

SMITHFIELD CITY COUNCIL

JANUARY 27, 2021

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, January 27, 2021. The meeting began at 6:00 P.M. and Mayor Jeffrey H. Barnes was in the chair. The opening remarks were made by Curtis Wall.

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

Wade Campbell arrived during the meeting.

The following Planning Commission Commissioners were in attendance: Juli Weber, Katie Bell, Jasilyn Heaps, Bob Holbrook, Hutch Daniels, Brian Higginbotham, Scott Gibbons and Brooke Freidenberger.

City Manager Craig Giles, Fire Chief Jay Downs, City Engineer Clay Bodily, Zoning Administrator Brian Boudrero, Public Works Director Doug Petersen and City Recorder Justin Lewis were also in attendance.

VISITORS: Darek Kimball, Quinn Dance, Josh Jensen, Marty Spicer, Kenneth Bell, Brian Fillmore, Nate Whittaker, Bryce Goodin, Jeff Jackson, Erin Campbell, Josh Wright, Jera Wright

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM JANUARY 13, 2021.

A motion to approve the January 13, 2021 city council meeting minutes was made by Curtis, seconded by Jamie and the vote was unanimous.

Yes Vote: Wall, Anderson, Hunsaker, Wells

No Vote: None

Absent: Campbell

DISCUSSION WITH THE PLANNING COMMISSION AND REPRESENTATIVES OF J-U-B ENGINEERS ON CULINARY WATER AND WATER MODELING.

Quinn Dance and Darek Kimball from J-U-B Engineers discussed culinary water and water modeling.

The first water master plan for the city was completed in 2005. The plan was updated in 2011 and again in 2017.

The city has a 40 year water rights plan which includes current information as well as projected needs for the future.

In the 2017 update, a five year capital improvement list for 2017 through 2022 was created.

ERC means “Equivalent Residential Connection”.

One ERC is equivalent to one single family home.

One a peak day it is expected one ERC will use 2.29 gallons of water per minute in the city.

The water model development includes the wells and springs of the city as well as the storage tanks.

The city is broken into regions in the water model and usually based off of current zoning. More densely populated areas use more water. The water model is more accurate when done by region as opposed to the entire city.

****Council Member Campbell arrived at the council meeting at 6:17 P.M.****

Areas of the city have irrigation/secondary water for their yards. This is factored into the water model as it helps relieve the burden on the culinary water system.

As part of the development review process three main calculations are checked for:

40 psi (pounds per square inch) peak day demand

30 psi peak hour demand

20 psi peak hour demand plus fire flow

New developments and phases are added to existing demand.

The psi requirements are the minimum amount set by the State of Utah.

The majority of the system is based on 1,000 gallons per minute plus appropriate pressure.

All new developments are added onto the existing system.

All phases of a new subdivision are included in the water model.

Not all proposed subdivisions pass the water model.

Until the water model is passed a new subdivision cannot be considered for final plat approval.

Approximately two years ago the Quail Cove Subdivision in the Summit Drive area was proposed. The subdivision was approximately seven building lots. The water model failed. There were two possible solutions to correct the deficiency. The existing waterline could be upsized or a waterline could be looped. This area of town does not have great pressure. No new developments can go below the minimum standards set by the state. The developer chose not to

do either improvement to correct the deficiency so the subdivision was never built or approved by the council.

In 2020, the Smithfield Meadows Subdivision failed the water model. Fire flow and the volume of flow were not adequate. The options were to upsize the existing waterline from Wasatch Drive to Juniper Drive or loop the waterline at 480 North across the canal to the west. The developer choose to make the improvements. The improvements were made and the water model then passed.

The question was asked does the city have different standards than the state? The city follows state standards for minimum pressure.

The question was asked could the city require higher minimum pressures? It would be hard to implement as the state has set the minimum standards. It is hard to argue against their standards. The pressure standards are a national standard adopted by the state.

Typically hillsides have lower water pressure than in the valley. If the pressure is increased on a hillside it will also increase pressure in the valley which could cause a problem and have to be dealt with.

The lowest pressure in the city is in the Hillside Drive area where it meets Summit Drive. The minimum pressure is barely met in this area.

The vast majority of the city has adequate pressure all the time.

The question was asked what is the highest water pressure in the city? There are many areas over 100 psi. There are several PRV's (pressure reducing valve) in the city to reduce the pressure. Nowhere in the city exceeds 150 psi.

A new well is proposed in the Central Park area. The well is planned to operate at 1,500 gallons per minute. This equates to an additional 650 ERC's being added to the system.

The city is planning for two large infrastructure projects. The first being the new well at Central Park. The second being a new storage tank.

The wells have been running more than in the past so it is time for a new well to be brought onto the system.

What if the new well doesn't work out? A test well was drilled in 2020. This location was determined to be a good location for a new production well. Currently, documents and drawings are being drafted and submitted for the actual production well. The intent is to bid the new production well very shortly and have it drilled in the next few months. The pump and pump house will be added later in the year. The intent is to have the new well operational within one year.

The depth of the new well will be approximately 800 feet. The well will be drilled to a depth of approximately 900 feet.

The city is in the process of converting the cemetery grounds from culinary water use to secondary/irrigation water use.

Forrester Acres has been watered with culinary water in the past. A new booster pump was installed last fall which will help to water more of the grounds with irrigation water in 2021. The intent is to have all of Forrester Acre on irrigation water within two years.

Sunset Park is currently watered with irrigation water.

Right now the snowpack in the mountains is at 63% of normal so there is a concern about having enough water this coming summer.

Can the city parks switch between culinary water and irrigation water if needed? Some of them can.

The city cut back watering the last two summers on city owned parcels to help conserve water.

If a new subdivision has irrigation water available it is included in the water model review. Only indoor demand is included in the model. Outdoor demand is not included when irrigation water is utilized.

Are apartments and townhomes considered one ERC? They are considered a little less than one ERC per unit. Open space and other landscaping must be factored in as well.

How many ERC's are utilized by the new senior living center on the highway? This business is commercial in nature. The ERC's are not based off of the number of bedrooms but based on the number of plumbing fixtures in the building.

The buildout of the city is based on the existing land-use map.

When calculating ERC's for schools and businesses the state has a chart to use as a point of reference. Local actual meter usage of similar businesses can be considered as well.

The city has four storage tanks. Three are one million gallons each and one is 500,000 gallons.

The new storage tank which will be built in the future is forecasted to be two million gallons.

The location of the new tank has not yet been determined.

The new tank will add about 2,000 ERC's of storage.

Storage tanks are used to help with peak flow and fire flow.

What is the peak time of water use? Typically it is in the morning when people are watering their yards and getting ready for work/school which is usually 6:00 to 8:00 A.M. At night when people get home from work and start to water is another peak time of use.

As the city converts the cemetery grounds and Forrester Acres to irrigation water ERC's will be added to the system.

At the current rate of development how long before another source is needed? The new well will add 650 ERC's. In 2020, there were 120 new units built in the city. The previous couple of years were less than 100 per year. Over the last five years the average would be under 100 per year. Another new water source should not be needed for at least five years.

When is the water model completed? The water model is done after the preliminary plat is submitted but before the final plat is considered. Fees are paid at the time of the submittal of the preliminary plat. The fees which are collected are then used to pay for the water model to be completed. J-U-B Engineers does the water modeling for the city. A water model must be completed and pass before a final plat will be considered by the planning commission and city council.

How does the water system of the county differ from that of the city? The city is on a water system operated by the city. Homes in the county are on wells. The county does not have a piped water system.

Does Smithfield provide culinary water to Amalga? Smithfield does not provide culinary water to Amalga.

Water rights and water shares are different. Currently, the city has more water rights than are being utilized. Water rights are held for future development. The city collects water rights or a water dedication fee for each new building lot approved in the city. When the new well is brought into production the amount of unused water rights the city has will decrease.

If too many wells are dug in an area will surrounding wells go dry? Each well has to be individually approved. A test well was drilled by the city to determine the amount of water available as well as how the surrounding area is affected. A water model is run on the new well. The Utah Division of Drinking Water requires evaluations of all new wells.

A test well was drilled in the Dry Canyon area by the city. The test well did not produce enough water to make it good enough to convert into a production well.

Will the new city well effect any wells close by? There are two wells in close distance to the new city well. They are at a depth of 300 feet. The new city well will be substantially deeper to help minimize the effects to the surrounding wells.

How are well sites found? Geological maps of what is under the ground are reviewed. Well logs of neighboring wells are reviewed. Studies and an analysis are completed. The formations

underground are reviewed. There is not a guarantee of hitting water when drilling a well as it is an inexact science.

The city hoped to have a new well east of town because it would be easier to adapt and operate in the existing water system. The test well was drilled. The well did not produce enough flow for a city. Typically well results are better in the valley floor than on a hillside.

A hydrologist did a study for the city and three locations were determined. The location of the new city well was picked because the city already owns the land the well would be drilled on. The city is already aware of a future location of another new well.

Wade mentioned the last two summers alarms in the water system of the city have been triggered.

Wade asked the council if they are comfortable with the minimum pressures set by the state.

Wade stated the 650 ERC's from the new well is actually an unknown and cannot be factored into the system until the new well is operational and testing and analysis completed.

Wade stated he had several questions. What amount of ERC's does the city currently have? What is worst case scenario of what is available today? What are the current number of ERC's which can be approved on the existing system? Quinn replied the information used in the analysis is from the actual meter readings when the study was completed in 2017. At that time there were 3,658 ERC's in the system. With growth it would now be around 4,000 ERC's. A new water master plan could be completed with new actual meter usage because it is an unknown how people's watering habits have changed the last three years. Right now the system is supplying the amount of water needed by the city.

Wade stated he wanted real numbers to consider. Not estimates which may or may not be added onto the system in a year or longer. New developments should not be approved until real numbers can be factored into the system.

Wade stated he is uneasy with any future new development until he has real numbers and not estimates or projections.

Curtis mentioned when the new water rate went into effect he cut back his water consumption by 30%. Curtis expected others in the city did as well. Wade mentioned his watering habits have not changed.

Wade expressed concern he currently does not have real numbers or timing on how things are going. Quinn stated a new analysis with the most current meter readings can be completed.

Quinn cautioned the council sometimes results can be overanalyzed and still not provide the information someone is wanting even after significant studies and analysis are done. Wade replied the council needs to know where the city stands today as right now the city is vulnerable until the new well goes online.

Curtis asked how many times the system alarmed last year? Craig replied the pumps ran almost all of last summer. Now that it is winter they hardly run at all. The alarms are triggered when the depth of the water in the tanks goes below 17 feet. The normal level is 20 feet.

Craig mentioned the city is the biggest user on the system. When the city changed their watering habits there were no longer issues on the system for the rest of the year.

Mayor Barnes mentioned the city is in the process of converting more park strips to xeriscaping which will help as well.

Craig mentioned a new water model can be done but it will be at a substantial cost. Clay suggested taking the funds which would be used for a new water master plan and allocating them to the new well project to make sure it gets completed and online.

Mayor Barnes mentioned the new tank will be in the northeast part of town but the exact location has not yet been determined.

The council meeting was temporarily adjourned at 7:24 P.M. for a short recess.

The council meeting was reconvened at 7:34 P.M.

DISCUSSION WITH THE PLANNING COMMISSION 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”.

The council and planning commission reviewed the proposed Ordinance.

The following items were discussed.

An Ordinance needs to be drafted and put into place in conjunction with the MPC Ordinance being adopted adding the new MPC Zone to the Use Matrix Table in Section 17.120 of the municipal code.

In Section 17.81.030 “Definitions” the section on “Open Space” needs to be reworded.

It was discussed if a maximum MPC size should be included. It was determined a maximum size would not be included.

Section 17.81.050 “Development Standards”, “C” “2” will be reviewed for clarity and to make sure it is worded properly.

The base density, as written, is six units per acre. Changing to four units per acre or possibly five units per acre was discussed. After a lengthy discussion it was determined to leave the base density at six units per acre.

It was discussed if the total number of single-family detached housing units should be left as written at 60% or increased to 75%. After discussion the maximum was left at 60%.

In Section 17.81.050 “Development Standards”, “F”, it was determined that single-family attached and multi-family needs to be better defined. Setbacks in this section would be reviewed as well.

In Section 17.81.050 “Development Standards”, “H”, the wording “per dwelling unit” was added to the end of the section.

It was discussed whether the city is ready for buildings which are more than two stories tall. It was determined that is a discussion for a different time and has no bearing on the MPC Ordinance.

In Section 17.81.050 “Development Standards”, “N”, “1”, after lengthy discussion it was determined the amount of “Guest Parking Spaces Per Unit” should be changed from 0.25 to 0.50.

In Section 17.81.050 “Development Standards”, “N”, “3”, it was discussed if 25% was the correct amount for parking spaces which can be grouped together. It was determined no change is needed.

Section 17.81.060 “Open Space” was discussed. As written the minimum of open space is 5.00% which does not include any portion of a house yard including the front, back or sides. The PUD Ordinance of the city starts at 50% open space. After discussion it was determined the amount of open space at 5.00% is adequate. The MPC Zone and PUD Ordinance are different enough that it was not a fair comparison to compare one with another.

The definition of “Open Space” would be reviewed and amended if needed.

Section 17.81.070 “Streets” will be reworded so that no private streets/roads are allowed.

The title of 17.81.080 will be amended from “Walking/Biking Trails” to “Walking/Biking Trail Corridor”. The width of the corridor will be reviewed and amended if needed.

Section 17.81.090 “Open Space Landscaping”, Sections “A” and “C” will be reviewed to make sure the wording is not redundant.

Section 17.81.100 “Density Bonuses” was reviewed. The density bonus for Recreational Facilities and Off-Site Infrastructure Improvements was reviewed. After discussion the density

bonus was left at 1.2 in both sections. In Trails/Bicycle Circulation the wording will be changed from “gross” project size to “net” project size. An example of how to calculate a density bonus will be included in the revised Ordinance so when the Ordinance is reviewed it is easy to see how to calculate the density bonus.

The planning commission will review the proposed Ordinance at their February 17th meeting. After review and approval by the planning commission the Ordinance will come back before the city council.

****Curtis made a motion to adjourn at 8:45 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, January 27, 2021**. The meeting will begin at 6:00 P.M.

Welcome and Opening Ceremonies by Curtis Wall

1. Approval of the city council meeting minutes from January 13, 2021.
2. Discussion with the planning commission and representatives of J-U-B Engineers on culinary water and water modeling.
3. Discussion with the planning commission 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”.

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.