



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, July 10, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Jenn Staker

1. Approval of the city council meeting minutes from June 12, 2024
2. Resident Input
3. Discussion and possible vote on Ordinance 24-16, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from M-1 (Manufacturing) to GC (General Commercial). The parcel is located at approximately 475 West 600 South and is 4.00 acres. The request was submitted by Jesse Vega.
4. Discussion and possible vote on Ordinance 24-13, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.12 "Supplementary and Qualifying Regulations", Section 17.12.240 "Water Model Required" and Section 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".
5. Public Hearing for the purpose of discussing Ordinance 24-18, an Ordinance amending the Smithfield City General Plan by adopting Moderate-Income Housing Strategies.
6. Discussion and possible vote on Ordinance 24-18.
7. City Manager Report
8. Council Member and Mayor Reports
9. Closed Meeting to hold a strategy session to discuss the purchase, exchange, or lease of real property. Utah Code Annotated 52-4-205 (1) (d).
10. Discussion and possible vote on authorizing City Manager, Justin Lewis, to negotiate the purchase of real property.

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) 792-7997, at least three (3) days before the date of the meeting.



SMITHFIELD CITY COUNCIL MINUTES

June 12, 2024

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, June 12, 2024. The meeting began at 6:30 P.M.

Opening remarks and meeting called to order by Sue Hyer

Council Members in Attendance: Sue Hyer, Todd Orme, Jenn Staker, Ted Stokes

Council Members Excused: Wade Campbell

Mayor Monson was excused from the meeting.

City Staff: Justin Lewis (City Manager), Dana Lazcanotegui (City Recorder), Clay Bodily (City Engineer), Police Chief Travis Allen, Fire Chief Jeff Peterson, Public Works Director Josh Wright, Golf Superintendent Chad Daniels, Golf Professional Eric Kleven, Library Director Shawn Bliss, Assistant Library Director Karen Bowling, Rec Center Director Brett Daniels.

Visitors: Jennie Orme, Dave Forrester, Jolene Low, David Low, Robert Mather, Shawn & Liz Kirkley, Jim Marshall, Matt Schroder, Talon Salvesen, Cindy Schroeder, Zoe Schroeder, Layla Salvesen, Porscha Schroeder, Nan King, Rich Johns

Approval of City Council Meeting Minutes from May 8, 2024

***** Motion made by Councilmember Orme to approve the May 8, 2024 meeting minutes. Motion seconded by Councilmember Staker. Vote 4-0.*****

Yes Vote: Hyer, Orme, Staker, Stokes

No Vote: None

Absent: Campbell

Resident Input

No Resident input was had.

Recognition of Arbor Day Poster Contest Winners

Rich Johns introduced the Arbor Day poster contest winners. Mr. Johns reported that there were great submissions to choose from. The Council commended the great talent.

Discussion and possible approval of the Conditional Use Permit request by Robert Mather to allow a three (3) lot/unit minor subdivision/intrablock development, Mather Intrablock Subdivision, located at 173 West 200 South. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet). Parcel Number 08-087-0018.

Mr. Lewis explained that this project is for an intrablock subdivision located at 173 West 200 South. The Planning Commission reviewed the request and recommended approval. There is an existing home on Lot 4; the request is to add two (2) additional building lots designated as Lot 5 & 6 (located north of Lot 4). There are no issues with the proposal by the City staff. Mr. Lewis reviewed Municipal Code §17.84.020-G(1) *“Within ninety (90) days after receiving final approval of an intrablock development, any property owner who is adjacent to an intrablock lot, and who feels his/her privacy is being imposed upon, the city may require the construction of a six-foot (6') privacy fence between the two (2) properties. The existing property owner and the intrablock developer shall decide the style of the fence and shall share equally the cost of installing the fence. The quality or cost of the fence shall not be required to exceed that which is comparable to a six-foot (6') solid white vinyl fence.”* This provision is not mandatory but is something that an adjacent property owner may request, if timely.

Councilmember Stokes inquired regarding the road. Mr. Mather stated that there is an existing intrablock subdivision to the east and that he will be using the same road which has a shared-use agreement previously in place. He will widen the road by three feet. He clarified for Councilmember Stokes that only four lots would be using road, not all six. Mr. Lewis noted that it will be a private road with no maintenance by the City. Mr. Mather answered that the snow is currently plowed down and collected near Lot 4 and has not been a problem previously.

Councilmember Stokes inquired if there had been any discussions held with surrounding bordering neighbors. Mr. Mathers said a Planning Commission member went around and communicated with each neighbor. Mr. Lewis said it was Commissioner Chris Olsen. Also, there were no public comments during the Planning Commission meeting.

Councilmember Stokes stated that Conditional Use Permits are administrative decisions that are fact-intensive, and the Council may apply conditions to mitigate any detrimental impacts. He cannot think of anything that should be applicable in this proposal except for the erection of a potential fence, that Mr. Lewis previously addressed. He likes to know what people think about projects. Councilmember Orme agreed and said his only suggestion would be that the existing resident and the new development work together to put written agreement in place so there is a committed relationship, especially regarding any costs. Mr. Mather said there is a fence being put in west of Lot 5.

Councilmember Stokes said there have been neighborhoods where the distance between homes is shockingly close (e.g., a home on 1000 East where a window well is ~4.5' from the existing structure). Mr. Bodily noted that is in a PUD complex, this is R-1-10 and will need to adhere to the 10-foot side setback requirements.

***** Motion made by Councilmember Stokes to approve the Conditional Use Permit request by Robert Mather to allow a three (3) lot/unit minor subdivision/intrablock development, Mather Intrablock Subdivision, located at 173 West 200 South. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet). Parcel Number 08-087-0018. Motion seconded by Councilmember Orme. Vote 4-0 *****

Yes Vote: Hyer, Orme, Staker, Stokes

No Vote: None

Absent: Campbell

Discussion and possible approval of the Conditional Use Permit request by Anthony and Barbara Larson to allow a three (3) lot/unit minor subdivision/intrablock development, Bobcat Meadows Intrablock Subdivision, located at approximately 167 East 400 South. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet). Parcel Number 08-113- 0025.

Mr. Lewis explained that this is the same type of request as the previous request. In addition, there were several public comments made at the last Planning Commission meeting. The Commission recommended approval.

Mr. Larson said he was unaware that he needed to talk to his neighbors, he thought the initial step in the process was to apply and go through the Planning Commission, after which he intended to talk to them and explain what he was going to do. He did not realize a member of the Planning Commission was personally going out and knocking on doors to communicate with nearby residents. There were rumors that an apartment building would be put in, which is not the case. He has tried to talk to most of the neighbors and explain what the actual plan is. He has owned the property for the past seven years and hopes to potentially develop one lot for a home; possibly for one of his children. Homes being close together will not be an issue with this request. The two back lots would be at least 100 feet from another home.

Councilmember Orme understands that boundary line disputes are outside of the Council's purview but did worry that this might affect the smallest potential lot (#3) and whether that lot would fall under 10,000 square feet. Mr. Larson explained that the concern is for the northwest side of Fidelina Franco's property. The confusion was potentially due, in part, to a language barrier. There is a broken-down fence there and he spoke with the tenant who rents the home to try and contact her. The survey showed a six-foot difference. He suggested that she have a survey of her own done; however, she did not want to pay for the same. The plan is to erect a fence. He also will erect a fence next to the property with the duplexes. The Fontecchio's do not want a fence along their property line.

Councilmember Stokes stated if this project is approved, that is clear that City has not litigated the property line dispute.

Mr. Larson said the markers from the survey he had done went into the Fontecchio's yard about 1.5 feet but he is not worried about that. They have an existing chain-link fence that is in good shape. If he puts in a privacy fence, it will be next to their fence. He also pointed out where his parents have a garden; he does not plan on putting a home on that lot. All the lots would be well over 10,000 square feet so there is no problem with the size of any lot meeting the requirements.

Councilmember Stokes said the State has removed the city's requirement to notify adjacent landowners of certain land use changes. He continues to be in favor of the State's decision regarding legislative decisions; however, concerning Conditional Use Permits, he would like to draft something that would notify abutting properties of any changes. This would help the Council make a factual analysis when considering mitigating conditions that might be applicable.

Mr. Larson has tried to be careful to follow all the City's rules and was in no way trying to create any false narrative. He thinks Commissioner Chris Olsen's conversations may have created some contention that was not necessary. Councilmember Stokes said his vigilance may have been misunderstood. Mr. Larson said he understood that but would have liked to be involved in the initial conversations with the neighbors; however, he did not know it was a requirement because he is new to this process. In hindsight, he would have taken that initiative to begin with.

Councilmember Stokes asked about the comment from the Planning Commission meeting about irrigation water. Mr. Larson explained that Jolene Low's mother lives to the west and expressed concern about past flooding issues. There is drainage on both sides of the road (three feet of gravel). The engineers have indicated there is plenty of drainage. Mr. Low's mother has concerns about noise, privacy, dust, security, and traffic. Mr. Larson promised to keep her involved in the process. He hopes to develop one of the lots, but at this time, does not know which one. He explained that he has 2.5 water shares which would allow each lot to have an irrigation share; however, he is undecided if he will keep or sell the shares at the time. He explained that Hamilton's home and his home have hookups to the irrigation system. If a road is put in and he decides to share his shares, there would be a transfer fee to hook into the irrigation system pressurized line.

Mr. Larson answered Councilmember Orme that a hydrant will be installed at the entrance; all requirements will be met. The road is private, will be paved, and the snow will be plowed and stored in the hammerhead area.

Councilmember Stokes would like to apply a condition requiring mitigation of dust during the construction phase to limit the detriment to adjacent residents. Mr. Lewis explained that there is a \$1,200 annual fire hydrant permit fee that may be considered. Mr. Larson said he could also use irrigation water in lieu of using a fire hydrant.

Councilmember Stokes asked about road parking, especially with children in the area where there will be no sidewalks. Mr. Lewis reminded the Council that this will be a

private road and noted that intrablock developments are generally the least complained about areas.

Mr. Larson said he will likely begin the process next spring.

***** Motion made by Councilmember Orme to approve the Conditional Use Permit request by Anthony and Barbara Larson to allow a three (3) lot/unit minor subdivision/intrablock development, Bobcat Meadows Intrablock Subdivision, located at approximately 167 East 400 South. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet). Parcel Number 08-113-0025 with the following conditions: the owner/developer mitigate dust during construction so that it does not create an abnormal amount of spread to surrounding areas. The City will have no involvement in any property/boundary line disputes and the approval will have no bearing on that issue. Motion seconded by Councilmember Stokes. Vote 4-0. *****

Yes Vote: Hyer, Orme, Staker, Stokes

No Vote: None

Absent: Campbell

Discussion and possible vote on Ordinance 24-12, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.22 “Improvement Bonding and Warranty”, Section 16.22.010 “Security for Subdivision Improvements” and Chapter 16.04 “General Provisions”, Section 16.04.050 “General Responsibilities”.

Mr. Lewis said these are housekeeping changes to include “*or city manager*” in 16.22.010 for signing final plats and adding in 16.04.050: *A water model will be required on all new subdivision projects as part of the city subdivision review process. Any site construction or installation required by the water model will require a bond or letter of credit. See Smithfield City Construction and Design Standards §Part 2 Bonds and Insurance.*

Councilmember Stokes asked how water models are done and what is required. Mr. Bodily said they are done by a consulting/engineering firm and based on specific zone requirements. For example, a multi-family zone requires more water per acre than a residential zone. The model takes a draw from head loss and the General Plan requires water for fire residual flow. The water model will also consider the density being proposed within the zone. Peak day demand times are also included. The City’s Water Master Plan has the exact figures required in each zone.

***** Motion made by Councilmember Stokes to approve Ordinance 24-12, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.22 “Improvement Bonding and Warranty”, Section 16.22.010 “Security for Subdivision Improvements” and Chapter 16.04 “General Provisions”, Section 16.04.050 “General Responsibilities”. Motion seconded by Councilmember Staker. Vote 4-0. *****

Yes Vote: Hyer, Orme, Staker, Stokes
No Vote: None
Absent: Campbell

Public Hearing for the purpose of discussing Ordinance 24-14, an Ordinance amending the Smithfield City Construction & Design Standards, Part II, “Amendments to the “Manual Standard Specifications””, Section 33 11 00 “Water Distribution and Transmission”, Part “Part 2 Products”.**

Mr. Lewis explained that this is a housekeeping ordinance. The proposed changes include:

- 3. ~~Residential service connections are to be 1-inch copper pipe.~~
- 4. ~~3. Poly service-line may be used for all services larger than 1-inch lines~~

7:28 p.m. Public Hearing Opened

There were not any comments or questions.

7:29 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-14

***** Motion made by Councilmember Orme to approve Ordinance 24-14, an Ordinance amending the Smithfield City Construction & Design Standards, Part II, “Amendments to the “Manual Standard Specifications”, Section 33 11 00 “Water Distribution and Transmission”, Part “*Part 2 Products”. Motion seconded by Councilmember Staker. Vote 4-0. *****

Yes Vote: Hyer, Orme, Staker, Stokes
No Vote: None
Absent: Campbell

Public Hearing for the purpose of discussing Resolution 24-04, a Resolution amending the Fiscal Year 2024 Budget which is the period of July 1, 2023 through June 30, 2024.

The purpose of this Resolution is to amend the Fiscal Year 2024 budget to include increases and/or decreases within the General Fund and Enterprise Funds as the Fiscal Year is finishing up. Mr. Lewis provided an overview. In the General Fund, just under \$2.9 million is being adjusted in increases with approximately \$200,000 in sales tax and \$274,510 in RAPZ tax. The City received a one-time Rural Transportation and Investment Fund payment of \$554,000 from the State of Utah to help with roads. There is an increase of \$69,000 to Planning and Zoning from subdivision fees. Interest revenue is up \$200,000 in the General fund. Several grants/donations are being added in. The Admin fund expenses were due to quite a bit of change with employees,

including an increase in part-time employees and a decrease in full-time employees. The City building required extra maintenance costs, including elevator testing and an air conditioning unit that failed. The \$25,000 increase in Courts was because the public defender had not been billing the City for a very long time. This has been rectified moving forward. The increase of \$58,500 in the Historical Society was due to electrical work at the cabin and work at the Douglass Mercantile building. GIS services with Cache County have been included. The Youth Council increase of \$150 is for an extra advisor. The Library staff is great in seeking grants and donations. The Police adjustment was due to fleet repairs. The utility line item in all funds was increased because now that the City has a Solid Waste Fund, it has to charge itself for garbage, water, storm water and sewer services based on state law. The cemetery waterline came in under budget. Class "C" Road Funds increased. The new pavilion and shade structure at Central Park came from RAPZ tax funding. An increase in local road tax was received as well as mass transit tax which is a pass-through tax but by law has to be accounted for. A transfer of \$442,000 is included to the General Capital Improvement Fund. The park impact fee is the land purchase in the northeast quadrant of the City. This may be carried into the new fiscal year due to some tax-related issues by the seller, and the closing may be later than expected. There has been some equipment that has been ordered but has not come in. The new budget has a request to purchase three trucks and the request is to move that to this budget. The City has the opportunity to purchase them now at a discounted rate which will save the City approximately \$30,000. The golf course and rec center revenue is up substantially. The staff is doing an amazing job running these two departments. The \$442,057 General Capital Improvement Fund (GCIF) transfer revenue difference is due to the increase in interest earnings. Much of the Water Enterprise Fund increase is for impact fees. The City overall is doing great, revenue is higher than expenses. There was a utility increase last July that is being factored in. The City is getting ready to do the largest stormwater project that has ever been done, which is being paid for by cash. Solid Waste was initially running on estimates; however, the rate will not need to be changed. The City paid cash for and now owns all the garbage cans and Econo Waste has been good to work with.

7:40 p.m. Public Hearing Opened

There were not any comments or questions.

7:41 p.m. Public Hearing Closed

Discussion and possible vote on Resolution 24-04.
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Councilmember Orme asked if the Forrester Acres well pump issue had any impact on the budget. Mr. Lewis is happy to report that the new pump will be installed tomorrow. When that well failed, the Central Park pumped kick right on and there were no issues. Approximately \$20,000 in funds were factored in to cover the repair.

***** Motion made by Councilmember Stokes to approve Resolution 24-04, a Resolution amending the Fiscal Year 2024 Budget, which is the period of July**

**1, 2023 through June 30, 2024. Motion seconded by Councilmember Orme.
Vote 4-0. *****

Yes Vote: Hyer, Orme, Staker, Stokes

No Vote: None

Absent: Campbell

Public Hearing for the purpose of discussing Ordinance 24-15, an Ordinance enacting compensation increases for specific City officers and elected

Mr. Lewis explained that this Ordinance is based on Senate Bill 91 (Local Government Officers Compensation Amendments) which requires a public hearing for any proposal for a compensation increase for specified positions. This proposal is for a 4.00% COLA (cost of living adjustment) for the following positions: Mayor, City Council, City Manager, City Treasurer, City Recorder, City Engineer, Police Chief, Fire Chief, Assistant Fire Chief, Public Works Director, Golf Professional, Golf Superintendent, Library Director, Rec Center Director. There are no merit increases included for any of the above-mentioned positions for Fiscal Year 2025.

7:44 p.m. Public Hearing Opened

There were not any comments or questions.

7:45 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-15.

Councilmember Stokes asked about the golf course revenue. Mr. Lewis said the projection is \$1,800,000 in revenue and \$1,700,000 million in expenses. Councilmember Stokes asked what the 4.00% COLA raise for those two employees was; Mr. Lewis said it would be approximately \$8,000. He confirmed for Councilmember Stokes that the rec center will always show a loss, but the gap is closed as much as possible. When considering the two budget adjustments the revenue will be \$192,000 above what is budgeted.

Councilmember Stokes noted his appreciation for the Police Department's drive for education rather than petty-enforcement citations. Chief Allen has been professional in the endeavor of helping promote safety. He is hoping the additional positions in the Fire and Police Departments will provide an increase in training. Some departments do not include revenue, but he thinks the departments that can provide revenue for the City are doing a great job and a 4.00% COLA is the least the Council can do for the employees. He suggested that the Council and Mayor not receive a COLA this year. He thinks that the intent of the Council is for public service. Councilmember Hyer agreed with the Council not receiving an increase but advocated for the Mayor to receive the raise for all the extra things she takes care of. The other council members agreed.

***** Motion made by Councilmember Stokes to approve Ordinance 24-15, an Ordinance enacting compensation increases for specific City Officers and Elected Officials amending the Ordinance to change the cost-of-living adjustment for the city council members from 4.00% to 0.00%. Motion seconded by Councilmember Staker Vote 4-0. *****

Yes Vote: Hyer, Orme, Staker, Stokes

No Vote: None

Absent: Campbell

Public Hearing for the purpose of discussing Resolution 24-05, a Resolution adopting the Fiscal Year 2025 Budget which is the period of July 1, 2024 through June 30, 2025.

Justin reviewed a few changes including the three RAPZ tax approvals that have come in which include \$50,000 for the Douglass Mercantile Building, \$3,500 for the Youth Theatre production, and \$185,000 for new playground equipment at Forrester Acres. The exact funds for insurance have been included, which are a small increase above last year. The new road at 250 East at approximately 900 South has been added including water, sewer, stormwater, curb, and sidewalk infrastructure. Tree removal of dead trees at the cemetery will cost \$7,500. The budget includes the city paying the Tier 2 Public Safety and Firefighter Contributory System Employer Pick-Up amount which is 4.73%. The budget also now includes the recently approved \$7.00 per month increase to the base culinary water rate.

Mr. Lewis said the City has looked at different ways to fund the request for additional full-time staff for the Fire, Police, and Rec Center which has been discussed for several months, including holding the same property tax rate as last year. A line item titled "Use of Prior Balance" shows \$129,141 – which is a holding fund because the City is not counting on that amount from property tax rates. If the Council determines to hold the rate, a public hearing will be held in August. The cost would be approximately a \$25.90 increase per year. If the property tax rate is adopted in August, those funds will be used for the three positions. If the rate is not adopted, the positions will not be filled. Mr. Lewis has had people ask why water, sewer, and garbage funds cannot be used for this purpose. He explained that the Police, Fire, and Rec Center are in the General Fund account, not an Enterprise Fund. He wanted to make it clear that the property tax amount as discussed will require a separate public hearing in August. Tonight's decision does not guarantee that will be adopted. He also noted that the property tax cannot increase more than \$25.90 per home annually. This would not be an increase in the rate, but to hold the same rate as last year.

7:59 p.m. Public Hearing Opened

There were not any comments or questions.

8:00 p.m. Public Hearing Closed

Discussion and possible vote on Resolution 24-05.

Councilmember Orme sees no reason not to approve the proposed budget as presented. The inclusion of the discussed line item makes sense with the understanding that the City is continuing to grow and needs to plan for additional personnel.

Councilmember Stokes would like to hear from the public about their desires on the property tax rate; however, passing the budget as-is tonight makes sense.

Mr. Lewis noted that the Water, Sewer, and Stormwater Enterprise Funds show a loss, but that is because the City is paying cash for some very large projects after having saved the money for years. He thanked the department heads for all they do to remain frugal with their funding. They have all done an amazing job of being good stewards of funding. He also appreciates the Council's support.

Councilmember Orme asked why the ambulance revenue has decreased. Mr. Lewis said the numbers were based on estimates from previous years, and transfer revenue is down. He has worked with the Fire Chief and feels comfortable with what is being proposed.

***** Motion made by Councilmember Orme to approve Resolution 24-05, a Resolution adopting the Fiscal Year 2025 Budget which is the period of July 1, 2024 through June 30, 2025. Motion seconded by Councilmember Staker. Vote 4-0. *****

Yes Vote: Hyer, Orme, Staker, Stokes
No Vote: None
Absent: Campbell

City Manager Report

Mr. Lewis asked everyone to take time to complete the General Plan survey. A flyer with information was available. Comments will be accepted through June 16th.

The City offices will be closed Wednesday, June 19th, for Juneteenth, the Planning Commission meeting will be held on June 26th.

The highway median project from 800 South to 1000 South should be completed in July.

The roundabout project by Sky View High School has been causing a lot of problems. The staff appreciates the Police Department for their assistance. The staff is cognizant of what is happening, the contractor is progressing, and it should be done before school starts. The City has put up as many signs as possible to help.

An equipment surplus sale is coming soon.

The City has been getting reports of broken sprinklers and is proud of the Parks Department for their hard work during this time of the year.

There will be a new 4-way intersection installed at 1000 East 300 South. Signs are up and a notification will be sent out tomorrow. This is being done because a crosswalk is going in to make the intersection much safer. There is a bus stop in the area as well.

There is a section of road at 380 East 800 South with a narrow road that will be painted red for no parking. The signs have already been installed.

Council Member & Mayor Reports

Councilmember Stokes said the Bonneville Shoreline Trail received feasibility study funding to complete the trail to Smithfield Canyon. There is another meeting on June 27th to discuss the allocation of the grant funds. This will connect Smithfield Canyon to Logan Canyon long term.

Councilmember Orme said the Douglass Mercantile building improvements are progressing, the recent RAPZ funding will certainly help. The multi-cultural committee had to cancel International Food Truck Tuesday this past Tuesday but hopes to begin again next Tuesday.

Councilmember Staker said the first Arts Council summer concert will be held next Friday, June 21st, at 7:00 P.M. at Central Park. The seniors are meeting every other week during the summer. The Health Days Ambassadors will be helping with the fun run on June 29th and with some local parades.

Councilmember Hyer said the library hosted a localscapes class last night that was well attended.

*** The meeting adjourned at 8:20 P.M. ***

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

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Welcome/pledge of allegiance and thought/prayer by Sue Hyer

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2. Resident Input
3. Recognition of Arbor Day poster contest winners.
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5. Discussion and possible approval of the Conditional-Use Permit request by Anthony and Barbara Larson to allow a three (3) lot/unit minor subdivision/intrablock development, Bobcat Meadows Intrablock Subdivision, located at approximately 167 East 400 South. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Parcel Number 08-113-0025.
6. Discussion and possible vote on Ordinance 24-12, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.22 "Improvement Bonding and Warranty", Section 16.22.010 "Security for Subdivision Improvements" and Chapter 16.04 "General Provisions", Section 16.04.050 "General Responsibilities".
7. Public Hearing for the purpose of discussing Ordinance 24-14, an Ordinance amending the Smithfield City Construction & Design Standards, Part II, "Amendments to the "Manual Standard Specifications"", Section 33 11 00 "Water Distribution and Transmission", Part "**Part 2 Products".
8. Discussion and possible vote on Ordinance 24-14.
9. Public Hearing for the purpose of discussing Resolution 24-04, a Resolution amending the Fiscal Year 2024 Budget which is the period of July 1, 2023 through June 30, 2024.
10. Discussion and possible vote on Resolution 24-04.

11. Public Hearing for the purpose of discussing Ordinance 24-15, an Ordinance enacting compensation increases for specific city officers and elected officials.
 12. Discussion and possible vote on Ordinance 24-15.
 13. Public Hearing for the purpose of discussing Resolution 24-05, a Resolution adopting the Fiscal Year 2025 Budget which is the period of July 1, 2024 through June 30, 2025.
 14. Discussion and possible vote on Resolution 24-05.
 15. City Manager Report
 16. 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) 792-7997, at least three (3) days before the date of the meeting.

ORDINANCE NO 24-16

AN ORDINANCE AMENDING TITLE 17, ZONING OF THE SMITHFIELD MUNICIPAL CODE, BY AMENDING THE ZONING MAP OF SMITHFIELD CITY.

BE IT ORDAINED by the City Council of Smithfield City, Utah as follows:

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from M-1 (Manufacturing) to GC (General Commercial).

Approximate Property Location: 475 West 600 South

Cache County Parcel Number: 08-104-0027

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 600 SOUTH STREET POINT BEING NORTH 00°07'28" WEST, A DISTANCE OF 2,665.91 FEET AND SOUTH 88°47'08" EAST, A DISTANCE OF 1,983.53 FEET FROM THE ALUMINUM CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 33 FROM WHICH THE ALUMINUM CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 00°07'28" WEST, A DISTANCE OF 5318.22 FEET; THENCE NORTH 01°49'44" EAST, A DISTANCE OF 666.44 FEET; THENCE SOUTH 88°45'00" EAST, A DISTANCE OF 268.57 FEET; THENCE SOUTH 02°57'08" WEST, A DISTANCE OF 666.54 FEET TO SAID RIGHT-OF-WAY; THENCE NORTH 88°47'08" WEST, ALONG AFOREMENTIONED RIGHT-OF-WAY A DISTANCE OF 255.50 FEET TO THE POINT OF BEGINNING. CONT 4.00 AC

Approximately 4.00 Acres

APPROVED by the Smithfield City Council this 10th day of July, 2024.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



Smithfield City Staff Report

Community Development Department
Administration • Engineering • Planning • Zoning

Birch Creek Commercial Rezone

June 26, 2024

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

Project Information

Parcel ID: 08-104-0027

Applicant: Jesse Vega

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:
475 West 600 South
Smithfield, Utah

Lot Size:
4.0 Acres

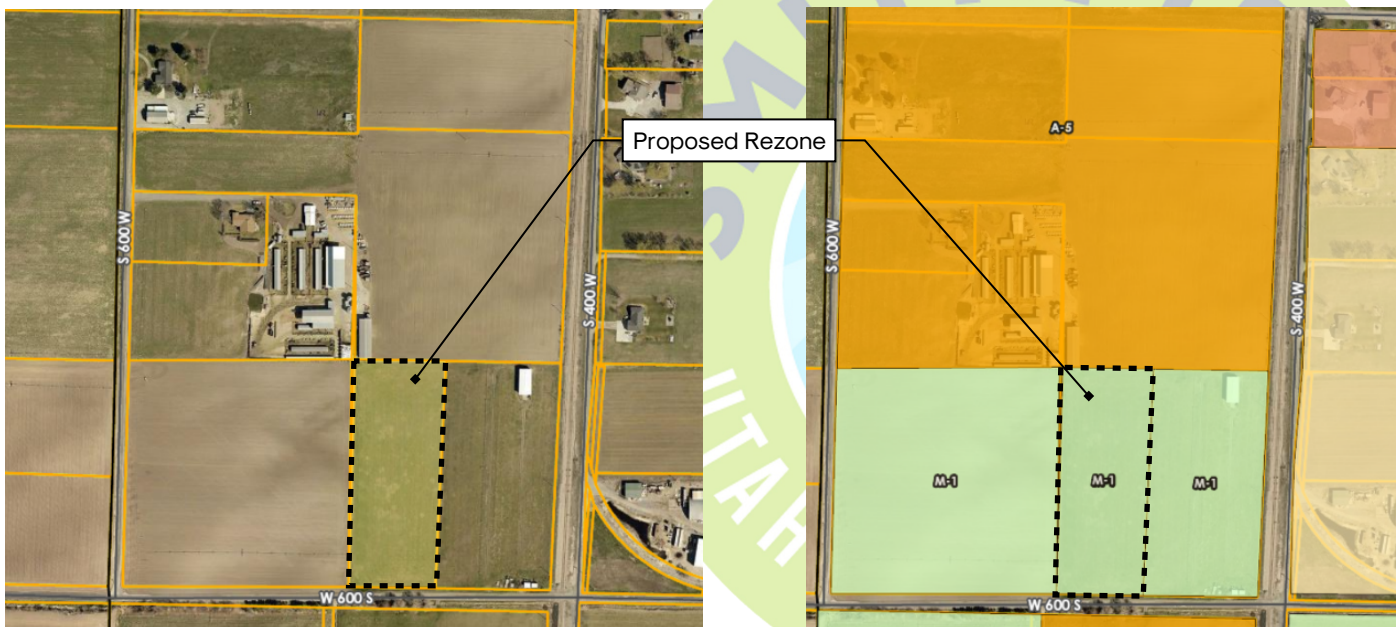
Current Zoning:
M-1 Manufacturing

Proposed Zoning:
GC General Commercial

Surrounding Uses:
North - Agricultural A-5
South - Agricultural A-5
Manufacturing M-1
East - Manufacturing M-1
West - Manufacturing M-1

Project Summary

Jesse Vega and Rigo Chaparro are requesting a rezone for the their manufacturing property located at 475 West and 600 South. The parcel is currently being used for light manufacturing and commercial purposes. The properties to the North and South are A-5 but the parcel has also has manufacturing parcels to the East, West, South and South East. They are asking to rezone the property to a General Commercial Zone.

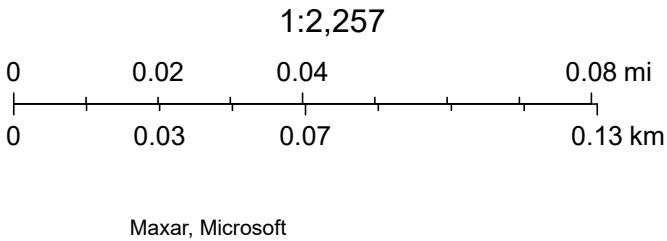


Parcel Map



5/15/2024, 7:01:47 AM

- Override 1
- Override 1
- Class B Surface Type
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Cache Parcels

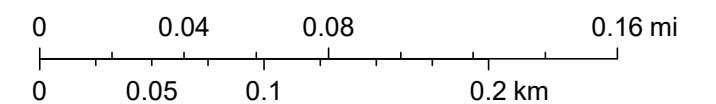


Parcel Map



5/15/2024, 7:02:44 AM

1:4,514



Maxar

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Municipal Code Changes

June 26, 2024

This summary analysis of the proposed ordinance is based on previously adopted city codes and standard city development practices. This report is to be used to review and consider the proposed changes to the Smithfield Municipal Code.

Ordinance 24-13 Commercial Water Model

- The paragraph §17.12.240 has been changed to include manufacturing projects in addition to commercial projects.
- Verbiage was added to clarify and describe the current process for the payment of the water model. The cost for each water model will be taken from the escrow, previously included in the subdivision fees.
- The link and location of the state code for minimum water requirements was added for supplementary information.

Ordinance 24-13 Use Allowance Matrix

- Allowances for accessory residential units have been changed to show that they are permitted in A (Agricultural), RA (Residential Agriculture) and R-1 (Single Family).



ORDINANCE NO. 24-13

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on November 11, 2015; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.12 “SUPPLEMENTARY AND QUALIFYING REGULATIONS”, SECTION 17.12.240 “WATER MODEL REQUIRED” AND SECTION 17.120 “USE MATRIX TABLE”, SECTION 17.120.010 “USE ALLOWANCE MATRIX”.

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The following sections shall be amended as indicated. Those portions which are ~~struck out~~ shall be deleted and those that are highlighted in yellow shall be added.

17.12.240 WATER MODEL REQUIRED

~~A water model will be required on all new commercial construction projects as part of the city zoning clearance. As part of the zoning clearance, the developer will submit drawings that show the extent of water connection and provide an escrow fee for a water model to be completed. See Utah Office of Administrative Rules R309-500-4.~~

A water model will be required on all new commercial and manufacturing construction projects and be submitted as part of the city zoning clearance. An escrow fee will be required from the developer, for the completion of said water model (See Utah Office of Administrative Rules R309-500-4). Any site construction or utility installation required by the water model will be shown in the drawings submitted by the developer and be included in the bond or letter of credit for the project (See Construction and Design Standards §Part 2 Bonds and Insurance). All commercial or manufacturing zones requiring upsizing or main line extension must use 12-inch ductile iron or larger.

17.120.010 USE ALLOWANCE MATRIX

Residential/domestic:

Current:

Accessory, residential unit – Conditional in CB (Central Business) and CC (Community Commercial)

Proposed:

Accessory, residential unit, - Conditional in CB (Central Business) and CC (Community Commercial) and Permitted in A (Agricultural), RA (Residential Agricultural) and R-1 (Single Family Residential).

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Approved and signed this 10th day of July, 2024

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder

ORDINANCE 24-18

AN ORDINANCE AMENDING THE SMITHFIELD CITY GENERAL PLAN BY ADOPTING MODERATE-INCOME HOUSING STRATEGIES.

WHEREAS, Section 10-9a-401 of the Utah Code authorizes the city council to adopt a comprehensive, long range General Plan; and

WHEREAS, the city council in March 2017 adopted a General Plan which was in need of revision; and

WHEREAS, the city council finds and determines the health, safety, and welfare of the city and its inhabitants will be preserved, protected, and enhanced if the proposed Moderate-Income Housing Strategies are adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SMITHFIELD CITY, UTAH AS FOLLOWS:

The Smithfield City Council has reviewed and adopts the following Moderate-Income Housing Strategies.

1. Reduce, waive, or eliminate impact fees related to moderate income housing. (Strategy L)
2. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote construction of moderate income housing. (Strategy O)
3. Develop a moderate income housing project for residents who are disabled or 55-year-old or older. (Strategy V)
4. Rezone for densities necessary to facilitate the production of moderate income housing. (Strategy A)

This Ordinance shall become effective upon its posting as required by law.

Approved and signed on this 10th day of July, 2024.

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder

HARDY STUCCO & STONE, INC.
425 N 1000 E
Hyde Park, UT 84318 US
435-563-9289
JHARDY7568@LIVE.COM

Estimate

ADDRESS
Birch Creek Golf Coarse Smithfield, UT

SHIP TO
Birch Creek Golf Coarse Smithfield, UT

ESTIMATE #	DATE	EXPIRATION DATE
1024	07/01/2024	09/30/2024

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01 Stucco	Birch Creek Golf Coarse Smithfield, UT Stucco: wall west of cart garage entry and upper on deck. (currently stone wall deteriorated). 1 1/2" foam system with angled stucco cap.	1	5,400.00	5,400.00
02.10 Demo	Demo: existing stone & cap. clean block / prep for stucco system	1	1,500.00	1,500.00
09 Roof Flashing	Flashing & kickout flashing on deck at stucco transition	1	350.00	350.00

TOTAL

\$7,250.00

Accepted By

Accepted Date





