



The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, September 13, 2023. The meeting began at 6:30 P.M. Mayor Kristi Monson was in the chair. The opening remarks were made by Wade Campbell.

Council Members in Attendance: Wade Campbell, Sue Hyer, Deon Hunsaker, Curtis Wall, Jon Wells

City Staff: City Manager Craig Giles, Fire Chief Jeff Peterson, City Engineer Clay Bodily, City Recorder Justin Lewis, Recreation Director Brett Daniels, Assistant Librarian Karen Bowling, Library Director Shawn Bliss and Planning Manager Brian Boudrero

Visitors: Lucy Harris, Dan Sundstrom, Merrilee Wells, Philip Andrson, Rudy Cueto, Zane Hyer, Todd McKee, Tim Smith, Amber Peterson, Brett Conley, Alicia Conley, Lindsey Black, Brian Black, Shawn & Liz Kirkley, Chad Morgan, Scott Gibbons, Jeff Barnes, Mitch & Mindi Halverson, Steve Wassom, Ted Stokes, Presley Stokes, David Brilliant, Colt Larsen, TJ Hilton, Tim Smith, Tyler Smedley, Robert Hansen, Pamela Price, Greg Price, Tami Kidman, Brad Kidman, Robin Karren, Jenn Staker, Taylor Johnson, Taylie Nelson, Jeannie Prescott, Sharon Johnson, Tara Brodock, Rolf & Dixee Neugebauer, Caralee Stokes, Debbie Zilles

Approval of City Council meeting minutes from August 23rd & 28th, 2023.

A motion to approve the August 23, 2023 city council meeting minutes was made by Wade, seconded by Jon and the vote was unanimous.

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

No Vote: None

A motion to approve the August 28, 2023 city council meeting minutes was made by Wade, seconded by Jon and the vote was unanimous.

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

No Vote: None

Resident Input

Mayor Monson asked residents to use kindness, courtesy, and dignity.

Lucy Harris said, like the majority of the residents who live near the proposed Master Planned Community, she is deeply concerned about its potential impact on the neighborhood. MPCs (Master Planned Communities) create their own communities and include high-density housing, long construction periods, low-income housing, heavy traffic, increased air pollution, and depletion of water tables. Most important; however, is that they must be compatible with the adjacent neighborhoods, which clearly is not the

case here. The responsibilities of any real estate developer include the protection of living conditions, preserving the character, and maintaining the livability of the adjacent neighborhoods. An MPC in the proposed neighborhood clearly violates all of these responsibilities. Master Planned Communities are economically and physically dependent upon the support of the adjacent neighborhoods, which also is not the case here. The only viable solution she can see is to maintain the current residential zoning, which is consistent with the adjacent neighborhoods. The \$900,000 homes on the Sky View hillside are selling like hotcakes, so why resort to the destruction of the neighborhood's livability with a Master Planned Community?

Ted Stokes wanted to address the issue of misinterpretation of the Master Plan which came up in the Planning and Zoning Commission. He has done a lot of research since then. The Planning Commission asserted that this MPC being proposed was in concurrence with the Master Plan because it was 5.2 units per acre on the parcel, but there were many acres inside the parcel that exceeded 6 units per acre. He does not think the Master Plan, designed and codified by this same Council, meant for any particular acre inside to exceed 6 units per acre. He thinks it is the intent of people who want to "put things where they don't go" to say that it complies with the Master Plan – and it is not. The Master Plan intends that each acre will comply with what its intended use is. Every acre inside this parcel should comply with the Master Plan.

Rudy Cuteo said last month he had 25% less water use, yet it was double the usage of the prior month on his water bill. He questioned how accurate water meter readings are. He is not the only one with this issue. He was asked to leave his contact information and someone from the City will follow up with him relative to this concern.

Lucy Johnson appreciates the Council's service to the community and their willingness to serve because she understands it is not an easy job and no matter what decisions are made, some people will still be angry. She has no problems with MPCs if they are done in the right location with the correct infrastructure; however, she is concerned with the proposed MPC location on tonight's agenda. This location has a golf course, which means there are no access roads other than 300 South, 600 South, and Highland Drive (which is small and narrow). She spoke with Councilmember Wall earlier today about her concerns. Packing people into this area is a big concern if there is ever an emergency that requires quick access out of the area. The roads, 300 and 600 South, are both roads where children walk to school, adding that much more traffic can cause more issues. She has lived near an MPC and they are great and they offer diverse housing opportunities, but most often, those areas have better access to main roads and bus systems.

Taylor Johnson has respect for the council members and feels bad that they have had to hear from residents so many times about the same topic. She appreciates the fact that the request for the MPC has been denied previously and appreciates members listening and considering the resident's concerns. The benefits of the MPC that were mentioned at the Planning Commission meeting were to diversify for seniors; however, the square footage, number of bedrooms, two stories, and shared walls do not seem ideal for senior living. Another benefit mentioned was the creation of affordable housing, the price of the townhomes will be around \$500,000 and with current interest rates will

not be a good investment. Condos historically do not hold the same value that land or single-family homes do. The zoning ordinance states that the surrounding neighborhoods need to match which this proposal does not. She made an investment to live in this neighborhood to be around less congestion which meets the needs of her family. The traffic reports may say that this project will be fine, but from the perspective of someone who lives there, traffic is a concern. She is also worried about children and schools and would like the school district to be given a chance to meet the needs of the students before high-density housing is continued to be pushed. She thinks this is a good area for single-family homes.

David Brilliant commutes two times a week down to Layton and has seen a lot of car accidents on Main Street (especially between 400-1000 South). He is concerned that the City may not be expediting the need for more signal lights/controls along the street to help.

Caralee Stokes agrees with what has been said. She would like to see a halt on MPCs right now to see what the future might bring. She hopes the Council will deny tonight's request. She has repeated these concerns before and thanked the Council for listening.

Robin Karren lives by the proposed project. Her house is one of two homes on 120 South that faces the field, the project will affect their home immensely. As each road above her home has been developed, the traffic coming down increases by 5-10 mph. With the proposed development this is a huge concern. She witnessed a pedestrian accident involving a child a couple of years ago, which was a horrifying event. Having this many more units, children, cars, and small entrances increases the concern. She agrees with the comments and concerns that have previously been expressed. Most residents she has talked to are opposed to the dense housing being proposed.

Chris Morgan said the first line of the Municipal Code 17.81.010 states that "*The purpose of the Master Planned Community (MPC) zone is to encourage imaginative and efficient utilization of land, develop a sense of community, and ensure compatibility with the surrounding neighborhoods and environment.*" The proposed development does not because there is R-1-10 zoned all around it. This does not foster community. He asked members to consider how this might destroy the community. The last line of 17.81.010 states that "*An MPC is a zone which may be located in a variety of areas throughout Smithfield City, if it can be demonstrated that such a project will demonstrate and fulfill the goals of this Ordinance in that area.*" This does not fulfill that sense of community, which has been expressed repeatedly by residents for the last six months.

Liz Kirkley thanked the Council for bringing back the resident input portion of meetings. She is hoping that the City will become even more transparent by allowing public input on every agenda item.

Jeannie Prescott lives near the proposed MPC project. Her biggest concern is only having two outlets in the area, 300 and 600 South, especially in the event of an emergency. She is not opposed to development; she would like to see it be single-family homes. Water is also a concern. Although the Council has no decision authority

on schools, she would like consideration given for the safety of the children who walk to school in that area.

Recognition of Scott Gibbons for years of dedicated service on the Planning Commission.

Sue presented Scott Gibbons with a gift of appreciation on behalf of the City. Scott served for many years on the Planning Commission. Jon expressed gratitude for his years of service; the Planning Commission deals with some very difficult issues. Wade echoed those sentiments and thanked Scott for his great attitude and ability to work well with people. Curtis said Scott cares about Smithfield City and his heart and mind have always been about the well-being of the community.

Discussion with Youth Council Mayor Hope Bingham.

Due to Sky View High School's Homecoming, this item will be on a future agenda.

Discussion with Cache County School District Superintendent Todd McKee

Mayor Monson invited Cache County School District Superintendent Todd McKee to come and share what is happening within the School District. Dr. McKee began his appointment as superintendent of Cache County School District on July 1, 2023. The school district serves 27 communities within Cache Valley and he is thrilled to help Cache Valley, which is experiencing immense growth. The Board has been studying the growth and potential needs for many years. A Building Task Force (BTF) has been formed to study the needs of the district and make recommendations. Last month the Cache County Board of Education voted to place a \$139 million general obligation bond proposition on the November 2023 ballot. The Board's decision comes after a year of careful study by the Building Task Force, consisting of community members from each voting precinct, school, and district staff, and members of the Board of Education.

Dr. McKee introduced his assistant Tim Smith to provide further information. Smithfield currently has 3,500 students in the school system. Cache County School District is the 11th largest school district, out of 41, in the State of Utah. In 2013 was the last bond initiative (for \$129 million) to help address growth. Two new high schools, Green Canyon and Ridgeline, were built. Seismic upgrades and additions were made to several schools. A new elementary school was built in Lewiston and Cedar Ridge, White Pine, and Willow Valley were converted from middle schools to elementary schools. A new Cache Alternative High School was built next to the Bridgerland Technology campus in Logan.

Since voters passed the last bond in 2013, the Cache County School District has experienced significant growth, adding 4,197 students. Due to that unprecedented growth, 11 of the District's 17 elementary schools and one middle school are operating above capacity. To accommodate growth at these locations, the District is utilizing 38 portable classrooms. The State of Utah now provides funding for all-day kindergarten.

Due to a lack of classroom space, the District cannot fully provide this option to all of its 27 communities. The District relies on a lottery system in six schools and cannot offer the option at all in five additional schools, due to a lack of classrooms.

The safety and security of students and staff is a top priority. Bond funds will allow for enhanced safety and security measures at each of the schools including being directly connected with Central Dispatch, enhancing intercom systems, better access controls, controlled entry, and improved surveillance.

The proposed projects for this bond would include the addition of two new middle schools, the construction of a new elementary school, and the conversion of the district's smallest middle school into an elementary school. These additions allow the district to move sixth grade out of the elementary schools and back to a middle school environment.

This course of action will help resolve capacity issues for all 17 elementary schools and allow the District to offer all-day kindergarten for all 27 communities. It also has the added benefit of providing four feeder middle schools. One for each of the four high schools. It also provides room in both elementary and secondary schools to accommodate growth well into the future.

BREAKDOWN OF PROPOSED 2023 BOND PROJECTS

- New 6th-8th grade middle school in Hyde Park
- New 6th-8th grade middle school in Nibley
- New elementary school in Hyde Park
- Conversion of Spring Creek Middle School to an elementary school
- Secured School Entryways and Other Safety Improvements

To save taxpayer money, the District will utilize the same floor plan for both new middle schools and a previously purchased floor plan for the new elementary school.

Location of two of the new schools:

- New Hyde Park Middle School (200 West 250 South, Hyde Park)
- New Nibley Middle School (915 West 3200 South, Nibley)

Property owners can anticipate no tax rate increase related to this bond. Based on conservative estimates and assuming taxable value remains steady, payment of the 2023 bond would fit within the existing rates schedule or possibly be even lower. This is possible because the district would structure future bond payments to layer with existing bond payments in a way that keeps the total amount of taxes assessed per year within the current tax rate.

Property taxes are calculated by multiplying the tax rate by the property value. While some taxpayers may experience increases in taxes paid for the school district bond debt, this would be the result of increased property values and not due to a higher tax rate.

By approving this bond, taxpayers would be taking on additional debt, which will require a longer period of time to pay. In other words, without the issuance of this new debt, taxes would be lowered in upcoming years. If this debt is issued according to the plan, the overall tax burden on district taxpayers should remain approximately the same as now going forward. The District has a reputation for paying off its debt early through refinancing opportunities and is aggressive at restructuring bonds. The district also has a strong reputation for meeting project timelines and staying within budget. The tax rate right now is at its lowest point it has been since 1997 (debt survey levy on buildings). The last time the bond was surveyed the average home was \$300,000, the average price in Cache County currently is \$524,000. The average debt service levy is approximately \$234 yearly and similar tax values would be \$426,000. Due to the layering of the bonds, there is no expectation for a tax increase.

Tim confirmed for Curtis that this bond does not address transportation because these are capital funds. The district has been aggressive in keeping its fleet up to par. They service both districts in Cache Valley and try to bring in at least 5-10 new buses every year. The most difficult part is finding drivers. There are times when mechanics, trainers, and directors have to drive when necessary. Every time new developments are added, routes and the number of students are addressed. The district understands the safety concerns that parents have.

Wade asked about the capacity of the high schools. Tim advised that they have added ten additional classrooms in both new high schools, Green Canyon and Ridgeline and are currently operating at 87-93% of capacity. They are always planning and discussing future needs.

Introduction of Librarian Shawn Bliss.

Karen Bowling has been serving as the interim librarian, Mayor Monson thanked her for all she has done. Shawn Bliss has been hired as the full-time Librarian, he thanked the City for the opportunity and he is excited to take on new challenges. There are some great ideas they would like to incorporate. He looks forward to moving forward in serving the needs of the growing community.

Discussion and possible approval of Jeff Peterson as Smithfield Fire Chief.

Jeff Peterson has been acting as the interim Fire Chief for the last six months. Mayor Monson thanked him for his service. Several members of the Fire Department were in attendance and supported the decision for his appointment as Chief. Wade said he has seen great improvements within the department and would be in favor of the appointment. Curtis is excited to see a CERT program instituted and believes Chief Peterson's background will provide a great opportunity to move forward.

A motion to appoint Jeff Peterson as Smithfield City Fire Chief was made by Wade, seconded by Curtis and the vote was unanimous.

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

No Vote: None

Discussion and possible vote on Resolution 23-13, a Resolution supporting the board apportionment of the Cache Valley Transit District in compliance with Utah Code 17B-2a-807 effective January 1, 2024.

Mayor Monson spoke with Todd Beutler, the Cache Valley Transit District (CVTD) Manager about how Smithfield would like to be represented on the new Board. Currently, a Richmond City resident who has a daughter who rides the bus every day and is very familiar with CVTD is willing to serve on the new board. The proposal is to let Richmond City represent the next two years, 2024/2205 and then rotate members to someone from Smithfield or Lewiston for two years then rotate again to the remaining city for two years then start the process over.

Justin explained the Resolution will go into effect January 1, 2024, and will redefine the Board (see the table below) to come into compliance with Utah Code which was recently amended.

Jon asked if the three cities in Area 3 (Smithfield, Richmond, and Lewiston) would have to approve the individual to be the representative. Justin said they would, but that is not the discussion for this Resolution. The individual would come before the Council to introduce themselves before appointment. The representative would serve two years on the Board and then a new member from one of the other cities would be appointed. Justin said he would get the guidelines from the state for review.

Number of Members	Cities	Area
4	Logan	Area 1
1	North Logan / Hyde Park	Area 2
1	Smithfield / Richmond / Lewiston	Area 3
1	Providence / River Heights	Area 4
1	Hyrum / Millville / Nibley	Area 5
1	Cache County	Area 6

A motion to adopt Resolution 23-13, a Resolution supporting the board apportionment of the Cache Valley Transit District in compliance with Utah Code 17B-2a-807, effective January 1 2024, was made by Wade, seconded by Curtis and the vote was unanimous.

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

No Vote: None

Discussion and possible vote on Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community). The parcel is located east of 200 South 1000 East and is approximately 34.36 acres. The request was submitted by Dan Sundstrom.

Wade said this has been denied before and it is back before the Council again, he is not in favor of this proposal. Other projects in the northwest side of the City have been approved, he would like to see how they do first. Growth is a difficult issue to deal with and he has personally grappled with it for the six years he has served on the Council. He knows people who live in the area and he used to ride his horse through the area before any development went in and it was hard to see the area changed. He is not opposed to growth but is of the firm opinion that this proposal does not fit in with what is around it.

Sue does not think it fits with the community that is there.

Mayor Monson noted that she does not have a vote, but it is her opinion that this is not the best use of the property.

Curtis took advantage of every available class on this type of growth at the last Utah League of Cities & Towns (ULCT) conference. There is some confusion about what happens on the west side of the City from a Planned Unit Development (PUD) overlay and a Master Planned Community (MPC) which are not the same. An MPC offers more housing diversity. He appreciates all the resident's comments, especially Lucy Johnson whom he spoke with earlier today on the phone and she has viable concerns. Concerns about water are expressed every time a development comes in. Some residents are worried about having only three exits; however, he sees four – 300 South, 600 South, Summit, and coming off of 1000 to the south through Meikle's farm. This decision has weighed on his mind as much as it has on Wade's. The Planning Commission worked hard to put together the MPC and he believes it does fit in that area and his vote is still to approve the proposal.

***A motion to DENY Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community) was made by Wade, seconded by Sue and the motion FAILED by a vote of 2-3.

Yes Vote: Campbell, Hyer

No Vote: Wall, Hunsaker, Wells

A motion to ADOPT Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community) was made by Curtis, seconded by Deon and the motion FAILED by a vote of 2-3.

Yes Vote: Wall, Hunsaker

No Vote: Hyer, Wells, Campbell

CITY MANAGER REPORT

Craig said the Forrester Acres trail that had been damaged has been repaired and extended. The 600 West overlay project is complete. The Central Park Well is moving along, still waiting for electrical components to arrive. Chip seal work will begin next week. Mayor Monson announced that this would be Craig's last meeting and thanked him for all his work. A new City Manager will eventually be hired.

COUNCIL MEMBER AND MAYOR REPORTS

Curtis said America First Credit Union has a \$250,000 scholarship program. Youth can apply for up to \$2,000 per person. The information will be provided to the Youth Council.

Deon said the Lions Club will be having their convention next month and will be doing a service project putting together diabetes kits for school nurses. They also work with Weber State University and help sponsor youth camps for children with diabetes. On October 9th there will be a blood drive at the Lions Lodge. There is a shortage of blood right now and he encouraged people to sign up. The Tree Committee would like to encourage the City to look into getting a wood chip mulch machine, which would be a great benefit for the community. They also discussed options (other than rocks, chips, and concrete) for the Flip Your Strip program.

Sue said city residents can now qualify to apply for the waterwise reimbursement program. Curtis mentioned that he redone his yard, and he would be happy to answer any questions that anyone has. He will contact Shawn Bliss, the new librarian, about possibly teaching a class on how to do it.

Jon said the Historical Society is moving forward with a bid to frame the interior of the Douglass Mercantile building. A copy of the bid/contract has been given to Craig for review. Curtis has met with Brian Carver from the Bear River Association of Governments (BRAG) about redoing the logs on the Senior Citizen Center. A bid has also been received for the new engineered floor which will be turned in for Community Development Block Grant (CDBG) funding. CDBG funds will be awarded in February. Curtis will keep the Council informed of the meeting dates with BRAG.

Wade is looking forward to the future with new leadership at the Fire Department and Library. The Fire and Police Departments have the critical mission of taking care of the community. He and Deon recently attended the Pepperidge Farm open house for elected officials. They are doing a \$160 million expansion of the facility. Approximately 10% of their current employees are residents of Smithfield. In conjunction with the expansion, a flour mill will be built to the north of the Pepperidge Farms facility. This provides great new employment opportunities.

Mayor Monson encouraged citizens to sign up for the new communication system which is hosted by CivicReady. Flyers were available to those interested in signing up. The chip seal dates will be sent out via this new system.

*** Wade made a motion to adjourn at 7:53 P.M.***

SMITHFIELD CITY CORPORATION

Kristi Monson, 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 13, 2023**. The meeting will begin at 6:30 PM. Welcome/pledge of allegiance and thought/prayer by Wade Campbell

1. Approval of the city council meeting minutes from August 23rd and 28th, 2023.
2. Resident Input
3. Recognition of Scott Gibbons for years of dedicated service on the Planning Commission.
4. Discussion with Youth Council Mayor Hope Bingham.
5. Discussion with Cache County School District Superintendent Todd McKee.
6. Introduction of Librarian Shawn Bliss.
7. Discussion and possible approval of Jeff Peterson as Fire Chief.
8. Discussion and possible vote on Resolution 23-13, a Resolution supporting the board apportionment of the Cache Valley Transit District in compliance with Utah Code 17B-2a-807 effective January 1, 2024.
9. Discussion and possible vote on Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community). The parcel is located east of 200 South 1000 East and is approximately 34.36 acres. The request was submitted by Dan Sundstrom.
10. City Manager Report
11. Council Member and Mayor Reports

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.