

SMITHFIELD CITY COUNCIL

JUNE 12, 2019

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, June 12, 2019. The meeting began at 6:30 P.M. and Mayor Jeffrey H. Barnes was in the chair. The opening remarks were made by Jamie Anderson.

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

City Engineer Clay Bodily and City Recorder Justin Lewis were also in attendance.

VISITORS: Burke Smith, Kathy Smith, Jeremy Smith, Craig J. Neilson, Lila Winn, Barbara Gutke, Jon Wells, Don Barringer, Erik Brandenburg, Bryce Goodin, Lynda Gittins, Jeffry R. Gittins, Derik Winegar, Sandra Vanderiet, Debra Smith, Glade Smith, Chet Christiansen, Spencer Christiansen, Julie Godderidge, Juli Weber, Travis Taylor, Wade Lindley, Joseph Gittins, Donya L. Harvey, Courtney Lower, Jeff Champlin, Marty Spicer, Glen Jay Thornley, Curtis Heaton

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM MAY 22, 2019.

Deon stated he would abstain from the vote since he was out of town and not able to attend the meeting.

A motion to approve the city council meeting minutes from May 22, 2019 was made by Jamie seconded by Wade and the vote was unanimous.

Yes Vote: Anderson, Caley, Campbell, Wall

No Vote: None

Abstain: Hunsaker

RESIDENT INPUT

DERIK WINEGAR: I would like to read the following letter. I appreciate the council coming to our area to review our concerns. I am representing our neighborhood tonight.

Derik read the following letter:

“I am here today as a resident that lives on 300 north. I know that some of you have been down to visit our tiny street and to see the situation for yourselves and for that I am very grateful and hopeful. We love our street and our neighborhood. Not everyone can be here tonight but I came to represent all of us as a group. As you know 300 North was an old farm access road that was then paved over. Its main purpose was to get farmers to the fields. As Smithfield has grown like most communities the farmland is becoming subdivisions. When the last subdivision was built it was determined that 300 North could not support any extra traffic safely and so the

access from that new subdivision was permanently blocked by a cul-de-sac preventing traffic from entering onto 300 North. That was done for public safety and it was the right thing to do.

That subdivision was originally planned so that future builds would be attaching to 600 West and 1000 West and continue the grid pattern and that's why the 600 West corner dead ends right there and is waiting to be completed to this very day. This proposal being considered tonight would place the new proposed road just a few yards from the same location on Saddleback that was previously deemed unsafe and would dump that traffic right back onto 300 North.

In fact it blocks off 600 West forever because there will be houses built there. Future building in these farmlands will only magnify the problem since the existing planned grid would be permanently altered in a way to send the bulk of the traffic right up or down 300 North. This plan just doesn't make any sense to the community that already owns property here and lives here.

The residents of 300 North ask that this plan be rejected until a plan can be devised that uses 600 West sending the traffic down the much wider street directly to the main artery of 100 North. From there they can head straight up to Main Street since that's where all the traffic is generally headed to anyway to go to Lees or Logan or Preston. It's a straight shot to both of Smithfield's main arteries right down 600. It is clear that the city must take a step back and look this proposal and all the future development of this farmland in order to implement a rational plan for all this growth that will be coming.

It is our opinion that this development needs to fit into our community properly like a puzzle piece and that we shouldn't have to twist our existing community into a pretzel or sacrifice our safety just to fit the development.

This plan is like bending an entire puzzle around a single puzzle piece.

I have been told that the city's position is that the new development needs to have proper access for fire trucks in case of a fire for public safety. Well, there may or may not be a fire someday. But the elevated traffic will pose an immediate danger on 300 North for us and our children. Beginning one day land will increase day after day year after year as more and more people move into the area. Does a future new homeowner's safety outweigh that of the current residents of our street? Why not build less houses and send the fire trucks up 600 West. That's the faster and safer route from the fire dept is it not.

Adding traffic to our farm road is an extremely reckless idea when it could simply be directed straight down 600 West safely straight to both main arteries in and out of Smithfield. I submit that is much safer than winding it through our narrow farm roads.

I have seen a lot of reckless driving since I have lived here. Last night a fire dept vehicle came driving right down the center of the street most likely on its way to the training area located on Saddleback and 1000 West. I have seen teenagers whip around the curve like a sling shot and then gun it up the road at 60 mph. The corner on both ends of the street and insanely dangerous, that's just a fact. Something bad will happen there for sure and with increased traffic and increased danger.

Here's the thing though, I have seen safe drivers cautiously driving up the center as well to avoid hitting someone's pet or child who could potentially shoot out from any number of blindspots.

After seeing the fire truck last night I decided to get my camera out and film for 1 hour between 8:30 and 9:30 P.M.

Every car I filmed drove up the center of the road at a reasonable speed but they also saw my camera filming. Funny they still decided to drive up the center anyway while I filmed them.

Why? Because when you are driving my street and assessing the situation the center feels like the safest choice. At one point a Jeep heading one way went 2 feet off the road and onto the shoulder to allow a truck to pass that was headed in the opposite direction. That's the norm here. We go around each other to get up and down usually one car stops to let the other one by.

For the most part it works ... other than some yahoos.. but we cannot add traffic to the situation ...that's very dangerous.

I have this footage on my laptop with me right now and you are welcome to view it. The clip is only 2 minutes in length. Keep in mind high traffic time is between 7:30–9:00 A.M. and 4:30-6:30 P.M. when moms from the streets above us run kids to and from Birch Creek and people are coming and going from work. During those times its quite a bit of traffic.

I am holding in my hand a petition I would like to read into the record. This petition signed by every adult person who actually lives on 300 North with the exception of one woman who is on a cruise and out of the country. The signatures are people who actually live between the curve and the corner of 300 North that's both sides of a single block. All own their homes. We are the ones who know this situation better than anyone. Here is what it says:

PETITION TO SMITHFIELD CITY COUNCIL

WE, THE UNDERSIGNED, BEING RESIDENTS ALONG 300 NORTH STREET AND/OR SADDLEBACK ROAD, IN SMITHFIELD, UTAH, PETITION THE CITY COUNCIL TO DO EVERYTHING IN YOUR POWER TO REFUSE TO ALLOW OR ENCOURAGE MORE VEHICLE TRAFFIC ON THESE ROADS AND STREETS. AS NEW DEVELOPMENTS ARE PROPOSED IN THE "WEST FIELDS," REQUESTS TO INCLUDE THESE TWO ROADS AS MAJOR OR MINOR TRAFFIC ROUTES NEEDS TO BE CONSISTENTLY AND VIGOROUSLY DENIED BECAUSE OF THE HAZARDS, BOTH VEHICULAR AND

PEDESTRIAN, CREATED WITH INCREASED TRAFFIC AS IT HAS TO "FUNNEL" ONTO 300 NORTH. THREE HUNDRED NORTH STREET IS VERY NARROW, LACK; SIDEWALKS FOR PEDESTRIAN TRAVEL, AND IS MISALIGNED AS IT CROSSES 400 WEST, CAUSING A DANGEROUS INTERSECTION. PLEASE TAKE OUR CONCERNS REGARDING THIS ISSUE VERY SERIOUSLY AND REQUIRE CURRENT AND FUTURE DEVELOPERS TO SEEK OTHER ROUTES OF TRAVEL TO AND FROM THEIR PROPOSED DEVELOPMENTS. THANK YOU

SIGNATURES ON FOLLOWING PAGES

Note: There were 24 signatures on the petition.

Continuation of letter started above:

“In conclusion I would ask the city council to vote this down. We can do better than this. I know we can. No one is trying to stop this development. We are not protesting developers. We are asking simply that a plan be drawn up that thinks about ALL the development that will be going into that area in the future and we look how these roads need to run with public safety in mind. These are our homes on this street. If your home was here your name would be on this petition right along side our names. Please do the right thing and vote this plan down. Thank You”

JULIE GODDERIDGE: I live at 440 East 600 South. There is an annexation item tonight by our property. We are not in the city. We live in the county. We border the property being considered for annexation. We bought our property 30 years ago. We have 25 acres. We run a hobby farm. We would not annex into the city. We were told if we wanted city water we would have to run a water line at our expense. We choose to install a well instead. We also paid to run power as well as natural gas. We paid for all of this ourselves. We have no intention, at this time, to annex into the city. Our 25 acres could be surrounded by the city eventually. I am not sure if that is a good idea. We used to receive letters in the mail about proposed items in our area. We no longer get them. It was a nice courtesy. I think it is a good idea to mail out something. I think others will have the same concerns we have if they were aware of what is going on.

DEBRA SMITH: I live on Saddleback Road. Derik did a good job stating our concerns. I have had these same concerns all along. I have talked to three of you about my concerns. Do the right thing and come up with a different plan.

KATHY SMITH: I live on a street corner in this area. We are located close to the street. It is about the same distance from all of our homes to the road. There is not much of an easement in this area. I avoid leaving my home when school gets out. I have to back out of my driveway and I live on a turn so this can be dangerous. There have been some close calls in the past. You need to find another solution for this area.

DON BARRINGER: I live on Saddleback Road. I think 600 West should be continued north. The grid system needs to stay in place. I talked to former council member Barbara Kent about

my concerns. The land in this part of town was designated as 2-acre lots maybe even 5-acre lots until the General Plan was updated in 2017. Thirty-two acres has been rezoned to medium density. No additional plans were completed after the General Plan. There is not a new sewer master plan or transportation plan. There is nothing in place in this part of town for new development. This project needs to be postponed until a transportation plan can be completed. The planning commission is working on a master planned community concept. I know Jeff Jackson, the owner of Visionary Homes, supports it as he is the one who presented the concept. I think this six acres should be included in the development of all 32 acres.

BURKE SMITH: I live on 300 North. For many years I have seen the traffic increase on this road. There is some farm machinery which uses the road but cars are 90% of the traffic. There is even one school bus which uses the road. Kids walk on the road when coming home from the high school after school as they live in the development by us. There will be more and more kids in the area if this is approved. Someday a kid will get hit by a vehicle. I don't want traffic added to my road. There doesn't need to be extra traffic on this road.

PHOEBE MONSON: I live at 405 West 300 North. Many times in the winter my fence has been hit by cars sliding into it. One time a car ended up in my front yard. There should not be any more traffic in the area. There is already continuous traffic in the area. Many kids walk this road.

JEFFRY GITTINS: I want to express gratitude to the city staff for their care of the cemetery grounds. The grounds were beautiful for Memorial Day weekend. The cemetery contains the history of the city. The employees have done a fantastic job. The cemetery is a nice monument to the city. It is a place which is sacred and we hold dear. I also want to thank you for getting a new flagpole. We have a very proud veteran heritage as well.

CURTIS: In case you were not aware the sexton of the cemetery passed away the week before Memorial Day. The entire public works department covered and took care of the grounds to make it look nice. I want to thank all of them for their hard work.

JEFFRY: A large tree fell down in the cemetery just before Memorial Day as well.

MAYOR: The large tree was cleaned up and the area looked like nothing had even happened. Fifteen trees were damaged at the golf course as part of that windstorm as well. The public works department has been very busy helping clean up trees.

JOSEPH GITTINS: I have a dairy in the area. My employees cross the road. Two of them almost got hit crossing the road this week. People travel 60 miles per hour on that road and there are blind corners. There is a better way to do this subdivision. I am not opposed to development. There is a better way to do this for safety reasons. The curves in the road are accidents waiting to happen. Bicycles use the road as well. There needs to be major improvements to the main road.

GENERAL DISCUSSION, INTRODUCTION AND UPDATE WITH REPRESENTATIVES OF OLSON & HOGGAN PC.

Kelly Smith introduced himself and Seth Tait.

Olson & Hoggan has represented the city for over four decades.

Brent Hoggan represented the city in the 1980's. Bruce Jorgensen then represented the city for many years after that until he passed away.

Kelly is a resident of the city. His grandparents lived in the city. Kelly's grandpa, Lonnie Loveday, was a former mayor and recreation director for the city.

Kelly has done criminal prosecution for the city since 2007.

Bruce Jorgensen passed away a few years ago and at that time the civil work of the city was divided up between Seth Tait and Miles Jensen.

The firm wants a couple of different people involved with the city at all times so the city can be responded to quickly in case one person is out of town and not able to reply.

Kelly thanked the police department for being exemplary to work with.

Seth introduced himself.

Seth mentioned himself and Miles do the civil work for the city and Kelly does all of the criminal work. Typically the main civil issues are contracts, interlocal agreements and mainly planning and zoning related items.

<p>DISCUSSION WITH REPRESENTATIVES OF THE HISTORICAL SOCIETY REGARDING INFORMATION COLLECTED FROM THE EXPLORATORY COMMITTEE REGARDING MUSEUM LOCATIONS.</p>
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Glen Jay Thornley mentioned he has lived in the city for 75 years.

Glen Jay has been involved with the historical society for 35 years and served as the president for ten years.

Glen informed the council Mayor Simmons created a committee to review the museum of the city. The committee consisted of Deon Hunsaker, Barbara Kent, Steve Teuscher, Craig Neilson, Mike Harris, Diane Esplin, Jeffrey Gittins and Glen Thornley.

The historical society is 100% volunteer. None of the members have anything to gain financially by being involved. Time and money is spent to help with activities and programs for the historical society.

Glen mentioned he helped with the publishing of the history book for the city many years ago. There were 2,100 books purchased. The original cost estimate was \$34,000. Glen worked for Utah State University at that time and had some connections to get the book published for \$19,000.

The committee visited other museums, as well as the current city museum. An assessment of current and future needs was created. Current and future costs were included. Sources of financial funding were considered. Many current and former residents are willing to donate.

There were 28 sites considered for a future museum. The sites were narrowed down to the four best locations.

If an existing building is purchased, current building code will need to be met. Professionals will need to be hired to clean up the building as well as repair it.

RDA funding, RAPZ tax and other grants could be used.

The "A" in RAPZ tax stands for Arts and History so a museum project could be submitted as an application.

Craig Neilson mentioned he is the secretary for the historical society. There is history from the city for the last 160 years and every day new history is created.

The historical society has bylaws which they follow.

The historical society is funded with donations, the city general fund and grants.

The bylaws state the mayor and city council are supposed to support and help the historical society accomplish goals.

Craig mentioned the four potential locations for a new museum and they were as follows:

1. Tabernacle (Youth Center). Pros are the building is highly visible and in the center of town. The cons are the size of the building as well as the high cost to convert the building into a museum.
2. Vacant lot at 69 North Main. The biggest con being the high cost to build a new building.
3. The basement of the city office building located at 96 South Main.
4. The Douglas Mercantile building located south of the current city office building. This building was the first choice of the committee. The building is a historical building and is located on the highway. The American Legion owns the building and is willing to sell the building to the city if it is utilized by the historical society. Donors have been found to pay for the cost of purchasing the building. There will be significant costs to clean up the building and repair it. The projects will take many years to complete.

Craig mentioned members of the historical society do not feel appreciated. The city council does not attend events or gatherings of the historical society. The historical society members feel like the council is against what they are trying to accomplish.

Craig stated the historical society would like the city to purchase the Douglass Mercantile store with funds which will be donated to the city for that purpose. There will need to be dedication by the council and mayor for the building to work long term for this purpose.

Mayor Barnes mentioned a purchase agreement would be considered by the council for the building.

The historical society has done a lot for the city. Countless hours have been donated to the benefit of the residents and future generations. Tours of the historical cabin are given by members of the historical society. A new computer is being purchased to keep the records of the historical society accurate and up to date.

TRAVIS TAYLOR, AGENT FOR SMITHFIELD RIDGES, LLC (J THOMAS HOMES, LLC) HAS REQUESTED APPROVAL FOR THE FINAL PLAN FOR PHASE 10, (8) LOTS/UNITS, 2.549 ACRES, FOR THE SMITHFIELD RIDGES, A PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 400 SOUTH AND 1140 EAST (EAST END OF RIDGE WAY DRIVE). ZONED R-1-12/PUD (SINGLE FAMILY RESIDENTIAL/PLANNED UNIT DEVELOPMENT OVERLAY).

Travis Taylor reminded the council they recently renewed the master plan development agreement for this project this year. This is the next phase in the development. The proposed phase is eight building lots. The following phase is small as well and will be located north of Phase 10. There are a few phases left in the development and will most likely take a couple of years to complete.

Clay mentioned the waterline is being installed to the north for redundancy purposes. The redundancy helps with fire flow. The state criteria for the phase has been met.

Travis mentioned the waterline is part of Phase 11 as well.

Jamie mentioned this has been an ongoing development in that area of town for many years.

A motion to approve the final plan for Phase 10, eight lots/units, for the Smithfield Ridges, a Planned Unit Development located at approximately 400 South 1140 East was made by Bart, seconded by Wade and the vote was unanimous.

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

No Vote: None

Curtis asked how many more phases are in the development? Travis replied there are four more small phases.

JEFF JACKSON OF VHST, LLC, AGENT FOR SQUARE TOP, LLC, PROPERTY OWNER, HAS REQUESTED APPROVAL FOR THE FINAL PLAT FOR FOX MEADOWS SUBDIVISION, PHASE 1, (17) LOTS/UNITS, 6.11 ACRES, LOCATED AT APPROXIMATELY 600 WEST SADDLEBACK ROAD (300 NORTH). ZONED R-1-10.

Mayor Barnes mentioned the concerns mentioned during Resident Input were in regards to this item.

Bryce Goodin mentioned he heard the concerns mentioned. The developer understands the issues mentioned.

Bryce mentioned the subdivision complies with city code and ordinances in how it connects onto Saddleback Road.

Bryce mentioned Saddleback Road will be widened along the frontage of the subdivision as part of this project.

Bryce stated the issues mentioned on 300 North are a separate issue and not part of the subdivision request.

Bryce mentioned the subdivision has two access points: Saddleback Road and 600 West.

Bart asked Clay what other options were considered for the land which did not work. Clay stated initially a cul-de-sac was proposed. A cul-de-sac is not allowed because a sewer mainline cannot run through a private yard and the code states a secondary access is needed for a subdivision of ten or more lots.

Wade asked if the secondary access can be temporary or does it have to be full-time? Clay replied he would have to review the code to see the exact wording. Bryce mentioned the main access point is from the south (600 West).

Wade mentioned the city council is responsible for the entire city so the issues and concerns mentioned cannot be separated.

Wade stated his concerns are 300 North and 800 West would not be improved as part of this development at this time. There is not any room for a sidewalk and curb and gutter on 300 North. There is not any room to maneuver the road and it is worse in the winter months when snow is packed tightly along the side of the road.

Bryce replied 300 North is narrow. A sidewalk could be added on the south side of the road. Clay stated a sidewalk would have to be installed against the asphalt since the road and easement is so narrow. Wade stated the city would have to pay for this cost since it is not part of the development.

Bryce mentioned a previous developer should have developed their small portion of the road as part of their development and they didn't do it or were not required to do it. Jamie stated the same issues exist whether that small section was updated or not.

Bryce suggested adding more stop signs and flashing yields signs in the area. The police department could patrol the area on a more regular basis as well to help mitigate some of the concerns.

Jamie mentioned several parcels were rezoned. Why was this particular parcel chosen for development first? Bryce replied because this parcel does not require a sewer lift station to be installed. All of the parcels west of this parcel will require the installation of a lift station.

Jamie asked if the sewer will be shallow for this subdivision? Bryce replied it would be.

Jamie mentioned at the public hearing on the rezone request it was discussed there would be sewer issues in this area. If more homes are added there will be more issues with the existing sewer line. Bryce replied the only issue is some of the new homes will be required to have injector pumps. The main sewer line meets the specifications of the city. Clay mentioned Note 6 on the final plat talks about the sewer issue just mentioned.

Curtis mentioned he was told there would be five homes which could need injector pumps out of the 17 if they include a basement. Bryce replied that sounded correct but other factors would be involved such as the depth of the basement as well.

Mayor Barnes asked where there were existing sewer issues? Curtis replied in the Park Place Subdivision. Clay said he was not aware of any issues in the Park Place Subdivision.

Clay informed the council Sunrise Engineering ran the sewer model for the proposed subdivision and stated the existing system can handle this subdivision without issues.

Bart mentioned the code might be met but there are concerns and issues to address. The concerns are legit and the project should not be started with problems like this.

Bryce mentioned there will be issues on 300 North no matter where the subdivision connects onto Saddleback Road. The concerns do not go away no matter where the access onto Saddleback Road is granted.

Bart asked Bryce if they need to reevaluate their plan since there are known sewer issues? Bryce replied his company installs injector pumps on a regular basis and they are not a deterrent to a buyer.

Mayor Barnes asked if a lift station would help this subdivision? Clay replied the final design of a lift station and the location is an unknown at this point. A lift station is actually just a big injector pump.

Jamie asked if the sewer in the homes could be lowered if they connected to a mainline going to a lift station west of town? Mayor Barnes replied he felt it would be better if the sewage flowed west not into the existing line going south.

Curtis mentioned the planning commission had the same concerns as well.

Curtis understood the developer wants to start the project now.

Curtis asked if it was possible to put the request on hold so the council could meet with the developer to discuss these issues? Clay mentioned these issues should have been discussed from the beginning with the STRC (Subdivision Technical Review Committee) as well as the planning commission. If the request is going to be denied there needs to be a legal reason why. Bart mentioned the council can table the request to gather additional information.

Bart mentioned this was the first time he has been involved in the request. The best plan needs to be put in place which is a win win for all parties. Clay replied he is not sure how to deny the request since it meets city code.

Jamie mentioned public safety is a big concern and needs to be reviewed seriously. Other options should be considered. Just because a rezone was granted does not mean any and all designs from the developer will be approved.

Deon stated his preference for the area would be 55 and older housing. There would be less traffic in the area if the demographic is older and there are not any children.

Deon stated he understood the council could not force 600 West to continue north but his preference is 600 West goes north and long term connects onto 400 North.

Deon asked Jeff Champlin if his 55 and older housing units have basements? Jeff Champlin replied some have basements but most are slab on grade.

Deon stated approving this request would create more traffic issues on 300 North as people living on the west side of the area will want to go east. The best option is to funnel traffic south on 600 West. Bryce replied he thinks people will want to use 600 West not 300 North because of their knowledge of the area. Long term the development will connect to 800 West.

Bryce stated he does not feel the subdivision has any sewer issues as the city engineer has signed off on the proposal and the sewer model shows the proposal will comply. A redesign of the parcel is not warranted.

Mayor Barnes mentioned Saddleback Road will be widened long term. Jamie replied he is not sure there is any benefit to the issues and concerns at hand from the road being widened.

Mayor Barnes asked what the options are for 300 North? Curtis replied a sidewalk could possibly be installed in the area on the south side of the road. The turns and curves in the road could possibly be widened. Safety is an issue on this road.

Curtis mentioned there might possibly be some grant funding available through UDOT (Utah Department of Transportation) for the sidewalk.

Curtis mentioned everyone he has talked to supports development in the area but they all have safety concerns and safety needs to be protected and be important.

Justin mentioned if the council is going to deny or table the request they need to let the developer know the reasons why, the timeline to consider the issue and what the plan is moving forward.

Bryce mentioned they are willing to work with the city and be part of the process. The request should not be denied because of offsite improvements and issues not part of this project.

Kathy Smith asked if the development is approved, can the construction trucks not be allowed down 300 North. Bryce replied he could direct all of their traffic to 600 West.

Mayor Barnes mentioned he toured the area and saw a milk truck go down the road and it took up the entire road.

Jamie asked if the dairy to the north was going to be purchased as part of this development? Bryce replied he did not know what the developer had planned long term as he was in charge of this phase only.

Jamie mentioned he likes the grid system for roads. Especially where this entire area will be developed long term. If the grid system is maintained there is the possibility of sending traffic to 800 West as opposed to Saddleback Road.

Jamie stated he was very concerned about public safety if this proposal was passed.

Bryce asked for clarification of what the council is requesting? Bart replied that 600 West go directly north.

Jamie said the unknown is what direction people will actually drive if they live there as it is all speculation by anyone involved at this point.

Bryce replied by extending 600 West north this would require a cul-de-sac to be created.

Wade asked if it would be possible to create a cul-de-sac but allow temporary access onto Saddleback Road until development further to the west is done? Eventually the temporary access could be done away with when access to 800 West is completed.

Wade stated he is not against development and understands the problems which arise from cul-de-sacs but public safety is important and needs to be discussed.

Jamie asked if there is a retention pond for his development? Clay replied the storm water will run to the vacant parcel to the west and be resolved in a pond as part of the long term development of the area.

Deon asked if something regarding storm water needs to be recorded on the plat? Clay replied it is part of the construction drawings and cross drains are included as well.

Wade stated he understood the developer wants to proceed but the city needs to make sure this project is done right and safety needs to be reviewed. The discussion on what can or needs to be done should continue.

Curtis asked Bryce when he would like to start the project? Bryce replied next week. Clay stated if he remembered correctly the council must make a decision within 30 days if the request is tabled.

Bart asked Bryce if he was willing to review the project and some possible changes over the next month? Bryce replied several options were considered, multiple designs completed and none of them were better than the proposed design.

Bart replied the best long term option needs to be approved. There needs to be more discussion on the subject.

Bryce replied no matter what the design is changed to there will still be access onto Saddleback Road.

Jamie felt the best option at this time was to table the request for more discussion. Bart agreed and felt a meeting with the developer was appropriate.

A motion to table the request for the approval of the Final Plat for Fox Meadows Subdivision so public safety issues and concerns could be reviewed and ordinances and code reviewed with the discussion continuing at the June 26, 2019 city council meeting was made by Bart, seconded by Curtis and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 19-09, A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION ON CERTAIN REAL PROPERTY UNDER PROVISIONS OF SECTIONS 10-2-406 AND 10-2-405, UTAH CODE ANNOTATED, AS AMENDED. THE PARCEL BEING CONSIDERED FOR ANNEXATION IS LOCATED AT 325 EAST 800 SOUTH. PARCEL NUMBER 08-109-0002. THE PARCEL IS APPROXIMATELY 10.36 ACRES.

Justin mentioned this is a new annexation request. The parcel is just over ten acres and located at 325 East 800 South. This is the first step in the process. The request will come before the council two more times in the future. This resolution starts the process for the county and other entities to review the request. A public hearing and vote of the council will happen at a future council meeting in approximately two months.

Jamie asked if this parcel is next to the parcel on 250 East 800 South where sewer, water and road improvements are being installed? Clay stated that is correct.

Mayor Barnes asked if curb, gutter and sidewalk would be installed if this area is developed? Clay replied that is correct.

Clay mentioned there is a pioneering agreement in place with the developer who is developing the area on 250 East from 600 South to 800 South.

Jamie mentioned the future land use map shows this parcel coming into the city.

A motion to adopt Resolution 19-09, a Resolution accepting a Petition for Annexation for Parcel Number 08-109-0002, 10.36 Acres, located at approximately 325 East 800 South was made by Wade, seconded by Jamie and the vote was unanimous.

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

No Vote: None

Mayor Barnes mentioned the city is growing in all directions and annexation requests have been made for this parcel, in the southwest corner of town as well as the north central part of town in the last year.

PUBLIC HEARING, NO SOONER THAN 7:30 P.M., FOR THE PURPOSE OF DISCUSSING ORDINANCE 19-06, AN ORDINANCE ANNEXING CACHE COUNTY PARCEL NUMBER 08-109-0016. THE PARCEL TOTALS APPROXIMATELY 9.88 ACRES. THE PARCEL IS LOCATED SOUTH OF 830 SOUTH AND WEST OF 200 WEST.

The public hearing was opened at 8:25 P.M.

Justin mentioned this is the last step in the annexation process. There were not any protests filed. The parcel will come into the city zoned A-10 (Agricultural 10-Acre) and the parcel owner can then request a rezone of the parcel.

Erik Brandenburg asked the council to review growth in the city. Erik is not opposed to growth.

Erik mentioned his concern is as the city has grown the water pressure at his home continues to decrease. Water throughout the city needs to be reviewed and considered. Water pressure needs to improve in some areas of the city.

Erik mentioned his comments are not directed to the annexation request but a general statement about growth throughout the city.

Mayor Barnes mentioned the city has a well proposed to be drilled up Dry Canyon. Erik replied right now the well has only been proposed and is not coming online anytime soon.

Mayor Barnes mentioned the city is in the process of bidding for a test well to be drilled in the new budget year.

Clay mentioned water pressure in the city should not be dropping as the city requires a minimum of eight inch waterline to be installed.

Clay suggested checking the PRV in the house. Erik replied it has been checked and is at maximum pressure.

The public hearing closed at 8:28 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 19-06.

Bart mentioned the request fits in the future annexation boundary in the general plan and supported the request.

A motion to adopt Ordinance 19-06, an Ordinance annexing Parcel Number 08-109-0016, 9.88 Acres, located south of 830 South and west of 200 West was made by Bart, seconded by Wade and the vote is unanimous.

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

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 19-05, AN ORDINANCE AMENDING SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS” IN PARTICULAR CHAPTER 17.04 “GENERAL PROVISIONS”; SECTION 17.04.070 “DEFINITIONS”.

Clay stated the proposed ordinance is to add a definition to the Land Use Matrix for Artisan Manufacturing. The planning commission has reviewed and approved of the ordinance. Curtis mentioned it is well written and a good definition to include in the code.

A motion to adopt Ordinance 19-05, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations” in particular Chapter 17.04 “General Provisions”; Section 17.04.070 “Definitions” was made by Curtis, seconded by Wade and the vote was unanimous.

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

Bart mentioned it is good the planning commission is forward thinking and addressing items like this before they become a problem in the city.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 19-06, A RESOLUTION AMENDING THE SMITHFIELD CITY CONSTRUCTION STANDARDS & DESIGNS: PART 1 “DESIGN STANDARDS”; CHAPTER 2.0 “STREET DESIGNS”; SECTION 2.1 “GENERAL”; PARAGRAPH D “STREET WIDTHS”, NUMBER 4 “TURNING AREA”, PARAGRAPH B.

Clay mentioned when this section of code was previously amended a council member mentioned there was still an error in the wording. The proposed ordinance would remove the words “and pavement”.

Jamie asked if this ordinance is in regards to turnaround concerns where asphalt was not used and vehicles could get stuck. Clay replied that is correct. Earlier in the paragraph it mentions asphalt is required but there was an error by including “and pavement” later in the same paragraph.

Mayor Barnes mentioned having the turnarounds as asphalt is a plus as he reviewed some that were not and they are rutted and have issues.

A motion to adopt Resolution 19-06, a Resolution amending the Smithfield City Construction Standards & Designs: Part 1 “Design Standards”; Chapter 2.0 “Street Designs”; Section 2.1 “General”; Paragraph D “Street Widths”, Number 4 “Turning Area”, Paragraph B was made by Jamie, seconded by Wade and the vote was unanimous.

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

UPDATE ON UPCOMING MUNICIPAL ELECTION.

Mayor Barnes mentioned the municipal election sign up period closed on Friday, June 7th.

Justin informed the council there were five residents who signed up for the election. One of the residents withdrew on Monday, June 10th. The remaining four candidates are: Bart Caley, Deon Gibbons Hunsaker, Curtis Wall and Jon Wells.

Three people will be elected.

The general election will be held on Tuesday, November 5th.

A traditional election will be held with voting taking place at the Civic Center.

A vote by mail election will not be held.

COUNCIL MEMBER REPORTS

Deon did not have any additional items to discuss.

Jamie mentioned the Trails Committee met and there is a core group of volunteers working to establish a trailhead for Birch Canyon.

Some matching grants can be applied for to help pay for the costs of the trailhead project. Traditionally, the grant application process is in the spring of each year.

The last big windstorm caused a tremendous amount of damage at the golf course. Several trees were uprooted. Significant damage was done.

Bart mentioned there were not any RFI's (Request for Information) the city could respond too in regards to economic development.

The next Smithfield Chamber of Commerce meeting will be held on Thursday, September 5th at the Lion's Lodge. The chamber does not meet during the summer months.

Fire Chief Jay Downs is meeting with the Hyde Park City Council to discuss the fire contract between the two cities.

Wade mentioned he is working with the staff on an issue on Center Street between 100 East and 200 East. It appears a scrap or junkyard is being run out of a residential address. Loud noise is an issue as well as junk and debris. Dismantling cars is not allowed in this area of town.

Curtis mentioned the new City Planner has been hired and will start with the city on July 1st. Shari Phippen has been hired and comes with over a decade of experience having done planning work for Nibley and Providence.

The city received RAPZ tax approval in the amount of \$90,000 to be used to help fund the Forrester Acres expansion project. The application was for \$113,000 and \$90,000 was approved by the RAPZ Tax Committee.

MAYOR'S REPORT

Mayor Barnes mentioned the Tree Committee met and completed several tasks.

Right now some memorial rocks are being engraved to go by some memorial trees at the trail east of Mack Park.

City Attorney Seth Tait has been working with legal counsel for Duane Williams and the Creekside Estates Subdivision on an agreement on the expansion of the bridge on 800 West.

Duane and other members of the Creekside Estates Subdivision have agreed to pay 25% of the cost to expand the bridge which equates to \$15,000. A developer agreement is being created spelling out the terms of the project.

Clay informed the council right now bids are being accepted for the test well project up Dry Canyon. The bid process closes on June 20th.

The Birch Creek well pump is currently disabled. Parts have been ordered to make the repair. The well should be functioning again by next week. Justin mentioned the parts will be about \$1,800 plus the cost of labor.

Clay informed the council the bid process has started for the Forrester Acres expansion project. There are only two vendors in the state who can install the pickle ball courts. Both vendors have asked to bid on the project. Post tension concrete is required for the project. The vendors who build the pickle ball courts have so much work that if either of them have the lowest bid they won't be able to do the project until fall.

Some landscaping is being done to complete the vibration dampening trench project. This is the only remaining item on the project.

Bart mentioned his understanding is conduit would be installed so future lights could be installed for the pickle ball courts. The lights were too expensive to include in the current project.

Clay mentioned the bid opening for the project is on Monday, July 8th.

TEMPORARY ADJOURNMENT TO RDA BOARD MEETING

The council meeting was temporarily adjourned at 8:52 P.M. for a short recess and the monthly RDA board meeting.

Wade made a motion to reconvene the city council meeting at 9:32 P.M.

EXECUTIVE SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY. UTAH CODE ANNOTATED 52-4-205 (1) (D).

A motion to close the regular council meeting and open the executive session was made by Bart, seconded by Wade and the vote was unanimous.

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

The executive session opened at 9:33 P.M.

Those in attendance: Mayor Barnes, Deon Hunsaker, Jamie Anderson, Bart Caley, Wade Campbell, Curtis Wall, Justin Lewis, Craig Neilson, Jeffrey Gittins, Jon Wells, Keri Watts and Glen Jay Thornley.

A motion to close the executive session and reopen the regular council meeting was made by Wade, seconded by Jamie and the vote was unanimous.

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

The executive session closed at 10:52 P.M.

EXECUTIVE SESSION 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 regular council meeting and open the executive session was made by Bart, seconded by Jamie, and the vote was unanimous.

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

The executive session opened at 10:53 P.M.

Those in attendance: Mayor Barnes, Deon Hunsaker, Jamie Anderson, Bart Caley, Wade Campbell, Curtis Wall and Justin Lewis

A motion to close the executive session and reopen the regular council meeting was made by Jamie, seconded by Wade and the vote was unanimous.

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

The executive session closed at 11:39 P.M.

****Jamie made a motion to adjourn at 11:40 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, June 12, 2019**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Jamie Anderson

1. Approval of the city council meeting minutes from May 22, 2019
2. Resident Input
3. General discussion, introduction and update with representatives of Olson & Hoggan, PC.
4. Discussion with representatives of the Historical Society regarding information collected from the exploratory committee regarding museum locations.
5. Travis Taylor, agent for Smithfield Ridges, LLC (J Thomas Homes, LLC), has requested approval for the Final Plan for Phase 10, (8) lots/units, 2.549 Acres, for the Smithfield Ridges, a planned Unit Development located at approximately 400 South and 1140 East (East end of Ridge Way Drive). Zoned R-1-12/PUD (Single Family Residential/Planned Unit Development Overlay).
6. Jeff Jackson of VHST, LLC, agent for Square Top, LLC, property owner, has requested approval for the Final Plat for Fox Meadows Subdivision, Phase 1, (17) lots/units, 6.11 Acres, located at approximately 600 West Saddleback Road (300 North). Zoned R-1-10.
7. Discussion and possible vote on Resolution 19-09, a Resolution accepting a Petition for Annexation on certain real property under provisions of Sections 10-2-406 and 10-2-405, Utah Code Annotated, as amended. The parcel being considered for annexation is located at 325 East 800 South. Parcel Number 08-119-0002. The parcel is approximately 10.36 Acres.
8. Public Hearing, no sooner than 7:30 P.M., for the purpose on discussing Ordinance 19-06, an Ordinance annexing Cache County Parcel Number 08-109-0016. The parcel totals approximately 9.88 acres. The parcel is located south of 830 South and west of 200 West.
9. Discussion and possible vote on Ordinance 19-06.
10. Discussion and possible vote on Ordinance 19-05, and Ordinance amending Smithfield City Municipal Code Title 17 "Zoning Regulations" in particular Chapter 17.04 "General Provisions"; Section 17.04.070 "Definitions".

11. Discussion and possible vote on Resolution 19-06, a Resolution amending the Smithfield City Construction Standards & Designs: Part 1 “Design Standards”; Chapter 2.0 “Street Designs”; Section 2.1 “General”; Paragraph D “Street Widths”, Number 4 “Turning Area”, Paragraph B.
12. Update on upcoming municipal election.
13. Council Member Reports
14. Mayor’s Report

Temporary Adjournment to RDA Board Meeting
15. Executive Session to discuss the purchase, exchange or lease of real property. Utah Code Annotated 52-4-205 (1) (d).
16. Executive Session 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.