



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, October 9, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Ted Stokes

1. Approval of the city council meeting minutes from September 11, 2024, and September 17, 2024
2. Resident Input
3. Youth Council Report
4. Audit presentation for Fiscal Year 2024, which is the period of July 1, 2023, through June 30, 2024, by representatives of Allred Jackson.
5. Discussion with representatives of CAPSA regarding October being Domestic Violence Awareness Month (DVAM).
6. Approval of Jeremy Hunt as Interim Fire Chief.
7. Discussion and possible vote on Ordinance 24-21, an Ordinance rezoning Cache County Parcel Numbers:

08-222-0026	08-222-0027	08-222-0028	08-222-0029	08-222-0030
08-222-0031	08-222-0032	08-222-0033	08-222-0034	08-222-0035
08-222-0036	08-222-0037	08-222-0038	08-222-0039	08-222-0040
08-222-0041	08-222-0042	08-222-0043	08-222-0044	08-222-0045
08-222-0046	08-222-0047	08-222-0048	08-222-0049	08-222-0050
08-222-0051	08-222-0052	08-222-0053	08-222-0054	08-222-0055
08-222-0056	08-222-0057	08-222-0058	08-222-0059	08-222-0070
08-222-0071	08-222-0072	08-222-0073	08-222-0074	08-222-0075
08-222-0076	08-222-0077	08-222-0078	08-222-0079	08-222-0080
08-222-0081	08-222-0082	08-222-0083	08-222-0084	08-222-0085
08-222-0086	08-222-0087	08-222-0088	08-222-0089	08-222-0090
08-222-0091	08-222-0092	08-222-0093	08-222-0094	08-222-9001

from RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone) to RM (Multiple-Family Residential). The parcels are located at approximately 380 East 800 South.

8. Public Hearing for the purpose of discussing Ordinance 24-22, an Ordinance amending municipal impact fees by modifying the Culinary Water Impact Fee.
9. Discussion and possible vote on Ordinance 24-22.
10. City Manager Report

Open and Public Meetings Training

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



SMITHFIELD CITY COUNCIL MINUTES September 11, 2024

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, September 11, 2024. The meeting began at 6:30 P.M. Opening remarks, and meeting called to order by Wade Campbell.

Mayor Kristi Monson was excused. Councilmember Wade Campbell served as Mayor Pro-Tempore.

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

City Staff: Justin Lewis (City Manager), Dana Lazcanotegui (City Recorder), Clay Bodily (City Engineer), Police Chief Travis Allen (Police Department), Brian Boudrero (Planning Manager)

Visitors: Tanner Webster, Mike Hansen, Jennie Orme, Dave Forrester, Caralee Stokes

Approval of City Council Meeting Minutes from August 28, 2024

***** Motion made by Councilmember Stokes to approve the August 28, 2024 meeting minutes. Motion seconded by Councilmember Staker. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Residential Input

No public comments or questions.

Discussion and possible vote on the request by Webster Smithfield SPV for approval of the Final Plat for the South Main Retail Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 1000 South Main. Zoned CC (Community Commercial).

Mr. Boudrero explained that this is a request for approval of a final plat for the first phase of a commercial subdivision located on the southwest corner of 1000 South Main Street. The four (4) new lots along Main Street would be developed in the first phase, along with the fifth lot as a retention pond. A final plat has been submitted with the application and construction drawings. All necessary requirements have been met. Mr. Boudrero confirmed for Councilmember Campbell that Smithfield Irrigation is aware of the issues and concerns and that everything should be handled. The planning commission reviewed and recommended approving the request.

***** Motion made by Councilmember Stokes to approve the request by Webster Smithfield SPV for approval of the Final Plat for the South Main Retail Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 1000 South Main. Zoned CC (Community Commercial). Councilmember Orme seconded the motion. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Discussion and possible vote on Ordinance 24-19, an Ordinance rezoning Cache County Parcel Number 08-043-0042 from A-10 (Agricultural 10-Acre) to R-1-20 (Single-Family Residential 20,000 Square Feet). The parcel is located at approximately 560 North 400 West and is approximately 3.34 acres. The request was submitted by Mike Hansen.

Mr. Boudrero said David and Merilee Olson are requesting a rezone from A-10 to R-1-20. They own two parcels: the property the home is on and the second L-shaped piece (pointed out on the plat map). They are bordered east and west by residential zones, county to the north, and residential/agriculture to the south. The request to the R-1-20 zone is to buffer the larger properties to the north, east, and south, which has been suggested. There is sufficient frontage for the request.

Councilmember Campbell asked about access. Mr. Boudrero said the infrastructure will be finished along the new lots as well as in front of the existing home, and the L-shaped property will be subdivided into two parcels that will handle the access.

***** Motion made by Councilmember Stokes to approve Ordinance 24-19, an Ordinance rezoning Cache County Parcel Number 08-043-0042 from A-10 (Agricultural 10-Acre) to R-1-20 (Single Family Residential 20,000 Square Feet). The parcel is located at approximately 560 North 400 West and is approximately 3.34 acres. The request was submitted by Mike Hansen. Councilmember Hyer seconded the motion. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Discussion and possible vote on Ordinance 24-20, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Dwelling Unit”, Section 17.92.040 “Definitions”.

The current accessory dwelling unit code states that the owner is defined as an individual related by blood, marriage, or adoption. These terms can be vague and subjective, so the proposed change is to be parent, parent-in-law, child, or stepchild in §17.92.040 (D) and remove “~~by blood, marriage or adoption~~”.

Mr. Boudrero confirmed for Councilmember Orme that an adopted child would qualify legally as well as a stepchild.

The planning commission reviewed and recommended approving the change.

***** Motion made by Councilmember Hyer to approve Ordinance 24-20, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Dwelling Unit”, Section 17.92.040 “Definitions”. Motion seconded by Councilmember Staker. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

City Manager Report

Mr. Lewis showed a picture of the new Public Works crane truck received yesterday and used today. He thanked the Council for their support because this will help with efficiency and safety. The 200 North sewer project is planned to be paved on Friday. The City received notification from UDOT (Utah Department of Transportation) indicating that they had received the letter from the Mayor/City Council about concerns about the 600 South Main signal light. They will be doing an “in-person evaluation and field review”. Mr. Lewis thanked the Council for their support with this issue.

Council Member & Mayor Reports

Councilmember Orme noted that the Historic Preservation meeting will be held tomorrow, Thursday, September 12th starting at 6:00 p.m.

No additional items were reported or discussed.

Minutes prepared by Debbie Zilles

*** The meeting adjourned at 6:43 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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Welcome/Pledge of Allegiance and thought/prayer by Wade Campbell

1. Approval of the City Council meeting minutes from August 28, 2024.
2. Resident Input
3. Discussion and possible vote on the request by Webster Smithfield SPV for approval of the Final Plat for the South Main Retail Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 1000 South Main. Zoned CC (Community Commercial).
4. Discussion and possible vote on Ordinance 24-19, an Ordinance rezoning Cache County Parcel Number 08-043-0042 from A-10 (Agricultural 10-Acre) to R-1-20 (Single-Family Residential 20,000 Square Feet). The parcel is located at approximately 560 North 400 West and is approximately 3.34 acres. The request was submitted by Mike Hansen.
5. Discussion and possible vote on Ordinance 24-20, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.92 "Accessory Dwelling Unit", Section 17.92.040 "Definitions".
6. City Manager Report
7. Council Member and Mayor Reports

Adjournment

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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

SEPTEMBER 17, 2024

The Smithfield City Council met in a specially scheduled meeting at 96 South Main Street, Smithfield, Utah on Tuesday, September 17, 2024. The meeting began at 6:30 P.M. and Mayor Kristi Monson was in the chair. The welcome/pledge of allegiance and thought/prayer was by Mayor Monson.

The following council members were in attendance: Todd Orme, Jenn Staker, Sue Hyer, Ted Stokes, and Wade Campbell

City Manager Justin Lewis was also in attendance.

VISITORS: None

CLOSED MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. UTAH CODE ANNOTATED 52-4-205 (1) (A).

A motion to close the special council meeting and open the closed meeting was made by Wade, seconded by Todd and the vote was unanimous.

Yes Vote: Orme, Staker, Hyer, Stokes, Campbell

No Vote: None

The executive session opened at 6:33 P.M.

Those in attendance: Mayor Monson, Todd Orme, Jenn Staker, Sue Hyer, Ted Stokes, Wade Campbell and Justin Lewis

A motion to close the closed meeting and reopen the special council meeting was made by Wade, seconded by Sue and the vote was unanimous.

Yes Vote: Orme, Staker, Hyer, Stokes, Campbell

No Vote: None

The executive session closed at 6:55 P.M.

Wade made a motion to adjourn at 6:55 P.M.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, 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 specially scheduled meeting at 96 South Main, Smithfield, Utah, on **Tuesday, September 17, 2024**. The meeting will begin at 6:30 P.M.

Welcome/pledge of allegiance and thought/prayer by Mayor Monson

1. Closed Meeting to discuss the character, professional competence, or physical or mental health of an individual. Utah Code Annotated 52-4-205 (1) (a).

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.

ORDINANCE NO 24-21

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 RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone) to RM (Multiple-Family Residential).

Approximate Property Location: 380 East 800 South

Cache County Parcel Number: 08-222-0026

ALL OF LOT 26 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0027

ALL OF LOT 27 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0028

ALL OF LOT 28 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0029

ALL OF LOT 29 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0030

ALL OF LOT 30 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0031

ALL OF LOT 31 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0032

ALL OF LOT 32 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0033

ALL OF LOT 33 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0034

ALL OF LOT 34 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0035

ALL OF LOT 35 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0036

ALL OF LOT 36 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0037

ALL OF LOT 37 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0038

ALL OF LOT 38 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0039

ALL OF LOT 39 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0040

ALL OF LOT 40 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0041

ALL OF LOT 41 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0042

ALL OF LOT 42 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0043

ALL OF LOT 43 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0044

ALL OF LOT 44 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0045

ALL OF LOT 45 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0046

ALL OF LOT 46 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0047

ALL OF LOT 47 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0048

ALL OF LOT 48 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0049

ALL OF LOT 49 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0050

ALL OF LOT 50 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0051

ALL OF LOT 51 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0052

ALL OF LOT 52 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0053

ALL OF LOT 53 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0054

ALL OF LOT 54 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0055

ALL OF LOT 55 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0056

ALL OF LOT 56 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0057

ALL OF LOT 57 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0058

ALL OF LOT 58 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0059

ALL OF LOT 59 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0070

ALL OF LOT 70 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0071

ALL OF LOT 71 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0072

ALL OF LOT 72 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0073

ALL OF LOT 73 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0074

ALL OF LOT 74 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0075

ALL OF LOT 75 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0076

ALL OF LOT 76 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0077

ALL OF LOT 77 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0078

ALL OF LOT 78 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0079

ALL OF LOT 79 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0080

ALL OF LOT 80 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0081

ALL OF LOT 81 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0082

ALL OF LOT 82 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0083

ALL OF LOT 83 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0084

ALL OF LOT 84 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0085

ALL OF LOT 85 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0086

ALL OF LOT 86 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0087

ALL OF LOT 87 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0088

ALL OF LOT 88 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0089

ALL OF LOT 89 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0090

ALL OF LOT 90 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0091

ALL OF LOT 91 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0092

ALL OF LOT 92 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0093

ALL OF LOT 93 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0094

ALL OF LOT 94 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-9001

ALL OF OPEN SPACE A AND OPEN SPACE B THE MEADOWS AT SKY VIEW PHASE 1 CONT 0.26 AC ALL OF COMMON AREA C THE MEADOWS AT SKY VIEW PHASE 2 CONT 1.08 AC ALL OF THE COMMON AREA IN THE MEADOWS AT SKY VIEW PHASE 3 CONT 1.01 AC CONT NET 2.35 AC (CCR)

APPROVED by the Smithfield City Council this 9th day of October, 2024.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Thompson Multi-Family Rezone

September 18, 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: 08-222-9001

Applicant: Jake Thompson

*See application for all parcel information.

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:
380 East 800 South
Smithfield, Utah

Lot Size:
7.96 Acres

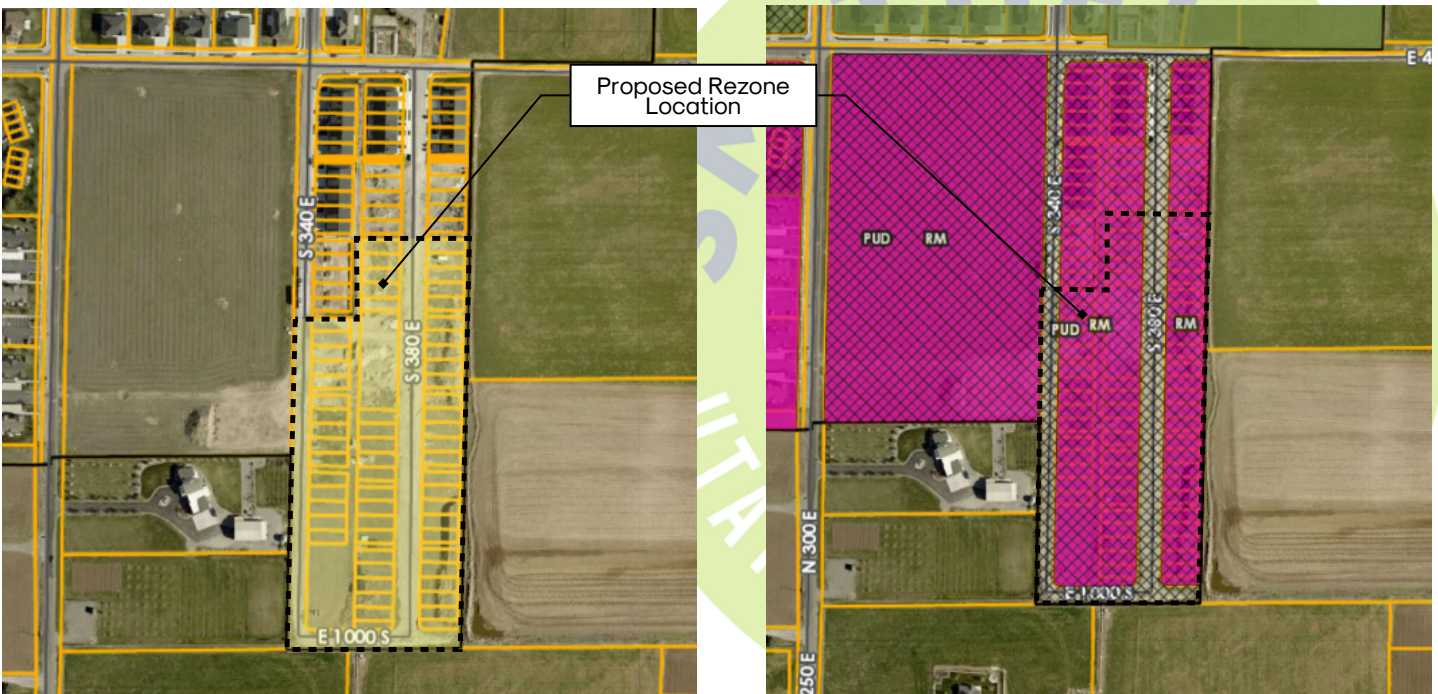
Current Zoning:
RM (PUD)

Proposed Zoning:
RM (Multi-Family)

Surrounding Uses:
North - Residential R-1-10
South - County
East - County
West - Residential RM (PUD)
Residential RM

Project Summary

Jake Thomson is requesting a rezone from RM (PUD) (residential) to an RM (multi-family residential) zone. They are bordered on the South and East by the county, and have both RM (multi-family) and RM (PUD) zones to the West. They are requesting the a rezone that removes the Planned Unit Development overlay from the zone.



Parcel Map



9/11/2024, 4:58:54 PM

- Override 1

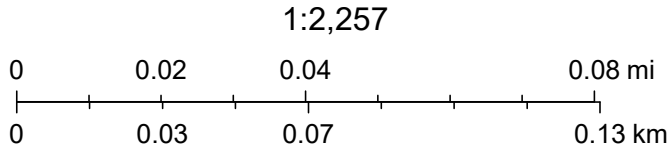
Class B Surface Type

ASPHALT
- GRAVEL

DIRT

Municipal Boundaries
- County Boundary

Cache Parcels



Maxar, Microsoft

ORDINANCE NO. 24-22

AN ORDINANCE AMENDING CHAPTER 3.20, MUNICIPAL IMPACT FEES BY MODIFYING THE WATER IMPACT FEE.

WHEREAS, the City Council has determined that the City's physical growth and urban development has and will continue to increase the demand on the city's culinary water systems; and

WHEREAS, the City has caused a written analysis to be prepared by Zions Public Finance, Inc., for the water impact fee which identified and analyzed the proportionate share of the costs of the impacts on public facilities which are reasonably related to and necessary to service anticipated future growth; and

WHEREAS, the written analysis prepared by Zions Public Finance, Inc. considered all revenue sources for financing the existing and future facility improvements necessary to accommodate future growth and established that impact fees are necessary in order to achieve an equitable allocation of the costs of providing existing and future adequate public facilities and system improvements which are reasonably related to and necessary to service anticipated future growth; and identifies a methodology establishing how the proposed impact fee for such public facilities was calculated; and

WHEREAS, the City has identified and analyzed through the impact fee analysis the statutory criteria as to whether a proportionate share of the cost of such existing and new facilities are reasonably related to new development activity as set forth in the Utah Impact Fee Act; and

WHEREAS, the City has complied with all applicable notice and public hearing requirements as established under the Utah Impact Fees Act and related statutes; and

WHEREAS, the impact fees established by this ordinance are reasonably related to the cost of providing such public facilities necessitated by anticipated future growth within the City or are reasonably related to public facility costs previously incurred by the City to the extent that new growth and development will be served by the previously constructed improvements and said fees do not exceed the highest fee justified by the written analysis; and

WHEREAS, after a consideration of all the relevant factors, the Smithfield City Council finds and determines that it is in the best interests of its current and future residents to adopt this Ordinance in order to provide for adequate public facilities to service anticipated future growth and development, the need for which is reasonably related to and created by the anticipated future growth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD, UTAH, as follows:

CULINARY WATER IMPACT FEES

October 10, 2024 – December 31, 2024

Meter Size	
<u>In Inches</u>	<u>Cost Per Unit</u>
¾	\$2,884
1.0	\$4,038
1.5	\$8,077
2.0	\$11,538

3.0	\$23,077
4.0	\$46,154
6.0	\$92,308
8.0	\$115,386

Calendar Year 2025

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
¾	\$2,919
1.0	\$4,087
1.5	\$8,175
2.0	\$11,679
3.0	\$23,359
4.0	\$46,719
6.0	\$93,438
8.0	\$116,798

Calendar Year 2026

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
¾	\$2,954
1.0	\$4,136
1.5	\$8,273
2.0	\$11,819
3.0	\$23,639
4.0	\$47,279
6.0	\$94,559
8.0	\$118,199

Calendar Year 2027

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
¾	\$2,989
1.0	\$4,185
1.5	\$8,371
2.0	\$11,959
3.0	\$23,918
4.0	\$47,836
6.0	\$95,672
8.0	\$119,590

Calendar Year 2028

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
¾	\$3,024
1.0	\$4,234
1.5	\$8,468

Ordinance 24-22

2.0	\$12,097
3.0	\$24,194
4.0	\$48,389
6.0	\$96,778
8.0	\$120,973

Calendar Year 2029

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
$\frac{3}{4}$	\$3,058
1.0	\$4,282
1.5	\$8,564
2.0	\$12,235
3.0	\$24,470
4.0	\$48,940
6.0	\$97,880
8.0	\$122,350

Calendar Year 2030

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
$\frac{3}{4}$	\$3,093
1.0	\$4,330
1.5	\$8,660
2.0	\$12,372
3.0	\$24,744
4.0	\$49,489
6.0	\$98,978
8.0	\$123,722

In cases where separate single-family dwellings are served by a single common water meter such as a PUD, each dwelling shall be assessed a separate water impact fee.

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 a 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 upon adoption by the city council.

Approved and signed this 9th day of October, 2024.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



SMITHFIELD CITY

Culinary Water Impact Fee Analysis September 2024



ZIONS PUBLIC FINANCE, INC.

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EXECUTIVE SUMMARY

An impact fee is a one-time fee imposed on new development activity to mitigate the impact of new development on capital facilities. In conjunction with this Impact Fee Analysis, J-U-B Engineers Inc. prepared the Impact Fee Facilities Plan (IFFP) amended September 2024. The IFFP forms the basis for this impact fee analysis.

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees Smithfield City (“City”) may assess. The City will be required to use revenue sources other than impact fees to fund any projects that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Water Service Levels

The City is anticipated to grow by 1,672 ERCs between 2022 and 2032 – the timeframe of the IFFP analysis.¹

Water Service Levels

Level of service (LOS) defines the water capital facility demands that a typical Equivalent Residential Connection (ERC), will require and should pay for with impact fees. The IFFP defines existing service levels as follows per ERC.

TABLE 1: CULINARY WATER EXISTING SERVICE LEVELS

Description	Existing LOS
Existing Water Supply	0.938 acre-feet/ERC
Existing Available Peak Demand	1,454 gpd/ERC
Transmission Lines: Peak Day	0.26 gpm/ERC (indoor)
	2.03 gpm/ERC (outdoor)
Transmission Lines: Instantaneous Peak	0.35 gpm/ERC (indoor)
	2.69 gpm/ERC (outdoor)
Storage	837 gpd/ERC + 840,000 gallons
<i>Source: Smithfield City Culinary Water System Impact Fee Facilities Plan, pp. 5</i>	

The IFFP states that, “The proposed service level is based on the master plan for the available water supply, peak demand flows, transmission lines, and storage requirements to meet future needs. There are currently deficiencies in the existing system that do not meet these levels of service, specifically relating to storage and transmission lines.”²

Water Service Area

There is one service area for culinary water that encompasses the boundaries of Smithfield City.

¹Smithfield City Culinary Water System Impact Fee Facilities Plan, p. 2.

²Smithfield City Culinary Water System Impact Fee Facilities Plan, p. 6

Excess Capacity

The IFFP states that there is a current deficiency in the water supply, source, storage and transmission systems. However, the deficiency in supply is being met by the current construction of Central Park well. Other construction projects will address deficiencies in water source, storage and transmission.

New Construction

Based on the IFFP, total new construction costs required by growth in new development over the next 10 years are projected to reach \$5,993,063.

Culinary Water System Impact Fee Calculation

The maximum impact fee for 2024 is \$2,884.65 for a ¾" meter after credits are made for the construction of new projects that will partially benefit existing development.

TABLE 2: MAXIMUM IMPACT FEE PER ERC (¾") - 2024

Summary of Maximum Impact Fee	Amount
New Construction	\$3,583.70
Consultant Costs	\$7.21
Subtotal Gross Fee	\$3,590.91
Credits for Deficiencies	(\$706.25)
Maximum Fee per ERC (¾") in 2024	\$2,884.65

Although the gross fee of \$3,590.91 remains constant year over year, the impact fee credits decline each year as more ERCs (due to growth) are sharing the costs and payments associated with the portion of new projects that will benefit existing development.

TABLE 3: SUMMARY OF MAXIMUM IMPACT FEE FOR ¾" METERS, 2024-2032

Year	ERCs	PMT per year (Deficiencies)	Payment per ERC	NPV* - Credit	Max Fee per Year
2024	5,157	\$364,197.62	\$70.62	\$706.25	\$2,884.65
2025	5,311	\$364,197.62	\$68.57	\$670.94	\$2,919.96
2026	5,471	\$364,197.62	\$66.57	\$635.92	\$2,954.99
2027	5,635	\$364,197.62	\$64.63	\$601.14	\$2,989.76
2028	5,804	\$364,197.62	\$62.75	\$566.57	\$3,024.34
2029	5,978	\$364,197.62	\$60.92	\$532.15	\$3,058.75
2030	6,158	\$364,197.62	\$59.14	\$497.84	\$3,093.07
2031	6,343	\$364,197.62	\$57.42	\$463.59	\$3,127.32
2032	6,533	\$364,197.62	\$55.74	\$429.35	\$3,161.56

Single-family and multi-family residential fees will be charged on a per door basis. Nonresidential impact fees are calculated by multiplying the meter size by the AWWA meter ratio and gross fee per ERC as shown in Table 4. These calculations represent the maximum impact fee that may be charged.

Maximum impact fees by year are shown in Table 4, based on meter size.

TABLE 4: CULINARY WATER MAXIMUM IMPACT FEES

Meter Size - inches	2024	2025	2026	2027	2028	2029	2030
0.75	\$2,884.65	\$2,919.96	\$2,954.99	\$2,989.76	\$3,024.34	\$3,058.75	\$3,093.07
1	\$4,038.52	\$4,087.95	\$4,136.99	\$4,185.67	\$4,234.07	\$4,282.26	\$4,330.29
1.5	\$8,077.03	\$8,175.90	\$8,273.97	\$8,371.34	\$8,468.14	\$8,564.51	\$8,660.58
2	\$11,538.62	\$11,679.85	\$11,819.96	\$11,959.05	\$12,097.34	\$12,235.02	\$12,372.26
3	\$23,077.24	\$23,359.70	\$23,639.92	\$23,918.10	\$24,194.68	\$24,470.03	\$24,744.52
4	\$46,154.47	\$46,719.41	\$47,279.84	\$47,836.21	\$48,389.37	\$48,940.06	\$49,489.05
6	\$92,308.94	\$93,438.81	\$94,559.68	\$95,672.41	\$96,778.73	\$97,880.12	\$98,978.09
8	\$115,386.18	\$116,798.51	\$118,199.60	\$119,590.51	\$120,973.41	\$122,350.15	\$123,722.62

CHAPTER 1: OVERVIEW OF THE WATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building water system capacity to serve new residential and non-residential development rather than passing these growth-related costs on to existing users through rates. The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid for by the City is assessed through an impact fee.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- New capital infrastructure that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.
-

The costs that cannot be included in the impact fee are as follows:

- Costs for projects that cure system deficiencies;
- Costs for projects that increase the LOS above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that communities and special districts prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities/districts give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
 - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
 - (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
 - (d) estimate the proportionate share of:
 - (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
 - (e) identify how the impact fee was calculated.
- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
 - (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
 - (b) the cost of system improvements for each public facility;
 - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
 - (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such

means as user charges, special assessments, or payment from the proceeds of general taxes;

- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) extraordinary costs, if any, in servicing the newly-developed properties; and
- (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Projected Water Demands

Table 5 shows ERC growth projections which will place additional demand on the City's water system. The City's water system currently (year 2024) serves 5,157 equivalent residential connections (ERCs) which will grow to an estimated 6,533 ERCs by 2032. The IFFP is based on 2022 data and therefore calculates the growth between 2022 and 2032 as 1,672 ERCs.

Water Service Area

ERCs within Smithfield City are projected to grow as follows:

TABLE 5: GROWTH IN DEMAND

Year	ERCs
2022	4,861
2023	5,007
2024	5,157
2025	5,311
2026	5,471
2027	5,635
2028	5,804
2029	5,978
2030	6,158
2031	6,343
2032	6,533
Growth in ERCs, 2022-2032	1,672

Source: Smithfield City Culinary Water System Impact Fee Facilities Plan, p.2

Existing and Proposed LOS Analysis

Level of service (LOS) defines the water capital facility demands that a typical Equivalent Residential Connection (ERC) will require and should pay for with impact fees. The IFFP defines existing service levels as follows per ERC.

TABLE 6: EXISTING SERVICE LEVELS

Description	Existing LOS
Existing Water Supply	0.938 acre-feet/ERC
Existing Available Peak Demand	1,454 gpd/ERC
Transmission Lines: Peak Day	0.26 gpm/ERC (indoor)
	2.03 gpm/ERC (outdoor)
Transmission Lines: Instantaneous Peak	0.35 gpm/ERC (indoor)
	2.69 gpm/ERC (outdoor)

Description	Existing LOS
Storage	837 gpd/ERC + 840,000 gallons
<i>Source: Smithfield City Culinary Water System Impact Fee Facilities Plan, p. 5</i>	

The IFFP states that, “The proposed service level is based on the master plan for the available water supply, peak demand flows, transmission lines, and storage requirements to meet future needs. There are currently deficiencies in the existing system that do not meet these levels of service, specifically relating to storage and transmission lines.”³

CHAPTER 3: IMPACT ON CAPACITY FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Excess Capacity

The IFFP identifies current deficiencies in the City’s water supply, source, storage and transmission systems and states that the Central Park Well is currently under construction to alleviate some of the current deficiencies.

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

The means by which the City will meet growth demands include constructing the following projects as set forth in the Impact Fee Facilities Plan. This will occur through requiring new development to pay for its fair share of existing excess capacity consumed over the next 10 years as well as paying for its fair share of new construction projects.

The cost of new capital facility construction projects that will benefit new development over the next 10 years total \$5,993,063.

TABLE 7: NEW CONSTRUCTION IMPROVEMENTS

Item	Project	Estimated Cost	Existing System	10-Yr Plan
1	New 3 MG 5,000 ft Reservoir including Booster Station and Piping to Tank	\$7,261,962.50	\$2,201,827	\$3,385,527
2	Upsizing for fire flow at 200 W and 560 S	\$399,110.30	\$212,327	\$186,784
3	Upsizing piping for fire flow at 500 N between Main St. and 80 W	\$180,199.55	\$138,213	\$41,986
4	Upsizing for fire flow at 800 W between 100 S and Maintenance	\$159,425.72	\$44,799	\$114,627
5	Upsizing for fire flow at end of 470 N near 200 W	\$45,725.44	\$38,181	\$7,545

³Smithfield City Culinary Water System Impact Fee Facilities Plan, p. 6

Item	Project	Estimated Cost	Existing System	10-Yr Plan
6	Upsizing for fire flow at 200 E between 300 N and 400 N	\$181,799.94	\$157,075	\$24,725
7	Spring Line upsizing	\$5,864,697.00	\$5,160,933	\$703,764
8	Central Park Well	\$3,298,307	\$1,291,287	\$1,528,106
TOTAL		\$17,391,228	\$9,244,643	\$5,993,063

Source: Smithfield City Culinary Water System IFFP, p. V

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

Maximum Legal Water Impact Fee per ERC

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and actual cost of existing system improvements that benefit new growth that can be recouped through impact fees. The impact fee for existing assets must be based on the actual costs (when excess capacity is available) while the fees for construction of new facilities can be based on reasonable future costs of the system. The IFFP does not identify any existing, excess capacity that can be used in the calculation of impact fees but does identify a portion of new construction costs as benefitting existing development.

New Construction

Total new improvement costs attributable to new development over the next 10 years will reach \$5,993,063.

TABLE 8: PROPORTIONATE SHARE ANALYSIS, NEW IMPROVEMENTS

New Construction	Amount
Cost to New Development 10 Years	\$5,993,062.99
Growth in ERCs, 2022-2032	1,672
Cost per ERC	\$3,583.70

Consultant Costs

The Impact Fees Act allows for fees charged to include the reimbursement of consultant costs incurred in the preparation of the IFFP and IFA.

TABLE 9: PROPORTIONATE SHARE ANALYSIS – CONSULTANT COSTS

Consultant Costs	Amount
J-U-B	\$6,052.80
ZPFI	\$6,000
Growth in ERCs, 2022-2032	1,672
Cost per ERC	\$7.21

Impact Fee Fund Balance

Based on information provided by the City, there was an unspent fund balance of \$1,960,690 as of June 2024. This fund balance can be used to pay down the portion of new improvements that benefit existing development and reduce the overall credit that must be made for the portion of the projects that benefit new development.

Gross Fee Before Credits

The gross fee includes the cost of new construction projects and consultant costs. The gross fee is later adjusted with credits for the portion of the new projects that will benefit existing development.

TABLE 10: GROSS FEE BEFORE CREDITS

Gross Fee before Credits - Summary	Amount
New Construction	\$3,583.70
Consultant Costs	\$7.21
Subtotal Gross Fee	\$3,590.91

Credits Against Impact Fees

Credits must be made for the proportionate share of new projects that benefit existing development in order that new development is not charged twice. The proportionate share of new projects benefitting existing development is \$9,244,643 based on the IFFP. This amount can be reduced to \$7,283,952 by using the City's impact fee fund balance of \$1,960,690. This remaining cost is anticipated to be paid for with increased rates, spread over 20 years, and therefore new development must be credited so that it does not pay the full impact fee as well as higher rates.

TABLE 11: CREDITS ON PROJECTS BENEFITTING EXISTING DEVELOPMENT

Year	ERCs	PMT per year	PMT per ERC	NPV* - Credit
2024	5,157	\$364,197.62	\$70.62	\$706.25
2025	5,311	\$364,197.62	\$68.57	\$670.94
2026	5,471	\$364,197.62	\$66.57	\$635.92
2027	5,635	\$364,197.62	\$64.63	\$601.14
2028	5,804	\$364,197.62	\$62.75	\$566.57
2029	5,978	\$364,197.62	\$60.92	\$532.15
2030	6,158	\$364,197.62	\$59.14	\$497.84
2031	6,343	\$364,197.62	\$57.42	\$463.59
2032	6,533	\$364,197.62	\$55.74	\$429.35

*NPV = net present value discounted at 5 percent

These credits are then applied to the gross fee calculated to arrive at the maximum fee per ERC per year.

TABLE 12: MAXIMUM IMPACT FEES FOR ¾" METERS BY YEAR

Year	ERCs	PMT per year (Deficiencies)	Payment per ERC	NPV* - Credit	Max Fee per Year
2024	5,157	\$364,197.62	\$70.62	\$706.25	\$2,884.65
2025	5,311	\$364,197.62	\$68.57	\$670.94	\$2,919.96

Year	ERCs	PMT per year (Deficiencies)	Payment per ERC	NPV* - Credit	Max Fee per Year
2026	5,471	\$364,197.62	\$66.57	\$635.92	\$2,954.99
2027	5,635	\$364,197.62	\$64.63	\$601.14	\$2,989.76
2028	5,804	\$364,197.62	\$62.75	\$566.57	\$3,024.34
2029	5,978	\$364,197.62	\$60.92	\$532.15	\$3,058.75
2030	6,158	\$364,197.62	\$59.14	\$497.84	\$3,093.07
2031	6,343	\$364,197.62	\$57.42	\$463.59	\$3,127.32
2032	6,533	\$364,197.62	\$55.74	\$429.35	\$3,161.56

Single-family and multi-family residential fees will be charged on a per door basis. Nonresidential impact fees are calculated by multiplying the meter size by the AWWA meter ratio and gross fee per ERC as shown in Tables 15 and 16. These calculations represent the maximum impact fees that may be charged.

TABLE 13: PROPORTIONATE SHARE ANALYSIS – FUND BALANCE

Meter Size (inches)	Maximum Flow Rate (gpm)	AWWA Ratio	Table Used (AWWA M6, 2018 Addendum, Table 5-3)
0.75	25.00	1.0	Multijet Meter Table (AWWA C708)
1	35.00	1.4	Multijet Meter Table (AWWA C708)
1.5	70.00	2.8	Multijet Meter Table (AWWA C708)
2	100.00	4.0	Multijet Meter Table (AWWA C708)
3	200.00	8.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)
4	400.00	16.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)
6	800.00	32.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)
8	1000.00	40.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)

TABLE 14: MAXIMUM IMPACT FEES BY YEAR AND METER SIZE

Meter Size (inches)	2024	2025	2026	2027	2028	2029	2030
0.75	\$2,884.65	\$2,919.96	\$2,954.99	\$2,989.76	\$3,024.34	\$3,058.75	\$3,093.07
1	\$4,038.52	\$4,087.95	\$4,136.99	\$4,185.67	\$4,234.07	\$4,282.26	\$4,330.29
1.5	\$8,077.03	\$8,175.90	\$8,273.97	\$8,371.34	\$8,468.14	\$8,564.51	\$8,660.58
2	\$11,538.62	\$11,679.85	\$11,819.96	\$11,959.05	\$12,097.34	\$12,235.02	\$12,372.26
3	\$23,077.24	\$23,359.70	\$23,639.92	\$23,918.10	\$24,194.68	\$24,470.03	\$24,744.52
4	\$46,154.47	\$46,719.41	\$47,279.84	\$47,836.21	\$48,389.37	\$48,940.06	\$49,489.05
6	\$92,308.94	\$93,438.81	\$94,559.68	\$95,672.41	\$96,778.73	\$97,880.12	\$98,978.09
8	\$115,386.18	\$116,798.51	\$118,199.60	\$119,590.51	\$120,973.41	\$122,350.15	\$123,722.62

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Open and Public Meetings Information

A quorum of the council is three council members.

A quorum is not two council members and the mayor.

The mayor only votes in the event of a tie and the **absence** of one council member. All meetings of the council are to have an audio recording and written meeting minutes.

All meetings of the council must be advertised and are currently advertised at the city office building, library, city website, and the Utah Public Notice Website.

The same rules apply to the planning commission.

Any council member with a conflict of interest needs to announce the conflict before an item is discussed and give a reason for the conflict. The council member is allowed to participate in the discussion and vote if they choose to do so or they can abstain from the discussion and vote.

Any vote of the council requires a yes or no from each council member and the vote of each council member must be specifically listed in the meeting minutes. Three YES votes are required to pass an item. A vote of 2-1, in the absence of others does not pass the item.

Any vote to approve or amend the budget requires a public hearing beforehand.

Most land-use items requiring a vote must also have a public hearing beforehand.

Administrative items do not require a public hearing.

The city council is required to meet at least once per month.

Resolutions do not require a public hearing unless it is specifically required.

Closed meetings require a specific reason to be held. All closed meetings are recorded with the exception of when discussing an employee. A judge has the right to listen to a closed meeting if he/she is reviewing a case in this regard. The closed meeting reason is listed on the agenda.