay close to family but be in their own unit. Access roads are not required in the current code of the city.

Jamie stated he felt there is a big difference between an attached and detached ADU. There is a high probability the detached ADU is not occupied by family. It could be but most likely will not be.

Craig mentioned both units/homes would have to be owned by the same person on the same parcel as well.

Brian stated this all comes down to individual choices. His father-in-law wants this type of option to have his own space. Construction costs are high. This option gives people another option to consider. The planning commission adopted this ordinance unanimously as they support this new option.

Mayor Barnes asked for an example. Brian replied in North Logan a detached garage was built with an apartment above it. There is a house as well as a detached garage/apartment building on the same parcel.

Brian stated the proposed ordinance is based off of North Logan's municipal code.

Mayor Barnes asked who can live in these units? Brian replied anyone.

Brian stated the fire department does not need access to these buildings. Chief Downs replied that is incorrect. Fire code states there will be access to all buildings. Access and water supply

are included in the code. There are some exceptions such as a small shed. A small shed has no code requirements.

Brian stated ADU's could possibly be exempted from the code. Chief Downs replied that would be going against state building and fire code which are adopted by the state. Jon replied that would make the city liable.

Jamie asked what size of shed is exempt? Jon replied under 200 square feet. Craig replied it cannot be habitable as well.

Chief Downs mentioned if you take an old barn and want to make it into an ADU the occupancy is being changed so the current code would apply.

Wade stated he understood the purpose behind the ordinance. Wade's brother is moving into the basement of his mom's house because of the high price of rent for the townhome he is renting.

Wade mentioned his concern with the ordinance is the unintended consequences. Safety and accessibility need to be addressed. Access could be limited because of animals and other yard related items. During the winter months snow could limit access. If one item is exempted then all should be exempted and that is not a good thing. Jamie concurred.

Jamie asked if anyone had any concerns with attached or internal ADU's? Jon replied he does not as they are already addressed in the current code.

Wade stated one concern he has is as follows. A detached ADU is built now. Eventually the parcel is illegally split and sold to two different parties. The new owner of the main unit then terminates the utility service to the detached unit. Now there is not any utility service, the lot has been illegally split and sold and there could be access or easement issues. The new owners now are burdened as is the city.

Brian stated he supported following state code and the ordinance can be adopted if the code is followed.

Brian mentioned one of the residents in attendance wants to build one of these types of units as it would be a benefit to him and his family. There are a lot of parcels on the west side of town which would allow for this type of unit to be built.

Curtis asked if the planning commission was aware of the fire code concerns? Brian replied they were not aware of this issue. Chief Downs replied he was not aware this ordinance was being considered until recently.

Curtis mentioned his biggest concern is fire related. By not collecting impact fees this would help make the units more affordable.

Curtis mentioned in Clearfield a separate entrance is not required.

Curtis mentioned he could easily modify his home to create an ADU and not have any fire code issues.

Jamie stated an attached unit could be added to the existing home, meet fire code and not have utility connection issues. This option would be better than a detached unit option.

Curtis mentioned setbacks would need to be reviewed. Jon replied the same setbacks are required of a regular home.

Brian stated one advantage to the ordinance is to allow more than one unit per parcel. If the council only wants one unit per parcel the code should not be changed.

Curtis asked if the verbiage from the code came from North Logan? Brian replied he reviewed the code from several different cities including Vineyard, North Logan, North Salt Lake and Ogden. There are 16 cities in the state which have adopted code similar to what is being proposed.

Brian mentioned he is related to a member of the North Logan Planning Commission so he was able to review the code with this person and use it as the basis of the proposed ordinance.

Curtis asked how North Logan is dealing with the fire code concerns? Chief Downs replied he does not know because he does not know what the North Logan ADU ordinance says. Brian replied their ordinance states a person must abide by current fire code.

Mayor Barnes asked if the same code applies to attached and detached ADU's? Chief Downs replied the building code is the same. An access road is required if the new ADU is more than 150 feet off the road. A fire hydrant is required if the new unit is more than 600 feet away from an existing fire hydrant.

Craig mentioned his concern is having a single service for three families. The family in the main home, the family in the attached ADU and another family in a detached ADU.

Mayor Barnes asked if the code only allows one connection for an ADU? Craig replied a home with an ADU is allowed but a detached ADU is not allowed in the current code.

Mayor Barnes asked what the current code allows? Craig replied one existing unit with an attached or internal ADU.

Brian mentioned the size of the detached unit is limited so a lot of people could not be crammed in the new unit. Those in North Logan who use this option are doing it as their family grows. There is the potential for three households on the same parcel but it is not very likely. The ordinance, as written, would allow an attached ADU and detached ADU.

Curtis mentioned there is a travel trailer up the road which is hooked onto power service and dumping into the sewer system of the city. What is keeping this from being a detached ADU?

Brian replied a detached ADU is a permanent structure. Craig mentioned what the travel trailer is doing is not allowed and needs to be addressed by the code enforcement staff.

Jon mentioned there are unintended consequences in this ordinance. One of the situations has already been a problem in the city. A granary behind a home was converted into a living space. The parcel was then split and two restricted building lots created. The parcels were then sold. The new owner wanted a building permit and it could not be granted because the lot is now restricted. The new buyers were not aware of any issues when they purchased the parcels. The issue ended up in court. Craig replied another similar issue has recently come up and the staff is dealing with it as well in another area of town.

Wade asked if the ordinance should be sent back to the planning commission to be changed? Curtis replied he thought some changes could be made and it could be considered then.

Mayor Barnes asked what specifically needs to be changed? Curtis replied dealing with fire code. Jamie stated no more than two families should be allowed on a parcel and impact fees need to be reviewed as well.

Justin mentioned all new connections require impact fees to be paid.

Mayor Barnes asked if the planning commission reviewed the concern about impact fees? Jon replied they did not. Brian mentioned the planning commission felt impact fees were up to the council to decide how to handle.

Craig mentioned the section about licensing needs to be removed or changed. The city does not do licensing in this regard.

Mayor Barnes asked what the intent would be of someone leaving for a period of time? Brian replied most likely to serve a church mission.

Jon mentioned the city does not issue licenses for ADU's. Craig replied it is hard to track and deal with these types of units. The staff does not know when an ADU is created or changed into a duplex until an issue arises. Jon mentioned any detached ADU will be known about because it will require a building permit and zoning clearance.

Mayor Barnes suggested the council modify the ordinance. It should not be sent back to the planning commission to change because they don't know what to change.

Curtis asked why not send the ordinance back to the planning commission? Mayor Barnes replied they have already decided they are good with how the proposed ordinance reads so any changes should be made by the council.

Justin expressed concern for many of the items mentioned. Lack of separate connections. Illegal lot splits. Buyers not being aware they are purchasing a restricted lot. Concerns with dealing with utility billing where more than one unit would be on the same connection.

Brian stated he was disappointed to hear some of the concerns for the first time at this meeting.

Jamie stated there is potential for a lot of unintended consequences from this ordinance.

Justin stated proposed changes could be sent to him and he would revise the proposed ordinance and bring back to the council for consideration if that is how the council wants to proceed.

A motion to table Ordinance 21-24, an Ordinance amending the Smithfield City Municipal Code Title 17, "Zoning Regulations", Chapter 17.92 "Accessory Apartment", Section 17.92.010 "Purpose of Chapter", Section 17.92.020 "Conditions" and adding in its entirety Section 17.92.040 "Definitions" was made by Curtis, seconded by Jon and the vote was unanimous.

Yes Vote: Wall, Anderson, Wells, Campbell

No Vote: None

Absent: Hunsaker

Brian asked who is going to contact the North Logan Fire Chief? Chief Downs replied he would contact the Logan City Fire Chief. The North Logan Fire Department has changed since the ordinance was adopted. Logan City now covers fire service for North Logan.

Jon mentioned if this ordinance moves forward a detached ADU will most likely need to apply for a conditional-use permit.

Craig mentioned the impact to the utility system needs to be reviewed as well as it is a concern to the staff.

CITY MANAGER REPORT

Craig updated the council on the 1000 South Main Street light project.

Whittaker Construction will be done relocating the high-pressure natural gas line by Monday, September 13th. A low-pressure natural gas line is being moved as well as part of the project.

Staker & Parson Companies and Lloyd Facer Excavation will start the underground infrastructure work on Friday, September 17th. There will be nightly closures on the highway on September 16th, 17th and 18th. UDOT (Utah Department of Transportation) will be petitioned to close the entire road at night to get the job done quicker. The intent is to have this portion of the project completed in two nights. Culinary water and storm water services will be tied in. The work can only be done between 9:00 P.M. to 9:00 A.M. One lane each way would be open if UDOT does not allow for a complete closure. Substantial project completion should be by November 1st.

Mayor Barnes asked when the new signal light will be installed? Craig replied as part of this project.

Road overlays for the year are being finished this month.

Paint to paint the crosswalks is in short supply. Five gallons was obtained and utilized.

Craig mentioned the staff reviewed police department wages at the request of the council. One way to pay for the increase is with property tax revenue. The adopted budget has property tax revenue in the amount of \$1,060,000. The final numbers have come in and the actual number will be \$1,266,355. Those funds could be used to offset the increase in officer wages. This is not a long-term solution and will only solve the issue for the current fiscal year. The intent is to retain current police department employees and attract new ones. Other departments in the city need to be addressed as well.

Mayor Barnes stated the increase should not be based on the need to increase property tax on a yearly basis.

Jamie stated he had concerns with some of the upper scale employee wages.

Curtis asked how many employees the department is short right now? Chief Allen replied zero at this time. Two new officers have been hired. They will start on November 13th. They are both currently going through the academy. Craig mentioned two officers are currently testing with other agencies and will most likely be leaving soon.

Jamie asked how this request would be approved. Craig replied through budget adjustments in December.

Curtis mentioned other local departments are having the same issues as well as he had seen some signs advertising the new for new officers.

Curtis asked if a couple of dollars per hour per employee would help? Chief Allen replied it depends on what the council wants to accomplish. Does the council want to stay below other agencies, be the same as other agencies or be higher than other agencies?

Chief Allen mentioned the Logan City Police Department is who the local department is competing with right now for employees.

The consensus of the council was not to do anything with police department wages at this time.

COUNCIL MEMBER REPORTS

Curtis mentioned the Joint Advisory Committee met regarding the Rec Center. Some growth scenarios are being reviewed. Expanding is the number one concern of the Rec Center staff and committee.

Before Green Canyon High School was built Sky View High School had about 1,800 students.

Immediately after the split there were about 1,200 students.

Right now there are about 1,400 students.

Green Canyon and Ridgeline High Schools have each added ten new classrooms to the new buildings already.

Mayor Barnes asked what the issue is? Craig replied there is now a freshman class at Sky View High School which there was not in the past. They need the ability to use the weight room, pool and other areas for this grade of students.

Curtis mentioned he attended the last library board meeting.

Kathy Toolson was introduced as the newest board member.

A discussion took place regarding people entering the building without shirts or shoes. The library staff, by their own choosing, put a sign on the door stating these items are required. Now the splash pad is closed for the season it should not be an issue. Craig mentioned the library staff does not have the right to post the sign as it is a public building. People are allowed to go in the building. Wade stated he would address this issue at the upcoming board meeting.

****Council Member Wall left the city council meeting at 8:57 P.M.****

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

Wade informed the council the wildland fire team was just relocated from Southern California to Northern California. They are now in the Redding, California area. The other wildland fire team just returned from Montana after being there for three weeks.

Last week a fire behavior training class was taught.

Mayor Barnes asked when the new ambulance will arrive? Chief Downs replied by the end of this week. Right now the identification stickers are being installed. Then it can be delivered.

Jon mentioned the three new windows for the Douglass Mercantile Building were supposed to arrive on September 6th so they should be here at anytime and then they will be installed.

A new culinary waterline was run to the Douglass Mercantile Building.

The Historical Society has a \$10,000 CLG (Certified Local Government) Grant which is a matching grant.

With the recent approval of a subdivision of about 500 units, the new temple coming with growth surrounding it and a potential new large subdivision coming from Neighborhood Housing Solutions Jon suggested the council consider getting back into offering building inspection services and having a department in the city office.

Right now the city receives 20% of what the county is paid for building permits.

In 2019, the county collected \$265,882 in building permits fees and remitted 20% to the city.

In 2020, the county collected \$282,103 in building permit fees and remitted 20% to the city.

At the start a new employee would have to be hired as well as a truck and other equipment purchased.

Jon stated in his opinion in the long term the city would profit \$50,000 to \$100,000 per year in building permit revenue.

Craig mentioned with the new building permit regulations set by the state it would most likely require two full-time employees to handle this department. The new 14-day turnaround requirement would make it hard for one employee.

Justin mentioned right now he was aware of a building inspector job in Southern Idaho which is being advertised at \$50.00 per hour plus benefits. Craig stated he would expect the position would pay anywhere from \$25 to \$50 per hour.

Jon stated the city would look more friendly if a builder only had to come to the city and not the county as well.

Jon mentioned he would expect building permit revenue this year to be around \$300,000.

The county has had to hire more employees to keep up with the demand.

Craig mentioned right now the department would pay for itself but when building slows the department would have to be subsidized by other departments. Mayor Barnes replied if building slows one of the two employees will have to be let go.

Jon stated he was told by the previous city recorder even during the recession the building inspection department of the city never lost money.

Mayor Barnes mentioned Hyde Park has their own building inspector. Craig replied they also cover more than one city to justify the cost of the department.

Mayor Barnes stated in his opinion there is no reason the city should not have this department.

The consensus of the city council was to review revenue and expense for the creation of a building inspection department.

MAYOR'S REPORT

Mayor Barnes mentioned the new Youth Council met last Thursday, September 2nd, and the Youth Council Mayor was sworn in at that time.

The Youth Council is planning a Senior Ball as well as a Trick or Treat Street activity.

Mayor Barnes asked Justin who is attending the Utah League of Cities and Towns Meetings at the end of September? Justin replied the mayor, Deon and Jon.

Mayor Barnes mentioned the public works department was xeriscaping some park strips in the city. Water will no longer be needed in these areas.

****Jon made a motion to adjourn at 9:13 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, September 8, 2021**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Jon Wells

Field Trip: The City Council and Mayor are touring the culinary water system of the city from 5:00 P.M. to 6:20 P.M.

1. Approval of the city council meeting minutes from August 25, 2021.
2. Resident Input
3. Discussion with Cache County Executive David Zook.
4. Discussion and possible vote on Ordinance 21-26, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, by amending Chapter 17.44 “Zones Generally”, Section 17.44.010 “Establishment of Zones”, Chapter 17.100 “Site Development and Landscaping”, Section 17.100.030 “Landscaping Requirements In Commercial Zones” and adding in its entirety Section 17.100.045 “Landscaping Requirements In Multi-Family Zones”.
5. Discussion and possible vote on Ordinance 21-24, an Ordinance amending the Smithfield City Municipal Code Title 17, “Zoning Regulations”, Chapter 17.92 “Accessory Apartment”, Section 17.92.010 “Purpose of Chapter”, Section 17.92.020 “Conditions” and adding in its entirety Section 17.92.040 “Definitions”.
6. City Manager Report
7. Council Member Reports
8. 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.