

SMITHFIELD CITY COUNCIL

MAY 9, 2018

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, May 9, 2018. The meeting began at 6:30 P.M. and Mayor Jeffrey H. Barnes was in the chair. The opening remarks were made by Curtis Wall.

The following council members were in attendance: Deon Hunsaker, Jamie Anderson, Bart Caley, Wade Campbell and Curtis Wall.

City Manager Craig Giles, City Engineer Clay Bodily, Police Chief Travis Allen, Fire Chief Jay Downs, Recreation Center Director Brett Daniels, Golf Professional Eric Kleven, Golf Superintendent Chad Daniels, Public Works Director Doug Petersen and City Recorder Justin Lewis were also in attendance.

VISITORS: Ace Johnson, Todd Horman, Steve Foster, Mary Foster, Ursula Jaussi, Demar Jackson, Connie Jackson, Kilby Jensen, Meg Jensen, Curtis Dickson, LeeAnn Powell, Dave Fornfeld, Judi Fornfeld, Devin Overly, John Kemp, Marie Kemp, Alisa Staley, Scott Gibbons, Peter Gibbons, Teri Julaton, Sharol Marchant, Mandi Archibald, Greg Archibald, Beth Larchar, Tony Douglass, Jacob Magura, Gregory Ashcroft, Mike Sauer, Jon Morrison, Erin Campbell, Brian Lyon, Jasilyn Heaps, Joseph Christensen, Jackie Hancock, Linda Oxborrow, Chris Kleven, Ken Chalmers, Trudy Paskett, Barbara Gutke, Robert Gerber, Marc Peterson, Trent Cragun, Madison Rowell, Jake Young, Richard Varela, Julie Godderidge, Jacki Daniels

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM APRIL 11, 2018.

A motion to approve the city council meeting minutes from April 11, 2018 was made by Bart, seconded by Wade and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Caley, Campbell, Wall
No Vote: None

RESIDENT INPUT

JASILYN HEAPS: I live at 70 Juniper Street which is on 500 North. My backyard touches the parcel being requested to be rezoned at 465 North Main. I am representing the 200 signors of the letter submitted to the city council opposing the rezone request for this parcel. I would like to thank the planning commission commissioners and city staff members for their help in educating us on laws, ordinances as well as answering our questions. We understand tonight you are just voting on a rezone request not on how the land will be specifically developed. For us this is more than just a rezone. There are long term consequences. Many of the people in this area have lived in their homes over 50 years. Most of the homes in the area are on lots which are ¼ to 1/3 acre. This is a mature area which is safe. We are concerned about rezoning the parcel to CC (Community Commercial). We are concerned you are inadvertently promoting commercial development and high density housing on this property. We have two main concerns. Safety is our number one concern. Traffic is our second concern. The parcel is located on the highway. It is a busy area. A block north of this area the speed limit changes/increases. People are speeding

as they go by this parcel. It is hard to navigate the area right now. High density housing and commercial businesses will add 60 or more cars to the highway each day just from this area. There are several accidents yearly in this area. We know that UDOT (Utah Department of Transportation) will have to review this request and they will confirm what we are telling you. Parking is going to be an issue as well. The concept plan does not show very much guest or consumer parking. We are worried people will now be parking in the street and on the highway. We are worried about the streets being more clogged. This parcel is far from other commercial development. Putting commercial buildings in this area will be unnatural. This parcel used to have a dairy and store on it. The dairy and store have been gone for over 20 years. The two parcels already zoned CC in this area are a zoning anomaly. We don't want to see more problems added to this area. We want to help fix it. We don't think this is a highly successful area for high density housing or commercial buildings. There are not any of these nearby. The mixed-use overlay zone can offer some protection but does not justify the other negative consequences of approving this request.

ALISA STALEY: I live on the south end of the proposed rezone area at 465 North Main. I want to thank you for your service. I have talked to Curtis about my concerns. Several neighbors have met and discussed this request. We are not the only ones with concerns. A letter from us was written and given to the city council. Ten volunteers talked to many residents of the area. In less than a week we obtained over 200 signatures opposing the rezone request. I was one of the volunteers. There were two main concerns from the people I talked too. The main concern was traffic. The parcel can only be entered and exited from the highway. There are accidents on the highway in this area on multiple occasions throughout the year. There could be as many as 68 new vehicles entering/exiting the highway daily if this request is approved. There is not ample parking with this proposal which will result in people parking in front of homes or on the highway. The second concern from those we spoke with was they think this is an awkward request for this area of town. There is residential housing in all directions for several blocks from this parcel. We want to keep the area as it is. We are not opposed to development. Please consider the effects this rezone request has on the homeowners and those living in this area.

DEVIN OVERLY: I live just west of the area, 465 North Main, proposed for rezone. I am not a lawyer. I am trying to be informed. It is apparent to me that the fourth Amendment of the United States Constitution allows for people to have an expectation of privacy. I have reviewed Supreme Court cases on this issue. There is an expectation of privacy in the backyard of a home. The government cannot violate this expectation of privacy. If two story buildings and high density housing is allowed the privacy of the nearby homes is gone. Approving the rezone request could result in a violation of the fourth amendment.

CURTIS: Are you saying every two story apartment is in violation of the constitution?

DEVIN: No. I think it is unique where it is in the center of the block. When those who own homes around the parcel purchased their homes there were not high density housing units in the area. Just north of this area on the east side of the highway are several townhomes. A road separates the townhomes from the regular homes. Nothing is in close proximity to each other. People purchasing these units already knew what the area looked like before they purchased them.

CURTIS: I have attended many land-use classes and other training seminars and this has never

been mentioned one time. There are apartments going up all over the valley right now. They would all be violating the fourth amendment if what you are saying is true.

CONNIE JACKSON: I have five poodles. I am asking to keep my poodles. They are 15, 10, 7, 7 and 4 years old.

CURTIS: Connie, your kennel permit request will be heard at the planning commission meeting next Wednesday, May 16th.

CONNIE: I thought I was supposed to be here tonight. I will be to the meeting next week.

CHRIS KLEVEN: I live on Wasatch Boulevard. I have lived there over 20 years. A lot of homes in this area have been sold and turned into rentals. I think that needs to be considered. I am not against renters or rental units. I think the quality of life in apartments is less than in homes. I think you would think differently of this request if 30 plus housing units were being built behind your home. The developer does not live in the city. Adding 30 to 35 units in that area will make the quality of life of those in the area worse.

JULIE GODDERIDGE: I am here speaking for myself and my husband, Bruce. We live in the county on 600 South. I have attended several meetings where the rezone request for 250 South 600 East has been considered. The request has been denied in the past. It is being reconsidered again tonight. We don't see anything that has changed since the last time this request was heard and denied. The current general plan calls for R-1-12 (Single Family Residential 12,000 Square Feet). The request tonight is for R-1-10 (Single Family Residential 10,000 Square Feet). We are sad the general plan was changed from one acre lot sizes in this area. We were not aware this change was made. There are many homes nearby. We like open space. We don't want more development in this area such as high density housing. There is already a bunch of high density housing to the west of this property. We want to see a variety of housing in the area. We want to see an open space distance between Hyde Park and Smithfield. You are setting a precedent by allowing growth to go south. Growth is already happening on the west side of the road (250 East) south of this area. There is not a lot of farmland left in this area. Farmland is important for the city now like it was in the past. Farmers are being squeezed out as land is developed. We also have concerns about 250 East. The county is interested in 250 East being a bypass road. Right now the only access points going south are Main Street, 250 East and 1000 East. There are a lot of people who live on the east side of town who use 600 South and 250 East to get where they are going. The road will need to be widened for future growth. The road cannot be widened to the west as the area is already developed. If you approve the request make sure you leave enough space for the road to be widened. There will be more traffic in this area if development is approved.

MARIE KEMP: I live on 400 North near the rezone request for 465 North Main. I have other concerns about the proposed rezone. With the proposal for high density housing I have a concern for emergency vehicle access. I have seen the proposed layout. I don't know if a firetruck can turn on the proposed roads. I don't want to see vehicles damaged or buildings because the turning radius is too small. Can the townhomes be serviced in this area by the fire department? The road appears to be only a single lane wide. I don't want to see all of the units' burn down because of the lack of access. I have the same concern for garbage trucks as well.

MAYOR BARNES: The drawing you are talking about is just a concept. The plan has not been reviewed and approved by the city staff, planning commission or city council. Forget about that

plan as it does not work. It was a proposal of what might happen but it cannot happen as outlined.

CURTIS: We hold an STRC (Subdivision Technical Review Committee) meeting twice a month. The builder comes in and asks the staff to look at the plan to see if it will work. The fire chief, public works director, city engineer and several other staff members are in attendance. The STRC told the developer the plan will not work as outlined because of the issue with the roads. UDOT must be contacted and any issues there resolved. Fire department concerns were brought forward. Parking and other items are reviewed for compliance. The planning commission and city council will review any future plans if the developer decides to move forward with the project. There will be several future meetings if this project moves forward. Many corrections and changes must be made before they can proceed. So much more work needs to be done before they are granted approval for the project. We are sorry the concept plan was shown as outlined; it would not be possible.

LAURIE: Thirty-one townhomes is a lot.

CURTIS: That was just one example for consideration. Roads need to meet code. Fire hydrants must be in certain places. The radius of the corners of the roads must be addressed. There is not a plan being approved tonight. I know there is fear with the residents the concept plan presented is being approved but that is not happening. The developer has to meet all city code and ordinances. We are sorry there is a sense of fear from the concept plan being presented at a past planning commission meeting.

LAURIE: Thank you for reviewing and considering these items. We are okay with the property being developed. We prefer single family homes on the property and that is what we want to see there.

AWARD PRESENTATION TO THE REC CENTER AND CITY COUNCIL BY REPRESENTATIVES OF URPA (UTAH RECREATION & PARKS ASSOCIATION).

LeeAnn Powell, executive director and Curtis Dickson, assistant director for URPA came before the council.

Awards are presented to communities by URPA when recreation departments are doing good things for the community. Awards are presented yearly at the annual convention.

URPA has over 1,300 members statewide.

The current president and past presidents review 70 to 80 nominations for the awards.

Approximately 25 awards are presented each year. The main award is the Outstanding Department of the Year.

Awards are presented to three different groups based on population. The groups are for under 15,000 residents, 15,000 to 50,000 residents and over 50,000 residents. The majority of the departments throughout the state are in the two smaller categories.

LeeAnn thanked the council for supporting the rec program. Recreation programs promote economic development as well as being a healthy and active city.

LeeAnn informed the council Smithfield's rec center is a recipient of the Outstanding Department of the Year award.

LeeAnn mentioned she has worked with Brett Daniels for many years and there is not a better director anywhere in the state. Brett has always focused on building a community as well as having lasting partnerships.

Curtis Dickson stated this is the most coveted and distinguished award URPA gives out.

Curtis Dickson has worked with Brett for almost 13 years. Brett is one of the best directors in the state. The city should feel fortunate to have him as the director.

Curtis Dickson mentioned Brett has been a mentor of his and Brett has always been good to work with other departments throughout the state trying to help them improve.

Curtis Dickson stated Brett has succeeded in building a community by creating opportunities, helping people to get to know each other and by creating a place for people to call home.

LeeAnn and Curtis presented Brett with the Outstanding Department of the Year award.

Curtis Wall asked Brett how long he has worked for the city? Brett replied it will be 18 years in August.

Mayor Barnes mentioned the city has an amazing rec center and employees. They all do a great job. Brett and his staff have offered many great opportunities for the residents as well as those in the surrounding area.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 18-04, AN ORDINANCE REZONING PARCEL NUMBER 08-117-004, 12.18 ACRES, FROM A-10 (AGRICULTURAL 10-ACRE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET). THE PARCEL IS LOCATED AT 250 EAST FROM 600 TO 800 SOUTH.

Mayor Barnes mentioned the request had been before the planning commission and approved and sent to the council for consideration.

This exact same request was denied in 2017. Previous city council members wanted to see bigger lots on this parcel such as those allowed in the R-1-12 (Single Family Residential 12,000 Square Feet) zoning category.

The previous council did not like the idea of having driveways onto 250 East as well. The current proposal does not include any driveways along 250 East.

Brian Lyon, project engineer, mentioned the entire concept plan had been redrawn since the one which was presented in 2017. There would not be any building lots facing 250 East. The area around this parcel is zoned R-1-10 and Multi-Family. One of the issues with the area is the parcel

owned by the LDS Church at the south end of this parcel. Building lots cannot be constructed on the south end of the parcel if the zoning classification is R-1-12 because of frontage requirements. The current concept plan calls for 35 homes. Twenty of the proposed homes would be on lots bigger than 12,000 square feet. Four of the proposed lots would be just under 12,000 square feet. Nine of the lots would be around 10,000 square feet. One additional access will be required onto 250 East per fire and building code. Two accesses are required to meet the code.

Mayor Barnes mentioned it is unfortunate the LDS Church owns a parcel in the middle of this parcel as the only access point to the LDS church property is 250 East.

The council and staff are aware the road needs to be widened.

The council and mayor recognize there is a lot of traffic flow in this area already.

The city could apply for COG funding to help redo the 250 East road.

Jamie mentioned the council is only considering the rezone request and not approving any design or plan.

Jamie did not have any concerns with 10,000 and 12,000 square feet lots in this area.

Jamie stated the plan cannot be completed until the zoning is determined. The general plan of the city is met with this request.

Curtis mentioned a couple of the proposed building lots are over 13,000 and 14,000 square feet. There has been a concern about access onto 250 East and it will be addressed by not having driveways onto the road. The current proposal is a better proposal than the previous one.

Jamie mentioned the previous concept plan included 39 building lots and the new concept plan has 35 because some of the lots are now larger in size.

Deon wanted to make sure it was clear to everyone in attendance only the rezone was being voted on not a design plan.

Deon mentioned 250 East was a major concern the last time this request was made. Deon had driven the road, 250 East, going south towards Hyde Park. Hyde Park City has allowed an assisted living center to be built where 250 East should go through the city. North Logan redid their bypass road and moved it west which is closer to the new high school. At this time, 250 East is no longer a good arterial road.

Deon felt 100 East was a better option long term as an arterial road. A bypass road on 100 East would go through a commercial area by Lee's Marketplace and would be better for traffic.

Deon mentioned after reviewing the road and the concept plan he did not have as many concerns as the last time this request was made.

Deon also mentioned that 250 East ends at 400 South in Smithfield where 100 East could continue all the way through the city long term.

Bart mentioned the request fits the general plan.

A motion to adopt Ordinance 18-04, an Ordinance rezoning Parcel Number 08-117-0004, 12.18 acres, from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet) was made by Jamie, seconded by Deon and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Caley, Campbell, Wall

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 18-07, AN ORDINANCE REZONING PARCEL NUMBER 08-044-0065, 0.77 ACRES, FROM R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET) TO CC (COMMUNITY COMMERCIAL). THE PARCEL IS LOCATED AT 465 NORTH MAIN STREET.

Mayor Barnes mentioned he had heard the comments from the residents regarding this issue.

Mayor Barnes walked the parcels and took pictures. There is a significant amount of concrete on the parcels which will need to be removed for any project to be constructed. The concrete has rebar in it and will be expensive and time consuming to remove and haul away.

Jake Young, project engineer, stated a dairy had been on the property since World War II. The access to this parcel is only 33 feet wide and 80 feet is needed per city code. Zoning ordinances were reviewed and there are 135 permitted uses in the CC (Community Commercial) zoning classification where in the CC(MU) (Community Commercial Mixed-Use Overlay) there are only 90 permitted uses. Privacy fencing is planned to go around the entire project which will help with noise and light concerns. Right now the consideration is for townhomes as well as some commercial businesses to be built on the highway. The intent is to provide affordable housing. Right now housing prices are increasing rapidly. This project would offer a different type of more affordable housing. These units would be good for new families.

Curtis asked if UDOT (Utah Department of Transportation) had been contacted about access to the parcels? Trent Cragun, project manager, stated he talked to UDOT and they would require the project to have limited access meaning only one access/exit point. City code requires two access/exit points so a crash gate which would only be used for emergency purposes would be installed as the second access point. The only access to the three parcels is from the highway.

Bart stated right now the two parcels south of this parcel are already zoned CC. The shape of the lot considered for rezone is hard to develop.

Bart supported the rezone request so all three parcels would be the same zoning classification.

Jamie stated he was concerned about this request and opposed the rezone request.

Jamie stated just because the two parcels to the south are zoned CC does not mean it is the correct zoning for those parcels.

Jamie stated there are 135 permitted uses on the two parcels already zoned CC and the city cannot stop development on those two parcels if a request for a permitted use is made.

Bart asked if the two parcels already zoned CC were considered a problem why weren't they changed in the recent general plan update? Jamie replied the general plan does not go parcel by parcel but more of a general overview.

Jake stated the mixed-use option was not even an option until late 2017 when the ordinance was adopted. The developer and the property owner realize there is a risk with this type of project away from the center of the city but they are willing to take the risk.

Jamie stated he supported the mixed-use ordinance but the intent was for it to be applied from 200 North going south not north.

Mayor Barnes stated he was in attendance at the planning commission meeting when the public hearing was held and all of the council was in attendance as well. Mayor Barnes felt these two parcels were missed during the general plan update and they should have been changed to residential.

Bart stated he supports the general plan and the north lot is a problem. The lot needs to be made useful. Plans for the parcel are not being discussed as part of this request. Only the rezone request is being discussed. Bart wanted to see the lot be usable and felt if all three lots were zoned CC the parcel would become usable.

Jamie stated he supported commercial development but did not think these parcels were an appropriate area for commercial businesses.

Curtis mentioned the CC zoning classification has much more freedom than the CC(MU) zone.

Deon mentioned he read the letter submitted by the residents of the area with their concerns.

Traffic is going to be a problem whether these parcels are developed or not. The population of Cache Valley is expected to double in the next few decades. Preston is growing and all of those drivers commute through the city daily. There are no other major roads other than the highway to get from Preston to Logan.

Eventually the northeast bench of the city will connect to either 680 North or 800 North and additional traffic will drive past this area.

Deon stated the concern about tenant longevity in apartments was unfounded in his opinion. Home renters move just as frequently as apartment renters. A lot of apartment renters stay in the same apartment for long periods of time just like some home renters do as well. It is a myth

apartment renters don't stay in the same units for long periods of time. The length of time people stay in the same home is decreasing as well.

Deon stated he pulled the parcel map of this area. The city was originally designed for each parcel to be one acre. Currently, Deon could not find any homes in the area still on a one acre lot.

Deon mentioned if the city doubles in size and development does not happen in the city then it will happen on the edge of the city. The city will expand all the way to the Bear River.

Deon stated Logan City does not have the ability to double in population because of the lack of land to develop. For the valley to double in size people will be going to every city and town outside of Logan. Without townhomes and developments like this agricultural land will be forced to be developed. Townhomes will be a necessity in every city in the valley. In Logan, older homes are being removed and replaced with apartments or commercial buildings.

Curtis mentioned the letter from the residents was well thought out and put together.

Curtis mentioned he talked to Chief Allen about vehicles speeding through this particular area. Typically vehicles are decelerating as they enter town and are accelerating as they leave town. A traffic analysis of the area can be done if needed.

Curtis informed those in attendance Chief Allen had monitored the area for two hours on Monday, May 7th at 470 North Main. During that period of time several hundred vehicles passed through the area. Eight vehicles were going 10 miles per hour over the speed limit but less than 15 miles per hour over the speed limit. Only one vehicle was going 15 miles per hour over the speed limit but less than 20 miles per hour over the speed limit. No vehicle was observed going 20 miles per hour or more over the speed limit. This was all southbound traffic. The vast majority of northbound traffic was not going more than five miles per hour over the speed limit.

There were not any deer observed in the area but it is known a deer herd resides in the area. The last reported deer incident in the area was on February 14th.

Curtis mentioned himself and Deon attended a recent meeting of the Utah League of Cities and Towns. The number one concern across the board was affordable housing. The consensus across the state is the vast majority of people do not want one acre sized lots; they want smaller lots that are affordable.

At the recent Cache Summit a presentation was done by BRAG (Bear River Association of Governments) on growth. Growth in the valley is going to be significant in the next few decades and it is projected the population of the valley will double.

A 48 page report was recently released on the housing market showing building trends. Professionals such as firefighters, police officers and school teachers are buying and living in townhomes because they are affordable.

Curtis stated no matter what type of development is approved for these three parcels there will still be concerns with traffic and other issues.

Wade mentioned he purchased his home six years ago. Now he is the 2nd most senior resident of the area. People are constantly buying and selling or renters are changing on a continual basis.

Wade mentioned he can see the trailer park on the highway from his home and it is not what he prefers to look at but it is there.

Wade stated he was on the planning commission when the mixed-use overlay zone was created but he did not foresee it going on these parcels.

Wade felt the mixed-use ordinance is good for the city but not the best fit for this area.

Wade mentioned the letter submitted by the residents stated the two parcels zoned CC should be changed by the city to residential. Wade was not in support of the city forcing a property owner to make a zoning change they did not want or request.

Wade stated there are some current uses in the CC zone he did not want to see on these three parcels and the mixed-use overlay is a better option.

Wade mentioned he read the letter submitted by the residents several times and listened to the 202 people who signed the letter.

Wade stated younger generations, overall, do not want ½ or one acre building lots.

Wade stated this is a very hard decision no matter which way it goes. No matter the outcome people will be unhappy what goes on the three parcels.

Wade mentioned his full-time job is in the agricultural market. If a city does not grow in and up it is forced to grow on the outside and farm land is developed. Growing outward is not sustainable long term.

Mayor Barnes read a quote on leadership and mentioned the council has a very hard decision to make as it effects many people whether approved or denied.

Curtis mentioned he was hopeful the residents of the area would attend the meetings where the project is discussed and works its way towards approval. The builder has heard the concerns of those in the area and needs to listen. The process is not over just because the rezone has been requested.

A motion to adopt Ordinance 18-07, an Ordinance rezoning Parcel Number 08-044-0065, 0.77 acres, from R-1-10 (Single Family Residential 10,000 Square Feet) to CC (Community Commercial) was made by Curtis, seconded by Bart and the motion passed by a vote of 3-2.

Yes Vote: Hunsaker, Caley, Wall

No Vote: Anderson, Campbell

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 18-08, AN ORDINANCE REZONING PARCEL NUMBERS 08-050-0005, 08-050-0004, AND 08-044-0065, 2.77 ACRES FROM CC (COMMUNITY COMMERCIAL) TO CC(MU) (COMMUNITY COMMERCIAL MIXED-USE OVERLAY). THE PARCELS ARE LOCATED AT 421, 443 AND 465 NORTH MAIN STREET.

Jamie mentioned the planning commission spent a lot of time creating the mixed-use overlay zone. The city has more control with the overlay zone than just CC (Community Commercial) zoning.

Jamie stated he was in favor of this request. The residents of the area will be more unhappy if the council does not approve this request. The city will have some control if the request is approved. Parking, fire and all other issues will be addressed as a development plan eventually makes its way through the process.

Wade stated a mixed-use overlay zone ordinance was created to help make an area like this nice.

Wade supported approving the request. The city will have more control and some of the issues of the residents of the area can be addressed.

Curtis agreed with Jamie's and Wade's comments.

A motion to adopt Ordinance 18-08, an Ordinance rezoning Parcel Numbers 08-050-0005, 08-050-0004 and 08-044-00065, 2.77 Acres, from CC (Community Commercial) to CC(MU) (Community Commercial Mixed-User Overlay) was made by Curtis, seconded by Jamie and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Caley, Campbell, Wall

No Vote: None

Mayor Barnes suggested to the residents of the area in attendance they carefully review the city code on the mixed-use overlay area to understand what is allowed and not allowed. The residents need to be informed to be part of the process moving forward.

****The council meeting was temporarily adjourned at 8:08 P.M.****

****The council meeting was reconvened at 8:21 P.M.****

APPROVAL OF MARIE KEMP AS A MEMBER OF THE SMITHFIELD CITY TREE COMMITTEE.

A motion to appoint Marie Kemp as a member of the Smithfield City Tree Committee was made by Jamie, seconded by Bart and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Caley, Campbell, Wall

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 18-04, A RESOLUTION ADOPTING A WATER CONSERVATION PLAN.

Clay informed the council the resolution and plan is reviewed and adopted by the city council every five years. The plan has a lot of information including stating where the water in the city comes from as well as financial information.

Deon asked how much of the city system has been recently converted from culinary water to irrigation water? Clay replied a portion of Forrester Acres was recently converted to irrigation water.

Deon asked how much of Forrester Acres is now watered with irrigation water? Doug Petersen replied approximately 25%.

Deon asked if more of the system could be changed long term? Clay replied it could. Craig replied there will be some challenges as well. There is not enough pressure in that area. Forrester Acres is a large area with many sprinkler zones. The pressure is so low that zones would have to be split up and made smaller to accommodate the low pressure. Making these changes will be at a considerable expense.

Mayor Barnes asked if a different pump would solve the low pressure problem? Doug replied another supply is needed. Forrester Acres has been watered with two culinary water line connections in the past. One of them is by the city well in the area. The irrigation line feeding the complex is too small as it is only a four inch line.

Deon asked if irrigation water is available on the area where the complex will be expanded on the northwest corner? Doug replied there is a source there which can be utilized. Pressure will be a problem there as well and a booster pump will be required.

Deon expressed concern for how much culinary water the city uses on city parks and other city owned properties. The city is most likely the biggest water user in the city. Craig replied in the summer months the city is the biggest water user in the city.

Deon mentioned with new wells, tanks and infrastructure needed he was hopeful more areas could be converted to irrigation water long term. Craig replied Central Park is being converted to irrigation water this year. The next two projects after that will be the cemetery and Sunset Park.

There is a plan in place but it is going to cost a lot of money to make the necessary changes to the system to go from culinary water to irrigation water.

Deon mentioned the irrigation board has not approved the request to water Sunset Park with irrigation water. Clay replied an application has been submitted but nothing will be done until the new fiscal year due to budgetary reasons. Deon replied a city staff member will have to go before the board and make the request. Craig mentioned the irrigation board is not eager to approve the request for the city. Deon replied the board has to approve all requests. The process is not as simple as just filling out an application.

Curtis mentioned at the Utah League of Cities and Towns meetings it was discussed irrigation water will need to be metered. Craig replied there was a bill brought before the legislature this year which did not pass. A new bill will be presented next year and it will eventually pass. The cost to install water meters on every irrigation line connection will be very expensive.

Bart felt the city needs to be better at educating the public on water and water conservation. The city and the residents need to work together to conserve. Clay replied that is a great idea and the city can advertise in multiple places.

Bart mentioned people need to be educated on when and how much to water. Many people are misinformed in this regard.

Curtis mentioned the staff held off watering last year to try and help the roots of the grass go deeper. Curtis is trying the same approach this year in his yard. Mayor Barnes replied that approach will not work on Kentucky bluegrass.

A motion to adopt Resolution 18-04, a Resolution adopting the Water Conservation Plan was made by Wade, seconded by Curtis and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Caley, Campbell, Wall

No Vote: None

PUBLIC HEARING, NO SOONER THAN 7:45 P.M., FOR THE PURPOSE OF DISCUSSING INCORPORATING THE GOLF COURSE ENTERPRISE FUND INTO THE GENERAL FUND.

Mayor Barnes mentioned he received a few phone calls about this request. The residents wanted to know what the benefit to the city is by making this move. Mayor Barnes explained to them including depreciation expense in the budget will make the golf course always show a loss. By not including depreciation expense the golf course will show a positive.

****The public hearing opened at 8:33 P.M.****

There were not any comments or questions.

****The public hearing closed at 8:34 P.M.****

Jamie mentioned it makes sense to make this move so the golf course is treated the same as the rec center.

Wade and Bart both supported the request.

Jamie stated he will not be able to attend the May 23rd council meeting to vote on the request but if he was in attendance he would vote in favor of the request.

Deon mentioned depreciation expense makes the golf course look like it is in worse shape than it really is. Residents complained to Deon when he previously served on the council and while he has currently been on the council about the golf course losing money. Most residents don't understand depreciation expense and only see the bottom line which is a loss when depreciation expense is included.

Mayor Barnes mentioned some residents are concerned the golf course will now have an open checkbook and just spend more than they should. Mayor Barnes explained to the residents the golf course will still have a budget like they currently do and the two department heads will continue to oversee the budget and the council will as well.

PUBLIC HEARING, NO SOONER THAN 7:30 P.M., FOR THE PURPOSE OF DISCUSSING THE NEW FISCAL YEAR BUDGET FOR THE PERIOD OF JULY 1, 2018 THROUGH JUNE 30, 2019.

****The public hearing was opened at 8:37 P.M.****

There were not any comments or questions.

****The public hearing was closed at 8:38 P.M.****

Mayor Barnes mentioned a copy of the budget is available on the website and a printed copy is available upon request for anyone wanting to review the proposed budget.

CITY MANAGER REPORT

Craig informed the council there were 36 teams that participated in the Smithfield Chamber of Commerce Health Days golf tournament. There were several local sponsors who participated as well as many businesses from outside the city. The golf course has a valley wide impact. Local schools benefit from the tournament as that is where the funds raised from the tournament are given. Measuring the value of the golf course is hard. Sales tax is generated. Intangibles cannot have a value put on them. Eric Kleven and Chad Daniels have worked hard to cut costs and the course is still in amazing shape.

Jamie mentioned he has talked with many people and the Birch Creek Golf Course is well known and has a good reputation.

COUNCIL MEMBER REPORTS

Curtis mentioned he is still looking for an alternate to serve on the planning commission.

The parade route for Health Days will start at 300 South. The parade starts at 10:00 A.M.

Tables and chairs are needed at the Civic Center for the historic preservation workshop which will be held on May 18th and 19th.

Brett Daniels mentioned there are a few chairs at the Civic Center but not many. Mayor Barnes mentioned there are a lot of chairs at the Youth Center. Curtis mentioned tables and chairs are needed for the classes which will be held in the classrooms at the Civic Center. Brett stated he needed to know how many tables and chairs are needed so he could plan to have them there.

Mayor Barnes asked if the luncheon would be held at the Youth Center? Curtis replied that is correct. Mayor Barnes mentioned the tables and chairs cannot be taken from the Youth Center to the Civic Center as they will be needed at the Youth Center as well.

Curtis asked if the historical society was still in charge of the workshop? Mayor Barnes replied that is correct.

Mayor Barnes mentioned he was not sure why Curtis was being contacted on these issues since the historical society is in charge. Mayor Barnes asked for all future questions regarding the workshop be sent to Jeff Gittins.

Curtis congratulated Brett and the rec center for receiving the Department of the Year award.

Wade mentioned himself and some council members have been contacted by Marc Peterson about possibly annexing some land into the city in the north end of town. Mayor Barnes mentioned the item is not on the agenda so it cannot be voted on.

Wade asked Justin to show a map of the parcels Marc would like the city to consider for annexation. Justin showed an aerial and explained to the council the request would be for parcels located west of Crow Mountain Road with a northern boundary of 800 North. The parcels are owned by the Hillyard and Peterson families. One parcel in the area is owned by Ken Tuveson and would not be considered for annexation as Ken does not want his parcel to come into the city.

Jamie asked if the annexation request was approved would Ken's parcel be surrounded on four sides by parcels located in the city? Justin stated that is correct. The staff already contacted staff members at Cache County and has been preliminarily told the county did not have issues since there are not any buildings on Ken's parcel or a road owned by the county touching the parcel.

Wade mentioned he had been contacted by several residents regarding unsightly yards. Wade informed the residents to call Craig to see what or if anything could be done. Craig mentioned the staff is reactive not proactive when it comes to code enforcement since there is not a code

enforcement officer on staff. When the staff is notified of an issue a letter is sent to the property owner. Clay mentioned several letters have been recently sent from dealing with dilapidated vehicles to weedy yards.

Curtis mentioned he learned after talking to the staff it can be a three step process for those who do not comply. First a letter is sent to the parcel owner. If there is no response within a certain amount of time then a second letter is sent certified. If no response is generated by either letter then a police officer is sent to visit with the owner about the issues and getting them resolved.

Mayor Barnes asked if door hangers are still used? Clay replied not anymore. The letters which are sent contain more information about the problem, the city code relating to the problem and how the problem needs to be or can be resolved.

Bart thanked Nicole Zollinger and her team at the chamber for putting together a great Health Days golf tournament. There were 36 teams in the tournament and the course was packed. The event was well organized. Chad and Eric did a great job hosting the event. Several local businesses were recognized and they appreciate being involved. The tournament draws business to the city. Items were purchased from the clubhouse and funds were spent in the city.

Bart mentioned he is always looking for new economic development opportunities and if the city knows of parcels which would be good for this they could be advertised by working with the parcel owner.

Bart attended the Utah League of Cities and Towns meetings as a representative of the business he works for. During some of the training sessions he attended he learned there are a couple of housing changes cities need to make. The mindset of the community regarding high density housing needs to be changed. High density housing is not the enemy. High density housing is needed. The council and planning commission can control the housing market by controlling zoning. All demographics need to be accommodated. Right now the city has a rural feel and the mindset of the city is rural thinking. The only options for growth are in and up or out and flat. Farm land is used when the edges of a city are developed.

Deon mentioned he attended the Utah League of Cities and Towns meetings as well. Deon attended a risk management seminar. The staff needs to make sure and keep records of all city facilities and parks. Evaluations need to be completed. There is a swinging bridge at Forrester Acres which is slick on both ends from wear and tear and should be considered for replacement.

Deon mentioned he had been contacted by some residents wondering if it would be possible to put the old Blue Sox ball diamond lights at either the Little League field or at the horse arena so these areas can be utilized at night.

Mayor Barnes asked where these lights are currently stored? Doug Petersen replied they are stored at the public works building. The lights are expensive to power and there is currently not infrastructure in place to power the lights at either requested location. The lights are old and outdated and would be expensive to install and make usable. Clay mentioned they would break the dark sky ordinance the city has in place as well.

Deon mentioned the new budget includes a 2% cost of living wage adjustment for the employees.

Deon was concerned the increase is so small it does not even cover the cost of the recent utility rate increase so employees are getting further behind each year.

Deon expressed concern the new budget includes funding for the Cache County Trails Coordinator position. After doing some research Deon found out this position is paid more than the majority of the city employees are paid. Deon did not support funding this line item when city employees are paid so much less than this position.

Jamie asked Deon what his concern is where the city only pays approximately \$2,000 of the trail coordinator's wage. Deon replied the position is paid over \$50,000 per year and the city is paying \$7,000 per year. Jamie stated Smithfield City only pay \$2,400 per year of the total wage. Craig replied the city also pays the county for GIS services and other related planning expenses not related to the trail coordinator position.

Jamie informed the council the ambassadors raised \$237 for the library with their fundraiser. The library is holding a book sale soon and it was advertised in the newsletter.

The weather has been nice so green fees collected so far this year are higher than last year at this point. One of the pumps at the golf course is going out and will need to be reviewed this fall.

Mayor Barnes asked which pump is failing? Chad Daniels replied the pump was installed in 1992. The pump is used when there is not any irrigation water in the canal which is in the early spring and late fall. The pump is blowing fuses and will only run four to five hours before it shuts down. The pump is located 300 feet below the surface so it is not possible to obtain a cost estimate to see if it can be repaired. The repair or replacement will be expensive. The golf course will be fine for watering purposes as long as there is water in the irrigation canal. The pump was used this spring and there were issues with it. Right now there is water in the canal so the pump is not being utilized.

Curtis mentioned there are webinars on the Utah Local Governments Trust website as well as information on affordable housing.

The grant application for the sidewalk project on 300 South was approved by UDOT (Utah Department of Transportation) for fiscal year 2020.

Curtis and the mayor attended an open house for the eight new Neighborhood Non-Profit homes which were recently completed.

Bart asked if a grant application had been submitted for repairs to the Senior Center building? Curtis replied a grant was not submitted this year but will be submitted next year. The application will be for at least \$55,000. The logs are deteriorating and coming apart.

Mayor Barnes mentioned the logs are rapidly deteriorating and asked if there was a temporary fix that could be done until they could be properly repaired or replaced? Craig replied he was not aware of any temporary repairs which might be completed. Curtis mentioned the roof is fine but the log walls are the problem. The fascia is currently coming off the roof in some places and needs to be reattached.

MAYOR'S REPORT

Mayor Barnes informed the council that he and Craig met with Jeff Gilbert from the CMPO (Cache Metropolitan Planning Organization) and representatives of UDOT about the location of signal lights on the highway.

An agreement was adopted in 1997 by UDOT and the cities from Smithfield to Logan. The agreement states where future signal lights will be located. The agreement shows a future signal light at 1000 South in the city. Delores Wheeler owns the land on the east side of the highway at 1000 South where the road would need to go through to reach 250 East. The discussion with UDOT was to see the feasibility of moving the light proposed at 1000 South to 800 South. The discussion was informal and nothing was agreed too. A warrant analysis can be done at 800 South if the city makes the request.

Curtis asked if a signal light on 800 South would be too close to the signal light on 600 South? Mayor Barnes replied the agreement from 1997 was based on logic not actual growth. Jamie and Curtis both stated they would like to see a new warrant analysis completed.

Mayor Barnes mentioned having a signal light at 600 South as well as 800 South would put them close together but UDOT said it would be possible.

Bart mentioned there is significant new commercial development in this area (800 South).

Jamie asked if left hand turns going south into areas such as Lee's Marketplace could be stopped? Mayor Barnes replied some of the access points on the highway would have to be removed if the signal light is installed at 800 South.

Craig mentioned there will be challenges to install a signal light at 800 South. The road is not wide enough. A warrant analysis was completed two years ago and UDOT stated at that time until traffic increased 50% going west to east a signal light could not be installed. If a signal light is installed all of the traffic from Chevron and Lee's Marketplace will be forced onto 800 South. Installing a signal light at this intersection will solve some problems and create new ones.

The consensus of the council was to ask UDOT to perform a new warrant analysis at 800 South Main Street.

Curtis asked if the city has to pay for the warrant analysis? Craig replied UDOT will perform the analysis for free.

Craig mentioned if a new signal light is installed at 800 South it does not guarantee a new signal light will not be allowed in the future at 1000 South.

Mayor Barnes mentioned he attended the ROTC graduation at Utah State University on Friday, May 4th. Mayor Barnes expressed appreciation for the youth of today who are willing to serve our country in the armed forces.

The young musician's competition was held on Monday, May 7th. There are many talented youth in the city. A variety of instruments were played at the event.

Eight new homes have been recently completed in the Neighborhood Non-Profit development on Crow Mountain Road. The majority of the work is completed by the people who will own the home. This program is a great opportunity for people to be able to purchase a home by doing a significant amount of the work themselves.

Mayor Barnes attended a leadership retreat held by the youth council. Youth councils from Smithfield, Richmond and North Logan were attendance. The keynote speaker was the student body president from Utah State University. Mayor Barnes spoke as well.

Mayor asked the council for input on who would be willing to oversee the fair booth for the city at the Cache County Fair later this summer. A letter was sent to the city with the parameters of what is allowed this year as they are less stringent than in the past. The youth council and historical society have been in charge in the past and it is time for someone else to oversee the project.

Deon felt this is a good program and the city needs to participate.

Justin suggested asking for volunteers by sending out a message through Facebook and Parlant.

Curtis asked where the fair booths will be housed this year? Deon replied in the new Cache Events Center. Curtis replied construction of the building is way behind schedule and he did not think the building would be completed in time for the fair.

Mayor Barnes mentioned the size of the booth is eight feet wide by eight feet long.

Mayor Barnes read the Arbor Day proclamation.

Craig mentioned the city staff receives complaints on a regular basis about the hours of operation at the city office building.

The current hours of operation are Monday through Friday from 9:00 A.M. until 5:00 P.M. excluding federal and state holidays.

The main complaint is that people cannot come to the city office before 9:00 A.M. on their way to work or after 5:00 P.M. on their way home from work.

An alternate schedule has been considered to open the office earlier and close later.

For a period of two months the city staff tracked the number of people coming to the city office on a daily basis. Friday is the slowest day of the week by a considerable margin for people coming into the city office.

After consultation with Mayor Barnes the city office is going to try an alternate schedule for a trial period of three months.

For the months of June, July and August the city office will be open Monday through Thursday from 7:00 A.M. until 6:00 P.M. and closed on Friday. At that point the new schedule will be evaluated to determine if more people are coming to the office and being helped with the new work schedule.

Mayor Barnes mentioned this new schedule will be included in an upcoming newsletter to let the residents know of the change.

Justin informed the council there are new fireworks restrictions the legislature adopted this year. Chief Downs will be putting together a write up of what is allowed and when fireworks can be discharged in relation to the July 4th and July 24th holidays.

Craig asked the council if there were any concerns or suggestions for the new budget? Mayor Barnes mentioned the Historical Society is applying for a \$500 grant which would require a \$500 match from the city if it is approved. Craig replied if the grant is approved the budget will be adjusted at that time. All grants are not included until they are actually approved.

****The council meeting was temporarily adjourned at 9:24 P.M.****

****The council meeting was reconvened at 9:29 P.M.****

Mayor Barnes informed the council he wanted to talk about the amount of property tax the city collects on a yearly basis.

Mayor Barnes reviewed the property tax rate process with Craig and Justin and the amount the city receives.

Mayor Barnes felt it is time for the council to consider raising the property tax rate.

Mayor Barnes commented the majority of entities in the valley recently raised property tax but the city had not since 2011. The residents will be upset by any increase but the council needs to consider doing this.

Mayor Barnes expressed concern the majority of the police department employees are not making a wage they can live on. The general fund needs additional funding to pay to increase their wages and the only way to do it is by increasing the property tax rate.

Craig mentioned wages paid to police department employees are not the only issue. Currently, the city has two job openings in the public works department which have been open for well over a month. The city cannot fill the positions because of the wage being offered. The job openings were advertised at a wage of \$13.00 to \$15.00 per hour and only a couple of applications were received.

Hyde Park City recently hired two new public works employees and their starting wage is \$19.00 per hour and \$24.00 per hour. Several other cities are having to increase their wages substantially as well to keep or hire new employees.

Bart mentioned wages are a problem with the fire department as well. The local department has had a job opening for over two months and it cannot be filled at the wage offered.

Craig mentioned in an article in *The Herald Journal* this week it talked about Logan City not being able to keep police officers, firefighter and public works employees because the economy is booming and wages in the \$24 to \$30 range are readily available at other locations.

Mayor Barnes mentioned the council and mayor are in charge of running the city and at the current pay scale the city is not being run as it should be.

Craig mentioned another factor is the capital improvement plan the staff has been working on for several months. The list contains necessities and wishes. Right now not even the necessities can be paid for.

An example was given where the building maintenance line item for the Senior Center is \$1,300 per fiscal year. The carpets are going to be cleaned at a cost of \$300. The remaining balance is \$1,000 for an entire year. The building is falling apart because there are not any funds to pay for repairs and maintenance.

The building maintenance line item for the city office building is \$5,000 per fiscal year. The electronic motherboard which controls the furnaces and air conditioning units has failed and the cost to replace it is \$5,600. The city staff is trying to get by manually adjusting the units when possible. There is not funding available to pay for the repair.

The city staff is trying to provide all of the services offered in the past but it has reached a point where services will need to be cut if additional revenue is not received.

The rule of thumb as recommended by the State of Utah Auditor's Office is $\frac{3}{4}$ of the general fund operating revenue should come from fixed revenue. Sales tax is volatile and not a fixed amount. Property tax is a fixed tax.

Right now the city receives under \$500,000 per year in property tax and \$1,400,000 in sales tax.

Lewiston City holds their property tax rate on a yearly basis. What does this mean? Lewiston goes through the truth and taxation meetings on a yearly basis. They hold the rate at the current

level so that a house pays the same amount each year. If the rate is not held then every new home built in the city actually helps to decrease the amount paid by every other home in the city.

Deon mentioned during Jaci Bennett's presentation to the city council she mentioned over several years she would pay back the funds to the city she was given by the RDA. This is not correct unless the rate is held the same each year. Smithfield City does not hold the rate on a yearly basis so each year the amount paid to the city by a property owner actually decreases.

Overall property taxes have been on the rise for several years. The school district has increased their rate substantially over the last few years so the total amount of property tax paid by a property owner is increasing but the amount remitted to the city is actually decreasing on that specific parcel.

Mayor Barnes mentioned the property tax rate in the city has not been increased since 2011.

Deon mentioned only about 12% of the total amount of property tax paid by a property owner located in the city actually comes to the city.

Craig mentioned the process to raise property tax is any amount budgeted for a property tax increase is included in the new budget on the revenue side. On the expense side the funds are not encumbered for any project until a property tax increase is officially proposed or denied.

The process would be as follows. The new rate would be included in the new budget. The county will send parcel specific mailings to every property owner in the city during the month of July. The public hearing on the proposed property tax rate would be held in August. The city council would vote on the proposed property tax rate in September. If approved, the funds would start to be collected in November.

Craig suggested increasing the property tax rate so revenue received by the city would increase from approximately \$479,000 per year to \$1,000,000 per year. If the increase is approved it would be used to increase wages to some city employees, pay for needed capital improvement projects as well as start to build a reserve for future capital improvement projects.

Mayor Barnes mentioned it is time for the city to consider this request. If the rate is increased to generate \$1,000,000 per year in property tax received the average home will increase \$140.28 per year.

Curtis mentioned this is not something new as the council informally considered an increase last year but did not do anything.

Craig mentioned the county helps determine the average home value in the city and the amount of the annual average increase. These numbers are not determined by the city staff.

Curtis asked if renters pay property tax? Craig replied homeowners, commercial business owners and the property owner of the apartment complex pay property tax.

Bart mentioned as the city grows it needs to be forward thinking now rather than having to react differently in the future at a greater expense.

Mayor Barnes mentioned the rate should have been increased before now but it needs to happen this year.

Jamie suggested if the rate is increased this year it then needs to be held on a yearly basis so new growth adds additional revenue to the city.

Craig mentioned the new city budget is increasing by 2.0% this year where inflation is projected at a rate of 2.1% this year.

Deon mentioned the rec center bond payment will be completed in a couple of years and those funds need to then be collected and put into the general fund after the bond obligation is fulfilled.

Bart asked if a reserve study had been done on city owned buildings and properties? Craig mentioned depreciation expense is included for this reason. In the past it was not been required by cities but now it is so that cities can budget for and plan for capital improvements.

Cities who budgeted for depreciation expense in the past are typically able to pay cash for new buildings and capital improvement projects rather than having to bond and pay interest.

The capital improvement plan for the city is based over the next ten years.

Curtis mentioned the discussion needs to occur on possibly raising the property tax rate.

Craig mentioned businesses are constantly evaluating pricing and making changes as needed. The city needs to do the same thing.

Jamie mentioned the rate should be reviewed on a yearly basis. Craig agreed and stated the goal is to save funds to pay cash for future capital improvement projects.

Curtis mentioned a goal needs to be set and a plan needs to be made of what needs to be accomplished. Increasing the property tax rate is a hard and scary process but needs to be considered.

Jamie asked at a future council meeting for information to be presented showing what needs to change with wages to be competitive and keep quality employees. Craig replied the police department has completed a market adjustment analysis and other departments will as well. A plan will be put together and presented to the council at a future date.

Curtis mentioned police department wages across the state are an issue. Herriman City is so desperate they are training regular employees to be police officers.

Bart mentioned Brigham City has created a recruiting program.

Mayor Barnes mentioned in a newspaper article it mentioned Logan City is a training ground for other departments. Chief Allen mentioned what happens is the Wasatch front hires employees away from the Logan City Police Department and the Cache County Sheriff's Office. In turn, Logan City and Cache County then hire employees from the North Park Police Department and the Smithfield Police Department.

Curtis asked for the process to start and information gathered and presented at future council meetings.

****Curtis made a motion to adjourn at 9:48 P.M.****

SMITHFIELD CITY CORPORATION

Jeffrey H. Barnes, Mayor

ATTEST:

Justin B. Lewis, City Recorder

**SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335**

AGENDA

Public Notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, May 9, 2018**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Curtis Wall

1. Approval of the city council meeting minutes from April 11, 2018
2. Resident Input

3. Award presentation to the rec center and city council by representatives of URPA (Utah Recreation & Parks Association).
4. Discussion and possible vote on Ordinance 18-04, an Ordinance rezoning Parcel Number 08-117-0004 , 12.18 Acres, from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The parcel is located at 250 East from 600 to 800 South.
5. Discussion and possible vote on Ordinance 18-07, an Ordinance rezoning Parcel Number 08-044-0065, 0.77 Acres, from R-1-10 (Single Family Residential 10,000 Square Feet) to CC (Community Commercial). The parcel is located at 465 North Main Street.
6. Discussion and possible vote on Ordinance 18-08, an Ordinance rezoning Parcel Numbers 08-050-0005, 08-050-0004 and 08-044-0065, 2.77 Acres, from CC (Community Commercial) to CC(MU) (Community Commercial Mixed-Use Overlay). The parcels are located at 421, 443 and 465 North Main Street.
7. Approval of Marie Kemp as a member of the Smithfield City Tree Committee.
8. Discussion and possible vote on Resolution 18-04, a Resolution adopting a Water Conservation Plan.
9. Public Hearing, no sooner than 7:30 P.M., for the purpose of discussing the new fiscal year budget for the period of July 1, 2018 through June 30, 2019.
10. Public Hearing, no sooner than 7:45 P.M., for the purpose of discussing incorporating the Golf Course Enterprise Fund into the General Fund.
11. City Manager Report
12. Council Member Reports
13. Mayor's Report

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.