

SMITHFIELD CITY COUNCIL

APRIL 14, 2021

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, April 14, 2021. The meeting began at 6:30 P.M. and Mayor Jeffrey H. Barnes was in the chair. The opening remarks were made by Jamie Anderson.

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

Wade Campbell arrived during the meeting.

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

VISITORS: Derik Winegar, Ross Mitchell, Neil Sessions, Devin Macfarlane, Ashley Sorensen, Russell Smart, Scott Gibbons, Conan Monson, Phoebe Monson, Glade Smith, Stephan Laker, Nathan Whittaker, Michelle Anderson, Danny Sundstrom, Brice Sadler

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM MARCH 24, 2021.

A motion to approve the March 24, 2021 city council meeting minutes was made by Jamie, seconded by Curtis and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells

No Vote: None

Absent: Campbell

Council Member Campbell arrived at the meeting at 6:33 P.M.

RESIDENT INPUT

There were not any comments.

DISCUSSION WITH REPRESENTATIVES OF CAPSA REGARDING SERVICES THEY OFFER TO THE COMMUNITY.

Ashley Sorensen talked about April being Sexual Assault Awareness Month.

The need for sexual assault related services increases yearly as cases continue to increase dramatically.

The first step in the process is to “start by believing”.

One in three men and one in six women will be sexually assaulted at some point in their life. Most cases happen before a person turns the age of 18.

CAPSA has partnered with the Cache Valley Hospital for forensic exams and other services.

CAPSA responds to calls 24 hours per day.

The city was asked to post some short awareness videos for the residents to watch at their convenience.

Mayor Barnes asked if those needing help are referred or come to the center on their own? Ashley replied most people come on their own.

Mayor Barnes thanked Ashley, CAPSA and The Family Place for their service to the community.

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY ROSS MITCHELL FOR APPROVAL OF THE FINAL PLAT FOR THE ROSS MITCHELL LOT SPLIT MINOR SUBDIVISION, A TWO (2) LOT/UNIT SUBDIVISION LOCATED AT 300 NORTH MAIN. ZONED R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET).

Mayor Barnes mentioned there is a home on proposed Lot#2.

The existing home faces Main Street.

Sidewalk would be required in front of the new lot, Lot#1, as well as the existing home.

Curb and gutter is already in front (north) of the two proposed lots.

A motion to approve the Final Plat for the Ross Mitchell Lot Split Minor Subdivision, a two (2) lot/unit subdivision located at approximately 300 North Main was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 21-11, AN ORDINANCE REZONING CACHE COUNTY PARCEL NUMBERS 08-119-0016 AND 08-119-0008 FROM RM (MULTIPLE FAMILY RESIDENTIAL) TO RM (PUD) (MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY ZONE). THE PARCELS ARE LOCATED AT APPROXIMATELY 350 EAST 800 SOUTH AND TOTAL APPROXIMATELY 12.01 ACRES.

Mayor Barnes mentioned the concept plan had been submitted to the council for review as part of the rezone request.

Curtis asked if there is access to irrigation water on these parcels? Brice Sadler replied there is. There are about 12 shares of irrigation water with the land.

Mayor Barnes asked if the open space will be watered with irrigation water? Brice replied that is correct.

Deon asked if the roads would be private or public? Brice replied public as they would be built to city standards.

Deon asked why there is a playground in a 55 and older community? Brice replied the main amenities will be pickle ball and basketball courts. Additional parking stalls will be added to access these areas.

Brice mentioned about 20% of the units will house people under 55 which is why some playground equipment was included as well.

Mayor Barnes asked how the parcels will be developed. Brice replied Phase 1 would be the north end of the parcels. Phase 2 would be the west side of the parcels. Phase 3 would be the middle and east side of the parcels.

Mayor Barnes asked if a half road was being built on the south end of the project? Clay replied the code requires the road be built half plus ten feet.

Clay asked the council to review the density bonus request.

Jon asked if the total acreage is 12.156 acres? Clay replied it is. The road needs to be deducted from that amount in order to determine the bonus density.

Jon asked how much of the development is roads? Brice replied 3.59 acres.

Jon asked if the parcel to the west would be the same type of development? Brice replied right now the owner of that parcel does not have an interest in selling.

Jon suggested adding a sidewalk between two of the buildings coming off of 340 East to access the pickle ball court area. Brice replied they would include that request.

Mayor Barnes asked if the grassy area on the south end in the middle of the project is a retention pond? Brice replied that is correct.

Wade asked why a sewage lift station is mentioned on the plans. Brice replied Phase 2 of the project is too low to gravity flow to the north. The intention is to make an agreement with the property owner to the west to allow a sewer line to run through the parcel so the sewage can gravity flow to 250 East.

Wade wanted to be clear if a sewage lift station is installed the maintenance, repair and upkeep of the lift station would be the responsibility of the tenants and developer not the city. Brice replied he understood and that is correct.

Brice mentioned the intent is to not install a lift station but to work out an agreement with the neighboring property owner to gravity flow the sewage to 250 East.

A motion to adopt Ordinance 21-11, an Ordinance rezoning Cache County Parcel Numbers 08-119-0016 and 08-119-0008 from RM (Multiple Family Residential) to RM (PUD) (Multiple Family Residential Planned Unit Development Overlay Zone) with bonus densities of 10.00% for two-car garages, 7.00% for amenities and 2.00% for fencing along the entire east side of the project, for parcels located at approximately 350 East 800 South totaling approximately 12.01 acres 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 THE INTERLOCAL AGREEMENT BETWEEN CACHE COUNTY AND SMITHFIELD CITY FOR THE ADMINISTRATION OF THE 2021 MUNICIPAL ELECTION, RESOLUTION 21-09.
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Justin mentioned the city intends to contract with the county for assistance with the 2021 Municipal Election. The state now requires the election to be done by mail. The city does not have the equipment to handle the ballots or process the signatures. The equipment costs hundreds of thousands of dollars and the city is not in a position to buy the equipment. The interlocal agreement has been presented stating what the city will do and what the county will do in regard to the upcoming election. Legal counsel is reviewing the agreement the county has provided.

Jamie asked how long the agreement would be valid for? Justin replied only for the 2021 Municipal Election.

Curtis asked what the estimated cost of the election will be? Craig replied approximately \$29,000. Mayor Barnes replied the cost estimate includes a primary and general election. The cost will be half if a primary election is not needed.

Craig mentioned the city has to budget for a primary and general election as it is not known at this time if a primary election will be needed. If a primary is not needed the city will save funds.

Justin mentioned one of the biggest cost factors is postage. The city will only be billed for the postage for the ballots which are returned.

Jon mentioned election results have always been announced on election night in the past. How will this work with a vote by mail election? Justin replied results will be announced that night. The concern will be that ballots can be mailed up to a day before the election. If the vote is close there is a chance the results could change after all the ballots which are in the mail and still need to be processed are collected and counted.

Justin mentioned no in-person voting will be done in the city on election day.

A motion to adopt Resolution 21-09, a Resolution adopting an Interlocal Agreement between Cache County and Smithfield City for administration of the 2021 Municipal Election contingent upon legal counsel of the city approving the interlocal agreement was made by Wade, seconded by Jon and the vote was unanimous.

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

No Vote: None

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 21-12, AN ORDINANCE ANNEXING CACHE COUNTY PARCEL NUMBERS 08-121-0007, 08-121-0006, 08-121-0008 AND 08-124-0011. THE PARCELS ARE LOCATED AT APPROXIMATELY 300 SOUTH 1450 EAST. THE PARCELS TOTAL APPROXIMATELY 17.27 ACRES.

The public hearing was opened at 7:04 P.M.

NATHAN WHITTAKER: I don't own any of the parcels. I worked with the property owners on a prior annexation request which included my parcel but was denied by the city council. I was asked to represent them on this request. There are several things which are in favor of granting this annexation request. The parcels border existing city parcels. The parcels are in the annexation master plan. The future zoning of the parcels shows as residential in the future land-use map. The city is growing rapidly and will grow even more with the announcement of an LDS Temple coming to the city. Annexing the parcels is consistent with future growth in the area. The city has an interest in preserving agricultural land on the west side of town. These parcels could be developed and possibly save some agricultural land elsewhere. I am encouraging the council to vote in favor of the annexation request.

The public hearing was closed at 7:07 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 21-12.

Mayor Barnes mentioned there is no existing city infrastructure in this area. Currently, there is no development in this area south of 300 South.

Wade asked if culinary water could flow to these parcels? Clay replied a water model would need to be run to know for sure.

Wade asked if this was the last step in the annexation process? Justin replied this is Step 3 of 3 which is the public hearing and vote of the council to approve or deny the request.

A motion to adopt Ordinance 21-12, an Ordinance annexing Cache County Parcel Numbers 08-121-0007, 08-121-0006, 08-121-0008 and 08-124-0011 located at approximately 300 South 1450 East, totaling approximately 17.27 acres was made by Deon, seconded by Wade and the motion passed by a vote of 3-2.

Yes Vote: Hunsaker, Wells, Campbell

No Vote: Wall, Anderson

DISCUSSION ON TRAFFIC FLOW IN THE AREA OF 300 NORTH 400 WEST AND SADDLEBACK ROAD.
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Mayor Barnes mentioned 300 North in the area of 400 West is a very narrow road with very little sidewalk in the area. There is not any curb and gutter in the area as well.

Mayor Barnes mentioned Derik Winegar, who resides in the area, wants the council to consider making the road a one-way street.

Mayor Barnes asked Derik if the proposal is for traffic to go east to west or west to east? Derik replied east to west.

Mayor Barnes asked if the request is for a one-way street from 400 West to 600 West? Derik replied that would be great.

Mayor Barnes mentioned the long-term plan is for 400 North to be extended and connect to the west.

Derik stated many options for the area have been considered. Speed bumps cannot be used because of the snowplow trucks. A cul-de-sac was not allowed in the new development to the west because big trucks could not turn around. A fire gate was requested but the request was denied by the fire department. The only remaining option is a one-way street. Nobody wants to live on a one-way street but it is the safest option in this case.

Derik informed the council he spoke with 22 neighbors, who signed the petition, in the area and they all signed the petition asking for the street to become a one-way street.

A significant amount of construction equipment utilizes the road as they work in the new development to the west.

The road, 300 North, is a tiny narrow unsafe road according to Derik.

Derik stated making the road a one-way street solves the current problem inexpensively. Risk is eliminated and traffic would become predictable.

Derik mentioned one of the biggest issues is cars come around the corner off of Saddleback Road at a very high rate of speed. There is no police presence in the area. The area is not patrolled because there is nowhere in the area for police officers to hide and catch the offenders. Mayor Barnes replied he knows the police department monitors this area just like other areas of the city.

Derik stated all of the neighbors in the area have seen firsthand scary situations from people driving on the road. None of the people residing in the area want a one-way street but they all support the request in the name of safety for the children residing in the area.

Curtis asked if the city has the ability to make the street a one-way street? Craig replied the council can adopt changes as long as they follow current transportation and safety standards.

Wade asked what the council can or cannot do in regard to this request? Craig replied he would have to check into it as the staff had not been asked to do anything or check into anything on this request.

Wade mentioned tonight was an initial discussion and nothing would be voted on.

Curtis mentioned he had driven the area several times. One time he followed a school bus down the road and it was hard for vehicles to pass each other.

Curtis mentioned a central mailbox might be required as this would totally change how the mail is delivered in the area. Garbage pickup might have to switch from one side of the road to the other as well.

Curtis and Jamie both stated they would support the request for a one-way street.

Deon stated he did not support the request.

Deon measured various road widths throughout the city and they were all very similar to the width of Saddleback Road.

Deon asked does making the road a one-way road actually solve the problem?

Deon mentioned he works on a one-way street in Logan and people are constantly driving down it the wrong way.

Deon asked if people on bicycles will have to comply as well as traffic rules require bicycles to go with traffic flow.

Deon expressed concern by making the road one-way only it will actually increase the speed of those using the road. Once people know it is a one-way, they will know traffic is not coming from the other direction so they will drive even faster.

Deon stated 400 North is the future for the area.

Deon mentioned 300 North could be widened some by adding asphalt to both sides of the road.

Deon stated one big issue with the area is one of the property owners in the area parks a semi-truck on the side of the road and it takes up a lot of room. Curtis concurred.

Derik replied all of the roads Deon measured are in a grid system. This road is a natural funnel that is different than those areas.

Derik stated it is unknown when 400 North will be installed and there are current problems which need to be addressed now.

Derik reiterated he had 100% support from the neighbors in the area he talked to about making the road a one-way street.

Mayor Barnes asked Derik if he talked to those residing on Saddleback Road or just on 300 North? Derik replied only on 300 North with the exception of Don Barringer. Don lives on Saddleback Road and is in support of the one-way street request.

Mayor Barnes asked Glade Smith his thoughts where he resides on Saddleback Road? Glade replied he supported the request as he had made the same request three years ago.

Jon mentioned there are eight other homes on Saddleback Road which need to be contacted and get their thoughts on the request.

Jon mentioned the proposal would be from 400 West to 600 West so it effects more than just 300 North. The residents on Saddleback Road need to be heard from as well. Derik replied he talked to 22 people and they all signed the petition but he did not make it down to this area to talk to these people.

Derik said the current problem has been an issue for two years and is not something new. The issue needs to be dealt with now before a bad situation occurs.

Jamie asked Jon if he supported the request for a one-way street? Jon replied he would support the request but also wanted an engineering firm to review the request and come up with a list of pros and cons on the request. Homework needs to be done on the request before a decision is made.

Curtis suggested Craig and the staff review the request. All of the neighbors in the area should be notified of the request. The natural flow of traffic is from east to west if a one-way street is created.

Curtis mentioned he did not think the opinion of an engineering firm was needed as the staff could gather the information and present to the council for consideration.

Jamie stated he supported the request in the name of public safety. If someone in the area go hurt and the council had a chance to fix the problem beforehand everyone would feel bad.

Jon stated he was surprised to hear school buses are going east to west on the road.

Jon felt the school should be contacted and asked about not having school buses utilize that road. Curtis mentioned he talked to a school bus driver and was told going down that road is a shortcut.

Wade mentioned this is a public safety issue. A sound decision needs to be made without emotion involved.

Mayor Barnes asked how long the staff needs to gather information on the request? Craig replied the safest thing to do is have a traffic study performed.

Wade asked what the cost of a traffic study will be? Craig replied he would obtain a quote.

Jamie asked if the speed on that section of road is 25 miles per hour? Craig replied that is correct.

Jamie asked if the speed limit in the area could be temporarily lowered to 15 miles per hour until a decision is made by the council? Craig replied national standards require a study to be completed before any changes are made.

Jamie stated he did not understand why a cul-de-sac had been installed just west of this road as it did not make any sense to do what was done. Jon replied the city council at that time wanted to keep traffic off of Saddleback Road so they required a cul-de-sac rather than a road to be installed and connect onto 300 North. Jamie replied that was a failure on the part of the city council in hindsight.

Curtis asked Craig to gather the requested information and bring it back to the council. Derik and those making the request in the area need a decision on whether or not the request is going to be granted.

Wade mentioned it does not do any good to lower the speed limit to 15 miles per hour in the area if the area is not going to be patrolled and the speed limit enforced. The police department is busy and does not have time to spend hours monitoring this section of road. Derik replied he felt the residents of the area would support a speed limit decrease.

Derik mentioned the road is so narrow right now cars drive down the middle of the road and only move to the side of the road when passing another vehicle.

Mayor Barnes wondered why this particular road was curved where the rest of the original part of the city was created in a grid system.

Derik mentioned he is happy 400 North is in the long-term plans of the city but the cheapest and quickest way to deal with the issue is to make the road a one-way street.

Wade asked when a traffic study quote could be obtained? Craig replied by the next city council meeting.

Mayor Barnes asked Derik to notify all of the neighbors, including those on Saddleback Road, what the request is before the city council and what is currently happening with the request.

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 21-15, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 3 “REVENUE AND FINANCE”, CHAPTER 3.12 “SPECIAL IMPROVEMENT TAXES”, SECTION 3.12.020 “DELINQUENCY; NOTICE OF SALE”, CHAPTER 3.24 “PURCHASING POLICY”, SECTION 3.24.020 “LAWS/UTAH CODE CITATIONS”, SECTION 3.24.060 “PURCHASING PROCEDURES; GENERAL”, SECTION 3.24.070 “DISPOSAL OF PUBLIC PROPERTY”, TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.84 “INTRABOCK DEVELOPMENT”, SECTION 17.84.050 “PUBLIC HEARING”.

Craig mentioned during the last legislative session SB201 was adopted. The city is no longer required to post items such as public hearings in the local newspaper. These types of items will be posted on the city website, Utah Public Notice website, at the library as well as at the city office. The city will save money by not having to publish in the newspaper any longer. The code is being amended to remove the requirement for items to be published in the newspaper.

Curtis mentioned, locally, the newspaper does not get to very many people any longer.

Craig mentioned residents can sign up for free notifications from the Utah Public Notice website. Advertising in the newspaper is no longer the best option.

Jon stated taking the newspaper is no longer a popular option.

Jon suggested putting information in the upcoming newsletter about signing up for notifications on the Utah Public Notice website.

Craig mentioned with all of the places the city advertises items it has never been easier to be informed.

****The public hearing was opened at 7:44 P.M.****

There were not any comments or questions.

****The public hearing was closed at 7:44 P.M.****

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 21-15.

****A motion to adopt Ordinance 21-15, an Ordinance amending the Smithfield City Municipal Code Title 3 “Revenue and Finance”, Chapter 3.12 “Special Improvement Taxes”, Section 3.12.020 “Delinquency; Notice of Sale”, Chapter 3.24 “Purchasing Policy”, Section 3.24.020 “Laws/Utah Code Citations”, Section 3.24.060 “Purchasing Procedures; General”, Section 3.24.070 “Disposal of Public Property”, Title 17 “Zoning Regulations”, Chapter 17.84 “Intrabock Development”, Section 17.84.050 “Public Hearing” was made by Jamie, seconded by Wade and the vote was unanimous.****

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 19-15, AN ORDINANCE ADDING IN ITS ENTIRETY TO THE CURRENT SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.81 “MASTER PLANNED COMMUNITY (MPC) ZONE”, SECTIONS 17.81.010 “PURPOSE”, 17.81.020 “ALLOWED USES”, 17.81.030 “DEFINITIONS”, 17.81.040 “REZONE REQUIRED”, 17.81.050 “DEVELOPMENT STANDARDS”, 17.81.060 “OPEN SPACE”, 17.81.070 “STREETS, CIRCULATION & PARKING”, 17.81.080 “WALKING/BIKING TRAILS”, 17.81.090 “LANDSCAPING”, 17.81.100 “DENSITY BONUSES”, 17.81.110 “APPROVAL PROCESS”, 17.81.120 “FAILURE TO PROGRESS”, 17.81.130 “DEVELOPMENT AGREEMENT”, AND 17.81.140 “MODIFICATION OF APPROVED PLAN”.

Mayor Barnes mentioned the planning commission made the requested changes by the city council to the MPC Ordinance.

Jamie stated his concerns had been addressed.

Curtis asked Scott Gibbons if he had any concerns about the Ordinance? Scott replied the planning commission reviewed each item the council had a concern with. How do we address issues of growth and sprawl? This Ordinance won't work for everyone but it will work for some and give an option for another type of development in the city.

Mayor Barnes mentioned the Ordinance will be used as he was aware of a couple of developers who are waiting for the Ordinance to be adopted so they can proceed with their request.

Mayor Barnes mentioned where this is a new type of development in the city it will most likely need to be tweaked over time but this is a good starting point. Scott replied this Ordinance is like all other Ordinances in that it is a work in progress and will have to be reviewed and amended over time.

Curtis mentioned this Ordinance has been a long project. The planning commission put in a lot of work to make this a reality. Curtis thanked Scott and asked him to thank all of the commissioners for their due diligence on this Ordinance.

Wade asked when the creation of this Ordinance started? Justin replied in approximately October 2019.

***A motion to adopt Ordinance 19-15, an Ordinance adding in its entirety to the current Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPS) Zone”, Sections 17.81.010 “Purpose”, 17.81.020 “Allowed Uses”, 17.81.030 “Definitions”, 17.81.040 “Rezone Required”, 17.81.050 “Development Standards”, 17.81.060 “Open Space”, 17.81.070 “Streets, Circulation & Parking”, 17.81.080 “Walking/Biking Trails”, 17.81.090 “Landscaping”, 17.81.100 “Density Bonuses”, 17.81.110 “Approval Process”, 17.81.120 “Failure to Progress”, 17.81.130

“Development Agreement”, and 17.81.140 “Modification of Approved Plan” 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 21-09, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, AMENDING CHAPTER 17.120 “USE MATRIX TABLE”, SECTION 17.120.010 “USE ALLOWANCE MATRIX”.

Mayor Barnes mentioned now the MPC (Master Planned Community) Ordinance has been adopted the new zone needs to be included in the Use Allowance Matrix in the Municipal Code.

A motion to adopt Ordinance 21-09, an Ordinance amending the Smithfield City Municipal Code Title 17, “Zoning Regulations”, amending Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix” was made by Wade, seconded by Curtis and the vote was unanimous.

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

No Vote: None

CONTINUED DISCUSSION ON THE FISCAL YEAR 2022 BUDGET WHICH IS THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2022.

Craig informed the council of some changes to the proposed budget.

Where a new police officer is being added the equipment and items, he/she needs for their job needs to be included such as uniforms.

The health insurance renewal came in at a 16% increase. The city has asked the broker to put the plan out to bid. Once the bids are obtained the council will review the options.

Equipment purchases of approximately \$80,000 were removed.

There is approximately \$1,500,000 in the General Capital Improvement Fund. Additional funds will be transferred into the fund at the end of this fiscal year. Purchases, as currently proposed, from the fund in the new budget year would total approximately \$871,000. Funds have been saved over time so items could be purchased and paid for with cash.

The public hearing on the new budget will be at the May 12th city council meeting. The approval of the budget will be at the second city council meeting in May or the first council meeting in June.

The new budget will be discussed at each city council meeting for the next couple of months.

Wade mentioned, as a resident, he has utilized the services of the fire department and police department in the last year. On a monthly basis he utilizes water, sewer, garbage and road services.

Wade stated he has heartburn about spending so much money for new equipment at the golf course.

Wade mentioned he does not utilize the rec center either.

Wade asked if all of the proposed equipment needs to be purchased in the new fiscal year?

Wade stated he was not against the golf course but he is against spending so much money at one time on an entity not everyone utilizes.

Wade stated he did not think spending \$33,000 on a new tractor for the golf course was needed to be able to pull items around the course. Items such as new snowplow trucks are needed.

Wade mentioned funding should be spent on items which benefit the majority of the residents of the city. The golf course does not benefit the majority of the city. The fire department and police department need additional funding as the city grows. The library needs additional funding as the city grows.

Wade said his suggestion is the golf course purchase what they can pay for and no more.

Jamie mentioned as the city grows it is becoming harder to book a tee time at the golf course because the course is being utilized more. As the city grows and expands the golf course will get busier. Areas of the city such as the library and golf course are where the city has chosen to spend funding even though they do not make a profit and are not utilized by everyone.

Wade suggested rather than buying two new lawnmowers in the new budget year to only purchase one. Craig replied about \$80,000, including one lawnmower, has already been removed from the proposed budget.

Wade stated his biggest concern with the new budget was spending too much money at the golf course on new equipment.

Mayor Barnes mentioned he does not golf, use the rec center, the skate park or the splash pad but these are all services which the city provides to the residents. Even though every resident does not use all services they are important overall to the city especially as the city grows.

Wade stated the city needs to be saving for a new fire department substation not purchasing so much equipment at the golf course. Mayor Barnes replied very few services the city offers pay for themselves.

Wade asked the council to consider if spending so much money at the golf course on new equipment is the best use of the funds of the city.

CITY MANAGER REPORT

Craig informed the council the bids on the new production well have been received. The city budgeted \$500,000 for the well drilling project. The lowest bid was just over \$1,000,000.

After review with Clay and the consulting firm it was determined nothing would be gained by rebidding the project.

The staff and consulting firm recommend moving forward with the project as the city has funds on hand to pay for the project.

Curtis asked why the bids were so high? Craig replied there are several factors such as the size and depth of the well. Material prices have increased substantially recently. All well drillers are extremely busy and bidding projects higher than normal because of demand.

Jon asked what funds would be used to pay for the project? Craig replied water impact fee funds and funds from the Water Enterprise Fund.

Jon asked if the city staff can do any of the work needed on the project? Craig replied the city staff does not have the ability to do any of the project where it is all well drilling.

Mayor Barnes asked if there is federal funding available for this type of project? Craig replied the federal government has approved funding for infrastructure projects such as water and sewer related projects. If the city receives this funding it can possibly be used to pay for some of the cost of the project.

Deon asked once the well is on-line where will the water go? Craig replied it will be tapped into the existing system to use as needed.

Deon asked if water from other sources will be cutback once water from this well is available? Craig replied this well will kick on as needed.

After this project is completed, the next project will be a new water tank.

Deon asked if a location for a new water tank has been selected? Craig replied a general area has been determined but not a specific parcel. Clay mentioned a big factor will be elevation of the parcel as well as closeness to existing city infrastructure.

Jon asked how the water from the new well will be chlorinated? Clay replied a big factor will be the larger diameter pipe which is being installed.

Craig mentioned the new well will have pipe run west to 100 West and then north to 100 North.

Jamie stated the city needs the well in production and needs to move forward with the project. Curtis concurred.

Jamie mentioned the project will only get more costly over time. The project should be completed now.

The consensus of the council was to proceed with the well drilling project at Central Park.

Craig mentioned the staff is working on a drought resiliency plan. Once the plan is adopted the city can apply for some grant funding. The grant application period starts in July. The grants are 50/50 matching grants.

A map of the state was shown addressing drought areas. Cache Valley is in the moderate drought stage as this point. Most of the state is in the extreme or severe drought classification.

The staff is concerned about the upcoming summer and lack of irrigation water for the year. Irrigation water is used to water city parks and the cemetery.

Water conservation is needed more than ever throughout the city.

The residents of the city do a lot of outdoor watering with culinary water.

The city has over 4,000 culinary water connections. Over the last twelve months 3,458 connections used over 20,000 gallons of culinary water in at least one month. The majority of the use is from June through September. How do we get people to conserve? Send a letter asking people to ration? Consider a new tiered rate structure?

Most homes use 10,000 gallons of culinary water or less per month when not doing outside watering. One option is to drive conservation by increasing the cost of water. For example, increase the rate on usage above 10,000 gallons per month.

Jon mentioned the city has taken great pride in having green grass at the parks, cemetery and golf course. Due to the drought conditions the city needs to cut back usage on all areas of the city. When people ask why the grass is not green, they need to be told it is because the city is trying to conserve water. The city needs to cutback before asking the residents to do so. Everyone needs to do their part to conserve and the city needs to lead the way.

Craig mentioned the staff is already working on a plan to cut back watering on all city owned properties. The city has cut back significantly the last two years. Especially on detention basins owned by the city.

Jon mentioned he attended a recent irrigation board meeting. There is very little runoff this year. It is the worst runoff in decades. The hope is for a wet month of May. There is not any moisture in the ground right now. This will be a very difficult year for everyone in regards grass, gardens and crops.

Curtis stated he did not support increasing the tiered rate.

Curtis felt promoting water conservation by recommending xeriscaping and high efficiency sprinklers was a better option.

Curtis felt the city should encourage developers to install xeriscaping for their projects.

Curtis mentioned there are new types of grass which only use half of the water of other grass varieties.

Curtis suggested reducing the hours at the splash pad as part of the conservation program. Craig replied that is one item the staff is already changing.

Mayor Barnes mentioned all of the new homes being built by Neighborhood Non-Profit Housing Solutions are installing xeriscaping.

Curtis asked if there is a law regarding the collection of rainwater? Russell Smart stated the state has something in place but was not sure of the specifics.

Curtis suggested showing the drought map to the residents so they can see how grim the outlook is.

Deon stated he was approached by a representative of a local homeowner's association. The community is for those 55 and older. When the last water rate increase was adopted, their bill increased dramatically. This area is billed as a group where there are not individual water meters. Deon suggested making an allowance in the rate structure for developments where more than one home is on one water meter.

Craig mentioned the area Deon is referring to has a very large grassy area which is watered with culinary water. All of the water is not being used only for homes.

Mayor Barnes suggested coming up with some water conservation ideas and asking everyone from the residents to the schools and local churches to all do their part to conserve.

Jon mentioned one way to ensure conservation is by charging more for culinary water. Wade concurred.

Jamie stated he supported going on water turns rather than increasing the water rate. Even with an increase in the water rate people will still water their yards.

Wade mentioned the Smithfield Irrigation Company is starting their watering season on turns by asking people to water on odd and even days based on their address.

Craig mentioned monitoring water turns would be hard. The city only has one code enforcement officer. What would be done at night when it cannot be seen who is watering or not watering?

Deon stated increasing the water rate does not promote conservation as the bill comes after the water is used.

Craig mentioned the staff reviewed library fees other cities charge non-residents.

Currently, there are 501 non-resident cards issued by the Smithfield library.

Smithfield currently charges very little for a non-resident card so the residents are paying the cost for non-residents to enjoy the library.

Currently, North Logan charges \$90 per year for a non-resident card. Logan City charges \$125 and Hyrum charges \$41.

Jamie stated the timing is perfect to implement a new fee with the adoption of the new budget.

Jon stated he was comfortable charging what Hyrum charges; \$41.

Jamie stated he would support charging \$40 per year starting in July.

Mayor Barnes mentioned the library board and staff need to be notified of the proposed change and why the fee is being implemented.

Wade stated he would support a non-resident fee of \$50 per year. Curtis concurred.

Jamie mentioned he is curious to see how many people no longer want a card. Jamie felt it is not appropriate that a non-resident who does not pay should be able to utilize the library.

Craig mentioned a few public works employees would be attending an asphalt class in Salt Lake City on Thursday, April 15th.

The Utah League of Cities and Towns meetings will be held in Saint George on April 21st through 23rd.

Curtis asked if new asphalt would be put down as part of the road improvement project at the cemetery. Craig replied the contractor will mill the existing road. Take the old asphalt and add concrete to it and then put the product back down. Mayor Barnes mentioned the finished project looks a lot like concrete.

Craig mentioned the project will cost about \$250,000 to redo all of the roads in the cemetery with this process. If new asphalt was put down the cost would be over \$500,000.

COUNCIL MEMBER REPORTS

Curtis mentioned Richard Varela and the Rec Center are planning Health Days.

Mayor Barnes asked if the parade will be on Main Street? Curtis replied the parade will be on Main Street. Craig mentioned the city already has the permit from UDOT (Utah Department of Transportation).

Jamie mentioned he will be submitting some information to post in the newsletter and on social media in regard to trails. Cache County is sponsoring an Adopt-A-Trail program and the kickoff meeting will be held soon.

Jamie reviewed revenue from several line items at the golf course. Revenue this fiscal year is up substantially over the previous fiscal year.

Mayor Barnes mentioned Senator Mike Lee and Senator Mitt Romney are submitting a proposal regarding completing the Bonneville Shoreline Trail.

Jamie mentioned he does not want to see city resources spent outside of the city on trails.

Deon mentioned the Lion's Club will be holding a blood drive on May 24th.

Dennis Spraggins will be the new Lion's Club president for the next year. Dennis works for the Cache County Sheriff's Office.

Mayor Barnes asked Deon if the Lion's Club had selected a Citizen of the Year? Deon replied the Lion's Club had not talked about it yet but they would make a selection soon.

Mayor Barnes asked for the plaque to be presented to the Citizen of the Year during Health Days on Friday night at the Youth Theatre presentation.

Jon stated the city needs to be the group which leads in conserving water. There is a good chance irrigation water use will be cut back rather soon.

The Historical Society will be doing an activity during Health Days.

Jon thanked Scott Gibbons and the entire planning commission for their due diligence in getting the MPC (Master Planned Community) Ordinance completed and sent to the council. The MPC Ordinance will be a benefit to the city long term.

Jon asked if xeriscaping should be considered as a density bonus in an MPC? Scott Gibbons mentioned the MPC Ordinance allows the planning commission and city council to work with the developer on items they want included in the development.

Jon informed the council he would not be able to attend the Planning Commission meeting on Wednesday, April 21st as he would be attending the Utah League of Cities and Towns meetings.

Wade informed the council the Library Board does not exist in the municipal code of the city. They have advertised agendas and kept minutes as required for many years but they are not a legal entity.

Wade mentioned he asked Justin to draft an Ordinance creating the Library Board in the municipal code.

Wade stated the library board needs to officially exist and he supported having a board for the library. Jon stated he is in support of a library board as well.

Curtis mentioned he was willing to have a discussion on whether or not to create a library board but did not want the board to have the ability to hire or fire employees. Wade replied the council can decide what they want to the board to be involved in.

Justin mentioned the staff did some research and the only local city they could find which had a library board in their code was Logan. Their code was only about two sentences long.

Mayor Barnes asked why a library board is needed? What is their goal and purpose? If there are not goals or a purpose a board is not needed.

Wade mentioned right now the library board does not officially exist so either they need to be created or disbanded.

Curtis asked Wade what the board would like to be involved in? Wade replied in the purchasing of books, in the creation of policy and helping to oversee programs.

Wade mentioned the library board has been meeting since 1917.

Jon mentioned one area of focus should be on programs run by the library.

Craig stated he would have a concern about the library board being involved in hiring and firing of employees as that is not their area of expertise.

Wade mentioned the library boards next meeting is on May 19th.

Currently, a new library card is being created. Dr. Seuss books will remain available to the public. The 100th anniversary of the library is coming up next year.

Mayor Barnes stated a library board can be a good asset for the city.

The board needs to offer guidance. The librarian and staff should not lead the board. The board should lead the librarian and staff. The chairman should help to prepare the agenda and should run the monthly meeting. The librarian should not run the meeting.

MAYOR'S REPORT

Mayor Barnes updated the council on the progress of the 1000 South Main signal light project.

The power poles on the east and west side of the highway were relocated last week.

Dominion Energy will lower the high-pressure natural gas line in August.

The staff was made aware of a grant opportunity. An application was submitted for a roundabout at 250 East 600 South.

A formal plan is being drafted and will be submitted before the May 13th deadline.

The preliminary rating on the project was high.

The staff and mayor met with the contractor who is going to oversee the redoing of the roads in the cemetery. Samples of what the new surface will be were presented.

Curtis asked when the roads in the cemetery will be redone? Mayor Barnes replied any time after July 1st if the project is approved in the new budget.

Curtis mentioned this is a great project at the cemetery and needs to be done.

Craig informed the council UDOT (Utah Department of Transportation) reallocated the funding from 2024 to this year so the signal light at 1000 South Main can be installed this year.

Jamie asked when the super street would be installed at 800 South Main? Craig replied in 2024.

Jon expressed concern the cost of the road work at the cemetery might increase if a contract is not signed soon. Craig replied the adoption of the new budget will be in May. Clay mentioned he talked to the contractor and the current price will be honored if a contract is signed once the budget is approved.

The Tree Committee is meeting on Thursday, April 15th. They will judge the posters for the annual Arbor Day poster contest.

Mike Kuhns, an arborist at Utah State University, did an evaluation of the trees in the cemetery and provided the mayor with a report.

The trees in the cemetery need more water.

There is a black beetle in some of the trees. The beetle kills the tree from the top down.

Curtis asked if the city lost any trees in the recent windstorm? Mayor Barnes replied he was not aware of any being damaged or lost.

****Wade made a motion to adjourn at 9:01 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, April 14, 2021**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Deon Hunsaker

1. Approval of the city council meeting minutes from March 24, 2021.
2. Resident Input
3. Discussion with representatives of CAPSA regarding services they offer to the community.
4. Discussion and possible vote on the request by Ross Mitchell for approval of the Final Plat for the Ross Mitchell Lot Split Minor Subdivision, a (2) lot/unit subdivision located at 300 North Main. Zoned R-1-10 (Single Family Residential 10,000 Square Feet).
5. Discussion and possible vote on Ordinance 21-11, an Ordinance rezoning Cache County Parcel Numbers 08-119-0016 and 08-119-0008 from RM (Multiple Family Residential) to RM (PUD) (Multiple Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 350 East 800 South and total approximately 12.01 acres.
6. Discussion and possible vote on the Interlocal Agreement between Cache County and Smithfield City for the administration of the 2021 Municipal Election.
7. Public Hearing for the purpose of discussing Ordinance 21-12, an Ordinance annexing Cache County Parcel Numbers 08-121-0007, 08-121-0006, 08-121-0008 and 08-124-0011. The parcels are located at approximately 300 South 1450 East. The parcels total approximately 17.27 Acres.

8. Discussion and possible vote on Ordinance 21-12.
9. Discussion on traffic flow in the area of 300 North 400 West and Saddleback Road.
10. Public Hearing for the purpose of discussing Ordinance 21-15, an Ordinance amending the Smithfield City Municipal Code Title 3 “Revenue and Finance”, Chapter 3.12 “Special Improvement Taxes”, Section 3.12.020 “Delinquency; Notice of Sale”, Chapter 3.24 “Purchasing Policy”, Section 3.24.020 “Laws/Utah Code Citations”, Section 3.24.060 “Purchasing Procedures; General”, Section 3.24.070 “Disposal of Public Property”, Title 17 “Zoning Regulations”, Chapter 17.84 “Intrabock Development”, Section 17.84.050 “Public Hearing”.
11. Discussion and possible vote on Ordinance 21-15.
12. Discussion and possible vote on Ordinance 19-15, an Ordinance adding in its entirety to the current Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.010 “Purpose”, 17.81.020 “Allowed Uses”, 17.81.030 “Definitions”, 17.81.040 “Rezone Required”, 17.81.050 “Development Standards”, 17.81.060 “Open Space”, 17.81.070 “Streets, Circulation & Parking”, 17.81.080 “Walking/Biking Trails”, 17.81.090 “Landscaping”, 17.81.100 “Density Bonuses”, 17.81.110 “Approval Process”, 17.81.120 “Failure to Progress”, 17.81.130 “Development Agreement”, and 17.81.140 “Modification of Approved Plan”.
13. Discussion and possible vote on Ordinance 21-09, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”; amending Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.
14. Continued discussion on the Fiscal Year 2022 Budget which is the period of July 1, 2021 through June 30, 2022.
15. City Manager Report
16. Council Member Reports
17. 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.