



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, August 28, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Todd Orme

1. Approval of the city council meeting minutes from July 10, 2024.
2. Public Hearing to discuss the proposed increase in property tax revenue for the city. The Smithfield City tax on a \$501,000 residence would increase from \$346.64 to \$372.54, which is \$25.90 per year. The Smithfield City tax on a \$501,000 business would increase from \$630.26 to \$677.35, which is \$47.09 per year. If approved, the city would increase its property tax revenue by 7.55% above last year's property tax budgeted revenue excluding eligible new growth.
3. Discussion and possible vote on Resolution 24-06, a Resolution setting the Real and Personal Property Tax Rate.
4. Discussion and possible approval of Shae Hansen as a member of the Smithfield City Library Board.
5. Discussion and possible approval of amendments to the Personnel Manual of the City.
6. Discussion and possible vote on Ordinance 24-17, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.81 "Master Planned Community (MPC) Zone", Section 17.81.130 "Development Agreement" and 17.81.040 "Rezone Required", Chapter 17.84 "Intrablock Development", Section 17.84.040 "Development Plan" and Chapter 17.88 "Planned Unit Developments", Section 17.88.150 "Failure to Perform".
7. City Manager Report
8. 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.



SMITHFIELD CITY COUNCIL MINUTES July 10, 2024

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, July 10, 2024. The meeting began at 6:30 p.m. Mayor Kristi Monson was in the chair. Pledge of allegiance and opening remarks made by Councilmember Jenn Staker.

Council Members in Attendance: Wade Campbell, Todd Orme, Jenn Staker, and Ted Stokes

Council Member Excused: Sue Hyer

City Staff: Justin Lewis, City Manager; Dana Lazcanotegui, City Recorder; Clay Bodily, City Engineer; Brian Boudrero, Planning Manager

Visitors: Caralee Stokes, Chris Olsen, Jesse Vega, Stuart Reis, and Wendy El-Bakri

Approval of City Council meeting minutes from June 12, 2024

*****Motion made by Councilmember Campbell to approve the June 12, 2024, meeting minutes. Motion seconded by Councilmember Staker. Vote 4-0.*****

Yes Vote: Campbell, Orme, Staker, Stokes

No Vote: None

Absent Hyer

Resident Input

Resident, Caralee Stokes, made the governing body aware of Cache County Planning Commission Agenda Item 2: Cronquist Temporary Extraction CUP which is scheduled to be taken up on July 11, 2024. Further, Ms. Stokes stated that the forgoing item is regarding the approval of the temporary extraction and excavation of gravel located within Smithfield Canyon. Even though the extraction location is within Cache County boundaries, the proposed transportation of 7 to 20 loads, per day, would impact Smithfield City infrastructure. Discussion was held and City Manager, Justin Lewis, was directed to prepare a written letter for and on behalf of the Mayor and City Council to the Cache County Planning Commission in opposition of the approval of the forgoing.

Resident, Chris Olsen, proposed that the city council meetings as well as the planning commission meetings include both a prayer and a thought during opening remarks. Next, Mr. Olsen thanked Caralee Stokes for her input and intends to attend the Cache County Planning Commission Meeting. Mayor Monson followed up stating that the

member presenting the opening remarks at a meeting currently has the discretion to include one or both of Mr. Olsen's wishes.

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.

Jesse Vega made oral argument in favor of the rezone. The basis of the rezone is primarily due to not being fully apprised of the matter at hand and as such has been unable to adhere to the State's and Municipal codes regarding the 3,000 gallons per minute fire flow water requirement. Due to the forgoing, rezoning would permit the contractor to comply with all applicable code(s).

Discussion was held regarding the mandated water gallons per minute for M-1 (Manufacturing) and GC (General Commercial). Further discussion was held regarding anticipation of heavy duty and/or small contractor use.

*****Motion made by Councilmember Campbell to approve 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. Motion seconded by Councilmember Orme. Vote 4-0.*****

Yes Vote: Campbell, Orme, Staker, Stokes

No Vote: None

Absent Hyer

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".

Planning Manager, Brian Boudrero, made oral argument in favor of amending the current municipal code as follows: 1) Amending the water model requirements from being exclusive to commercial construction by including manufacturing construction projects. 2) A modification to the verbiage regarding the payment of the water model by way of an escrow account. 3) The applicable Utah Office of Administrative Rule is referenced regarding water requirements. 4) The accessory residential units was previously approved within the municipal code, yet the change was not then mirrored within the use allowance matrix.

Discussion was held regarding the definition of a residential accessory and reviewed the current use allowance matrix.

*****Motion made by Councilmember Campbell to approve 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”. Motion seconded by Councilmember Stokes. Vote 4-0.*****

Yes Vote: Campbell, Orme, Staker, Stokes

No Vote: None

Absent Hyer

Public Hearing for the purpose of discussing Ordinance 24-18, an Ordinance amending the Smithfield City General Plan by adopting Moderate-Income Housing Strategies.

Planning Manager, Brian Boudrero, reviewed the proposed Smithfield City Moderate Income Housing Plan (MIHP), see Attachment A, in detail and set forth the basis for the same on the record. The proposed MIHP is a part of the General Plan Update with assistance from Bear River Association of Governments (BRAG) and pursuant to Utah Code, Section 10-9a-403 (2)(b), by selecting the following strategies for implementation:

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

Discussion was held with the governing body regarding the forgoing.

Public Hearing Opened at: 7:19 PM

Resident, Caralee Stokes, commented that she has listened to the forgoing oral arguments and trusts the Councilmembers to make the correct decisions for the residents of Smithfield City.

Public Hearing Closed at: 7:20 PM

Discussion and possible vote on Ordinance 24-18

Councilmember Stokes commended Brian Boudrero for his time and efforts and expressed gratitude for the same. Next, Councilmember Stokes intends to take a more aggressive approach regarding the housing regulation costs during his term as a Councilmember by bringing the housing costs down. He is hopeful that the other Councilmembers will affirm his proposal in whole or in part. The Mayor and Councilmember Orme encouraged Councilmember Stokes to reach out to the Utah League of Cities of Towns (ULCT) for direction and will provide contact information regarding the same. Lastly, Councilmembers Orme and Staker reviewed the previous ULCT meeting and the presentations and discussions held regarding the same.

*****Motion made by Councilmember Campbell to approve Ordinance 24-18, an Ordinance amending the Smithfield City General Plan by adopting Moderate-Income Housing Strategies. Motion seconded by Councilmember Staker. Vote 4-0.*****

Yes Vote: Campbell, Orme, Staker, Stokes

No Vote: None

Absent Hyer

City Manager Report

City Manager, Justin Lewis, reported there were 583 responses to the General Plan Survey and remarked that this was an outstanding number of responses. The next step of the process begins with the General Plan Steering Committee. This committee will hold its first meeting next week. Lastly, Councilmembers will be given the opportunity to review the forgoing in due course.

The next Planning Commission Meeting is scheduled for July 17, 2024.

The next City Council Meeting is scheduled for August 14, 2024, with a second meeting scheduled for August 28, 2024, to take up the property tax rate discussion and approval.

Due to a delay, Evolution Design will install the cemetery sign by the end of July 2024.

City Employees expressed gratitude regarding the cost-of-living adjustment previously approved by Council. After meeting with the department heads, it was determined that most of the 3% merit increase went to the employees on the lower end of the pay scale.

The Fire Department responded to multiple fires in various locations over the previous weekend. One call out had an entire crew on scene for 12-14 hours.

The golf course currently has an item of issue, a 30-foot crumbling wall, which may impose a substantial safety risk for its patrons and a potential liability issue for the City. A quote has been submitted for \$7,250 to repair the forgoing. After discussion, the consensus of the council was to move forward with the repair.

The Utah Department of Transportation (UDOT) is making progress on Main Street with the majority of the work being conducted during the nighttime hours as per their contract.

The roundabout project at the Sky View intersection, 250 East 600 South, is still on target for completion on or before school begins this fall.

Chipseal is scheduled to be under construction within the next few weeks. The City will circulate information when more definitive information is known.

Councilmember Staker inquired regarding the 250 East 600 South roundabout raised island design. Mr. Lewis stated that the island's main design focus will be a Sky View High School item.

Council Member & Mayor Reports

Councilmember Campbell reported that Councilmember Orme attended the Library Board meeting on his behalf as the meeting was scheduled for the same date and time as the Cache Mosquito Abatement District meeting. Regarding the Library Board, several members terms are expiring, other members have recertifications to be completed with the Standards for Utah's Public Libraries, and the implementation of mandatory background checks. Next, the Cache Mosquito Abatement District meeting approved the proposed budget and set a hearing for the property tax increase scheduled for November. Further, Justin Lewis followed up regarding library position background checks stating that background checks are conducted regardless of the nature of library position due to the sensitive nature of being in the presence of minors.

Councilmember Stokes reported the Chamber of Commerce will not hold meetings during the summer. The trails committee meeting was at the end of June, but the committee sent the meeting information to the incorrect email address so he was not able to attend. However, Councilmember Stokes did receive meeting notes and reported that the committee is pushing through with the Logan to Hyde Park portion and that the trail is under construction.

Councilmember Staker reported that the seniors continue to meet every other week during the summer. A price increase of one dollar per meal has been implemented; making the total cost of \$4.00 per meal. Next, the Health Days Ambassadors participated in the Lewiston 4th of July Parade, and they are scheduled to participate in two additional parades. Councilmember Staker is hopeful that the Ambassadors will also participate in the Sky View High School homecoming parade this fall. Lastly, the Arts Council has two concerts scheduled. The next concert is scheduled for

Wednesday, July 17, 2024, and the second on Monday, August 12, 2024.

Councilmember Orme reported that the Tree Committee will not hold meetings during the summer; however, recommended tree information will be provided to Justin Lewis. Next, the multi-cultural committee has been struggling with vendor commitments for the International Food Truck Tuesday. Lastly, the Historical Society met with the members and reviewed the process of organizing and funding by implementing a standard plan for the Douglas Mercantile renovation project. Bennett's Glass will be installing new windows on the west side of the building.

Mayor Monson reported that a "Health & Wellness" tab has been added to the website and additional information within this tab is forthcoming. Next, the Mayor is over the upcoming "Three Things You Need To Know This Week" email and intends to include property tax information as one of the items. Lastly, the Mayor expressed appreciation for Justin Lewis and his efforts as City Manager since being appointed last October.

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).

*****A motion to close the regular City Council meeting and open a Closed Meeting to discuss the purchase, exchange, or lease of real property. Utah Code Annotated 52-4-205 (1)(c) & (d) was made by Councilmember Campbell. The motion was seconded by Councilmember Stokes. Vote 4-0.*****

Yes Vote: Campbell, Orme, Staker, Stokes

No Vote: None

Absent Hyer

The Closed Meeting opened at 7:52 p.m.

Those in attendance: Mayor Monson, Todd Orme, Jenn Staker, Ted Stokes, Wade Campbell, Justin Lewis, Dana Lazcanotegui, Clay Bodily, Brian Boudrero.

*****A motion by Councilmember Campbell was made to close the Closed Meeting and re-open the regular City Council Meeting. The motion was seconded by Councilmember Staker. Vote 4-0.*****

Yes Vote: Campbell, Orme, Staker, Stokes

No Vote: None

Absent Hyer

The Council meeting was re-opened at 8:13 p.m.

Discussion and possible vote on authorizing City Manager, Justin Lewis, to negotiate the purchase of real property.

*****A motion by Councilmember Campbell was made to authorize City Manager, Justin Lewis, to negotiate the purchase of real property. The motion was seconded by Councilmember Stokes. Vote 4-0.*****

Yes Vote: Campbell, Orme, Staker, Stokes

No Vote: None

Absent Hyer

***** The meeting adjourned at 8:15 p.m. *****

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



SMITHFIELD CITY CORPORATION

96 South Main

Smithfield, UT 84335

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The meeting will begin at 6:30 PM.

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

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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.
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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

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Moderate Income Housing

Moderate Income Housing Introduction

Smithfield Moderate Income Housing Plan

Smithfield City Moderate Income Housing Plan (MIHP) was updated as part of the General Plan Update with assistance from Bear River Association of Governments (BRAG). In accordance with state law (Utah Code, Sections 10-9-403), the plan includes the following (This plan can be found in Appendix B).

- » An estimate of the current supply of housing.
- » An estimate of the need for the development of additional moderate income housing within the city and a plan to review the need biennially.
- » Summary of affordability.
- » Population change and affordable housing demand.
- » Affordable housing policy statement.

The Moderate Income Housing Plan is intended to help encourage a variety of housing for those with low-to-moderate incomes in cities and towns. Moderate Income Housing can include a variety of housing types, including single family homes, town homes, and apartments. Contrary to some views, affordable housing residences can be well designed, look like they belong in the community, and provide essential living accommodations for people in various life stages.

For example, town homes and apartments, if well designed and properly managed, can provide excellent housing for older residents who are looking to down-size and no longer want the responsibility of caring for a large yard. Likewise, young families and individuals attending college are able to live in communities like Smithfield if affordable housing is available.

Smithfield's MIHP will help guide them in developing and updating their city codes as well as understanding the needs in the future for moderate and low income housing opportunities.

Smithfield has always worked in conjunction with low to moderate income housing groups to help create quality affordable housing opportunities that strengthen and enhance the community .

According to the 2022 calculations, the large majority of rentable units are affordable to families in the 70 to 80% of the AMI (area median income).



Smithfield city has approximately 82% of residents who are classified under home ownership and 18% of residents who currently rent.

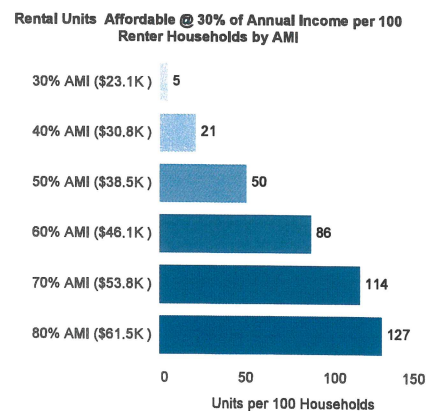
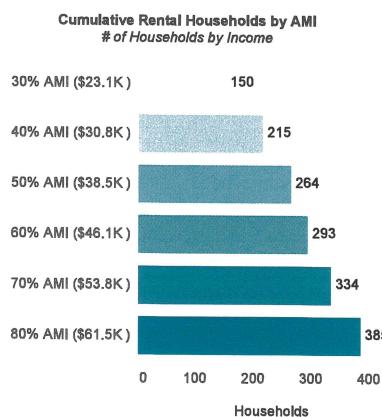
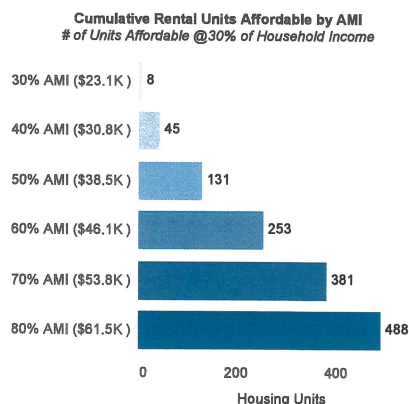
6.6% of all homes sold in the city are owned by families that are located in the 80% AMI (area median income) income bracket. The predominant number of home owners (99.2%) are estimated to have an income about the 80% AMI range.

Moderate Income Housing

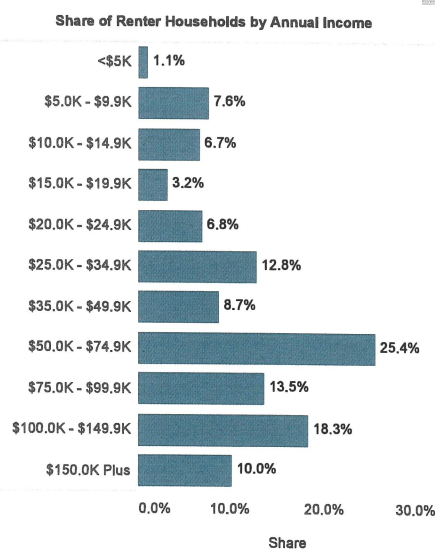
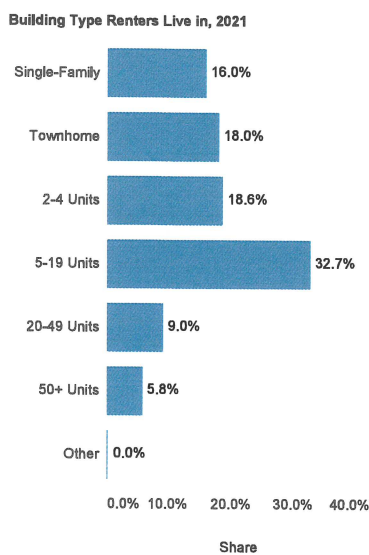
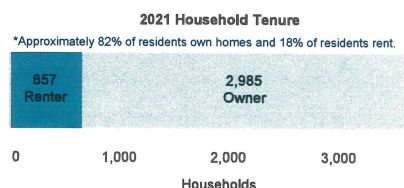
State Housing Calculations as of 2022

Most Recent Information provided by the Kem C. Gardner Policy Institute

2022 Affordable Housing Dashboard



Smithfield Assumptions Overview



2022 HUD Median County Household Income and Rent for All Households

AMI Level	Income	Mortgage Rent
30% AMI (\$23.1K)	\$23,070	\$577
40% AMI (\$30.8K)	\$30,760	\$769
50% AMI (\$38.5K)	\$38,450	\$961
60% AMI (\$46.1K)	\$46,140	\$1,154
70% AMI (\$53.8K)	\$53,830	\$1,346
80% AMI (\$61.5K)	\$61,520	\$1,538
100% AMI	\$76,900	\$1,923

Additional Smithfield Housing Metrics

2022 Homes Sold by AMI
of Homes Sold Affordable to by Income

AMI Level	# of Units	Share
30% AMI (\$23.1K)	0	0.0%
40% AMI (\$30.8K)	0	0.0%
50% AMI (\$38.5K)	0	0.0%
60% AMI (\$46.1K)	0	0.0%
70% AMI (\$53.8K)	0	0.0%
80% AMI (\$61.5K)	21	6.6%
Over 80% AMI	137	99.2%

Deed Restricted Units & Expiration Timeline
of Deed Restricted Units & Years of Expiration

Expiration Timeline	# of Units	Share
Total Deed Restricted Units	40	
5 Yrs. or Less	0	0.0%
6 to 10 Yrs.	0	0.0%
11 to 20 Yrs.	40	100.0%
20 Yrs. or More	0	0.0%
Date not available	0	0.0%

Sources: US Census American Community Survey 5-Yr Estimates, Kem C. Gardner Policy Institute, Department Of Housing & Urban Development, Utah Department of Transportation, WFRG, MAG, Utah Housing Corporation, RentRange-AltSource, UtahRealEstate.com

Moderate Income Housing

Moderate Income Strategies, Actions and Timing

Congruent with the Utah State code, section 10-9a-403 (2)(b), which reads;

- (b) In drafting the moderate income housing element, the planning commission:
- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
 - (ii) for a town, may include, and for a specified municipality as defined in Section 10-9a-408, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
 - (iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:

Smithfield City has amended the general plan (appendix B and C), to implement the following strategies, in order to facilitate the development and opportunity for moderate income housing.

Strategy 'A'

STRATEGY

Objective: "Rezone for densities necessary to facilitate the production of moderate income housing."

ACTION

Action: Continued modification and implementation of the Master Plan Community (MPC) zone, which allows for increased density, additional housing types, increased circulation and expanded open space.

The objective of the master plan community, was to create a distinctive zone that allows for the design and integration of various housing types, including moderate housing, single family housing and multi-family structures. This has been used extensively throughout the city and is a standing zone which can be requested at any time.

TIMING

Timing: The Master Plan Community zone, has been implemented in several locations throughout Smithfield City. We routinely alter and modify the code to make improvements for future use. This strategy will be reviewed annually in June and as required for changes and revisions.

Moderate Income Housing

Strategy 'L'

STRATEGY

Objective: "Reduce, waive, or eliminate impact fees related to moderate income housing."

ACTION

Action: Reduce the amount of total impact fees placed on moderate income housing by 10%, defined as any dwelling establishment that is constructed for use by households that earn less than 80% of the 'Area Median Income' (AMI), for Cache Valley Utah.

TIMING

Timing: The 10% reduction in city impact fees, for new construction of approved moderate income housing, will begin in September of 2024 through August of 2025. The percentage of reduction will be reviewed and analyzed annually for incremental adjustments through August of 2029.

In order to qualify for the reduced impact fees, developers or owners must effectively demonstrate that the proposed structure will be used for moderate income housing and that the owners earn 80% or less of the 'Area Median Income' (AMI), for Cache Valley Utah. The AMI for Cache Valley will be determined annually, by the Bear River Association of Governments.

Strategy 'O'

STRATEGY

Objective: "Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing."

ACTION

Action: Partner with **Neighborhood Housing Solutions** to incorporate more moderate income housing in the city. The objective is to provide additional application assistance to reduce the current impact fee allowed through strategy L, found in Utah State Annotated Code. This would create an increase in the moderate income homes available on the market.

TIMING

Timing: Official partnership will occur for a period of five (5) years, in which time, each entity will provide extensive cooperation in creating moderate income housing that will comply with Utah Code §10-9a-403. An increase in moderate income housing will happen within one year of application.

A Partnership will be formed based on the mutual objective to provide quality and affordable housing for the City of Smithfield. Said partnership will occur from September of 2024 to August 2029 and be formed in order to coordinate documentation required for moderate income housing permits.

Moderate Income Housing

Strategy 'V'

STRATEGY

Objective: "Develop a moderate income housing project for residents who are disabled or 55 years old or older."

ACTION

Action: Collaborate with a developer to create a specific housing project for a 55-year-old or older community. This development will be located within an approved Master Plan Community and will be composed of different housing types. This community will be developed with the moderate-income housing strategies "L" and "O." This community will also have the ability to increase density and have different housing types.

TIMING

Timing: This will be a phase of the approved Master Plan Community and will be designed and approved by August of 2026. The construction and scheduling of said community will be left to the developer.

2024 CACHE COUNTY NOTICE OF PROPOSED TAX INCREASES

The following taxing entities are proposing to increase their property tax revenue

CONCERNED CITIZENS ARE INVITED TO ATTEND THE PUBLIC HEARINGS LISTED
Per Utah Code 59-2-919(6)(e)(ii)(B) the purpose of a truth in taxation hearing is: to hear comments regarding any proposed increase and to explain the reasons for the proposed increase

Entities Proposing Tax Increases	Parcel Avg Value	If adopted the proposed budget is sustained in all future years (unless the tax rate is reduced)			Parcel Avg Dollar Increase	Entity Proposed Tax Revenue	Entity Certified Tax Revenue	Entity Revenue \$ Increase	Entity Revenue % Increase	Public Hearing Information Opportunity to address tax increase		
		Avg Parcel	From:	To:						Date/Time	Location	Phone
CLARKSTON TOWN	\$ 429,000	Residential:	\$191.83	\$313.81	\$121.98	\$92,585	\$56,585	\$36,000	63.90%	August 6, 2024 7:00 p.m.	50 S Main Clarkston	435-563-9090
		Commercial:	\$348.78	\$570.57	\$221.79							
HYDE PARK CITY	\$ 603,000	Residential:	\$330.99	\$365.15	\$34.16	\$900,000	\$815,706	\$84,294	10.39%	August 14, 2024 7:00 p.m.	113 E Center Hyde Park	435-563-6507
		Commercial:	\$601.79	\$663.90	\$62.11							
HYRUM CITY	\$ 434,000	Residential:	\$159.45	\$202.18	\$42.73	\$1,000,000	\$789,061	\$210,939	27.01%	August 5, 2024 6:30 p.m.	60 W Main Hyrum	435-245-6033
		Commercial:	\$289.91	\$367.60	\$77.69							
LOGAN CITY	\$ 505,000	Residential:	\$257.47	\$268.03	\$10.56	\$5,536,936	\$5,321,092	\$215,844	4.21%	August 1, 2024 6:00 p.m.	290 N 100 W Logan	435-716-9180
		Commercial:	\$468.14	\$487.33	\$19.19							
MENDON CITY	\$ 614,000	Residential:	\$443.06	\$490.68	\$47.62	\$210,750	\$190,241	\$20,509	10.91%	August 29, 2024 7:00 p.m.	15 N Main Mendon	801-927-7718
		Commercial:	\$805.57	\$892.14	\$86.57							
NORTH LOGAN CITY	\$ 648,000	Residential:	\$362.46	\$379.92	\$17.46	\$1,652,310	\$1,575,621	\$76,689	4.98%	August 21, 2024 6:35 p.m.	2525 N 600 E North Logan	435-752-1310
		Commercial:	\$659.02	\$690.77	\$31.75							
RICHMOND CITY	\$ 448,000	Residential:	\$264.88	\$273.50	\$8.62	\$349,256	\$338,243	\$11,013	3.35%	August 15, 2024 6:30 p.m.	90 S 100 W Richmond	435-258-2092
		Commercial:	\$481.60	\$497.28	\$15.68							
SMITHFIELD CITY	\$ 501,000	Residential:	\$346.64	\$372.54	\$25.90	\$1,857,425	\$1,728,284	\$129,141	7.55%	August 28, 2024 6:30 p.m.	96 S Main Smithfield	435-563-6226
		Commercial:	\$630.26	\$677.35	\$47.09							
WELLSVILLE CITY	\$ 583,000	Residential:	\$243.05	\$259.73	\$16.68	\$357,147	\$334,244	\$22,903	7.03%	August 7, 2024 6:10 p.m.	75 E Main Wellsville	435-245-3686
		Commercial:	\$441.91	\$472.23	\$30.32							

Data is based on the taxing entity's average parcel value shown above. The same value is used for both residential and commercial property.

FOR FURTHER INFORMATION CONTACT THE INDIVIDUAL ENTITIES AT THE PHONE NUMBERS SHOWN ABOVE

This list is for informational purposes only and should not be relied on to determine a taxpayer's property tax liability.

For specific property tax liability information the taxpayer should review their "Notice of Valuation and Tax Change" that mails by July 22nd.

NOTICE OF PROPOSED TAX INCREASE SMITHFIELD CITY

The SMITHFIELD CITY is proposing to increase its property tax revenue.

- The SMITHFIELD CITY tax on a \$501,000 residence would increase from \$346.64 to \$372.54, which is \$25.90 per year.
- The SMITHFIELD CITY tax on a \$501,000 business would increase from \$630.26 to \$677.35, which is \$47.09 per year.
- If the proposed budget is approved, SMITHFIELD CITY would increase its property tax budgeted revenue by 7.55% above last year's property tax budgeted revenue excluding eligible new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 8/28/2024 6:30 PM

Location: Smithfield City Office
96 South Main
Smithfield

To obtain more information regarding the tax increase, citizens may contact SMITHFIELD CITY at 435-563-6226.

RESOLUTION 24-06

A RESOLUTION SETTING THE REAL AND PERSONAL PROPERTY TAX RATE

Be it resolved by the City of Smithfield, Utah.

There is hereby levied a tax rate on all real property within the municipality not otherwise exempted by law as follows:

General Fund	0.001352
Total certified tax rate	0.001352

Approved and signed this 28th day of August, 2024.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder

ARTICLE III - OVERTIME COMPENSATION

A. Workweek defined.

1. A workweek in Smithfield City is defined as beginning Saturday morning at 12:01 A.M. and ending at 12:00 midnight Friday.

B. Overtime Policy

1. As a general rule, non-exempt employees specifically assigned by their department head to work overtime will receive one and one-half the regular hourly rate of the employee if they desire to be paid. However, pursuant to FLSA, employees of public entities have the option to convert the overtime to compensatory time off at one and one-half hours of compensatory time off for each hour of overtime worked.
2. All compensatory time and/or overtime must be approved by the department head and submitted on the current pay period time sheet to the Human Resource Director.
3. Some employees may be required to take time off during the week to avoid working more than 40 hours in the workweek for non-exempt employees or 43 hours for police officers.
4. The creation and adoption of a flex time schedule shall not of itself provide the basis for overtime or compensatory time without specific approval of the City Manager in advance.
5. Department heads will schedule time off for employees with accrued compensatory time credit.
6. No overtime pay or compensatory time off is allowed for those employees classified as "Exempt." Exempt employees may take time off during the day as approved by the City Manager.
7. Overtime is calculated based on actual time worked. The calculation of Overtime does not include Personal Time Off (PTO), Short Term Disability Leave, Comp Time, Holiday, or any other non-worked hours.

ARTICLE I - GENERAL

This section will outline the City's policies and procedures to ensure a drug free workplace.

POLICY

Smithfield City's policy is to identify, correct and remove the effects of drug and alcohol abuse on job performance to assure the protection and safety of employees and the public.

EMPLOYEE RESPONSIBILITIES

1. No employee shall unlawfully manufacture, dispense, possess, use, or distribute any controlled substance.

2. No employee shall be under the influence of or be in possession of alcohol or any controlled substance while on duty, on City Premises, or while in City vehicles. This includes City buildings, parking lots, grounds, or personal vehicles being used for City business.
3. Before beginning work each new candidate will participate in alcohol and controlled substance testing.
4. When reasonable evidence is amiable, an employee in an impaired state will also participate in alcohol and controlled substance testing.
5. Random alcohol and controlled substance testing may be performed, as well as after an accident, or as a follow-up of employment- related drug or alcohol violations.
6. Any employee is responsible to notify his/her supervisor if they are taking any substance (prescription or non- prescription) which may cause impairment of their ability to perform their job. This will allow the supervisor and the employee to determine what work may be safely performed by the employee.

ORDINANCE NO. 24-17

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 17.81 “MASTER PLANNED COMMUNITY (MPC) ZONE”, SECTION 17.81.130 “DEVELOPMENT AGREEMENT” AND 17.81.040 “REZONE REQUIRED”, CHAPTER 17.84 “INTRABLOCK DEVELOPMENT”, SECTION 17.84.040 “DEVELOPMENT PLAN” AND CHAPTER 17.88 “PLANNED UNIT DEVELOPMENTS”, SECTION 17.88.150 “FAILURE TO PERFORM”.

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.

17.81.130 DEVELOPMENT AGREEMENT
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A. As part of the ~~preliminary~~ **final** MPC approval, the City and developer shall prepare and execute a development agreement which, among other things, shall outline the following:

1. By what manner any private roads, open space, or other non-public common areas within the MPC shall be owned, managed, maintained and retain the beneficial use to all owners and occupants of the MPC.
 - a. In the case of private ownership of the open space, said spaces shall be protected against building development by conveying to Smithfield City an open space easement over such areas.
2. How the developer intends to provide financial security for the completion of the project.
3. A projected timeline of the associated phasing, including the infrastructure, facilities and amenities.

17.84.040 DEVELOPMENT PLAN

The developer or owner shall prepare an intrablock development plan ~~and schedule to meet with the Subdivision Technical Review Committee (STRC) as outlined in Section 16.05.040,~~ **which shall be reviewed by the Administrative Land-Use Authority,** prior to submittal to the Smithfield City planning commission and city council. The proposed plan shall provide the following information:

17.88.150 FAILURE TO PERFORM

In case of failure or neglect to comply with any and all of the conditions and regulations herein established, and as specifically made applicable to a PUD, such failure or neglect shall be cause for termination of the approval of the project. Failure or neglect to comply with the requirements and to maintain the buildings and premises in accordance with the conditions or approval thereafter shall also be deemed to be a violation of this chapter.

The approved PUD rezone directly corresponds to the approved preliminary plan(s). If said plan(s) are altered, modified or unused, the Smithfield City Planning Department will start the process of rezoning the parcel(s) to the original zoning classification before the PUD overlay zone was approved.

Changes to the approved plans which will prompt a rezone by the city include the following: plans which change the number or size of any new lot(s), the calculations of density bonuses, the location of approved amenities and any conditions set by the Planning Commission or City Council.

17.81.040 REZONE REQUIRED

While not all areas in Smithfield will be suitable for the MPC designation, it is intended that the MPC be used throughout Smithfield City. Those who wish to petition the City for a rezone of their property to an MPC shall follow the procedure set forth in SMC 17.08.040, "Rezones." A preliminary site and landscape plan detailing the developer's intent for the entire parcel under consideration for rezone and the subsequent phasing plan shall be submitted and reviewed as part of the rezone request.

In evaluating a request for an MPC rezone, the Planning Commission and City Council shall consider the criteria outlined in SMC 17.81.050, "Development Standards." If the rezone is approved with conditions, the preliminary plan must return to the city council, showing the proposed changes.

Additionally, as part of the rezone request, a developer shall demonstrate to the Planning Commission and City Council how the proposal addresses and fulfills the specific goals and values related to architecture, site design and walkability, which are found in the Smithfield City General Plan and in the purpose statement of this Chapter.

An approved MPC rezone directly corresponds to the approved preliminary plan(s). If said plan(s) are altered, modified or unused, the Smithfield City Planning Department shall start the process of rezoning to the original zoning classification which existed on the parcel(s) before the MPC rezone was approved.

Changes to the approved plans which will prompt a city rezone include the following: plans that change the number or size of any new lot(s), the calculations of density bonuses, the location of approved amenities and any conditions set by the Planning Commission or City Council.

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 28th day of August, 2024

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Ordinance 24-17 Municipal Code Changes

July 17, 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.

MPC Development Agreement

- The current MPC code requires a development agreement for the preliminary plans, and it should be a requirement for each final plat. The word "preliminary" is replacing the word "final" in §17.81.130.

Intrablock Development Review

- A portion of the Intrablock section §17.84.040, still references the STRC (Subdivision Technical Review Committee). This is being removed and replaced with the term "Administrative Land-Use Authority."

PUD Rezone Requirements

- Adding language to §17.88.150, that defines what changes or modifications to the approved preliminary plans, that would nullify approval and start the process of rezone to the original zone.

MPC Rezone Requirements

- Adding language to §17.81.040, that defines what changes or modifications to the approved preliminary plans, that would nullify approval and start the process of rezone to the original zone.

