

SMITHFIELD CITY COUNCIL

JULY 26, 2017

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, July 26, 2017. The meeting began at 6:00 P.M. and Mayor Pro Tempore Barbara Kent was in the chair until 7:03 P.M. when Mayor Simmons arrived. The opening remarks were made by Kris Monson.

The following council members were in attendance: Deon Hunsaker, Barbara Kent, Kris Monson, Jeff Barnes and Curtis Wall.

City Manager Craig Giles, Police Chief Travis Allen, City Engineer Clay Bodily and City Recorder Justin Lewis were also in attendance.

VISITORS: Scott Gibbons, Jennie Orme, Diane Esplin, Craig Winder, Gary Pullman, Quinn Dance, Todd Orme, Jared Nielson

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM JUNE 14, 2017.

A motion to approve the city council meeting minutes from June 14, 2017 was made by Curtis, seconded by Deon and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

RESIDENT INPUT

There was not any resident input.

TAP AWARD PRESENTATION BY A REPRESENTATIVE OF THE UTAH LOCAL GOVERNMENTS TRUST.

Jason Watterson informed the council he was excited to present the city with another TAP (Trust Accountability Program) Award. The Trust works with over 500 entities. The entities pay the Trust insurance premiums and the Trust in return pays claims when applicable.

Jason's specialty is loss prevention for the Trust.

The Trust wants to work with entities to prevent accidents and losses before they occur. This will save the Trust and the entity both money.

The city has a safety committee in place. The committee has to review accidents and near accidents and ways to prevent them in the future as part of the TAP program.

Sewer system inspections are done regularly and this has helped to dramatically decrease backup issues and claims. Sewer backup claims are usually expensive.

About 20% of the members of the Trust receive the TAP Award.

Brett Knight was recognized for his effort to keep all of the documentation and paperwork accurate for the TAP program and for making sure the city is in compliance. The entire city staff was thanked for their willingness to be involved and make the city a safer place to live and work.

The city received an insurance rebate check in the amount of \$4,187.95 in the spring to help towards the purchase of safety equipment and safety related items for the staff.

RECOGNITION OF THE FOUR YOUNG MEN WHO HELPED WITH THE TREE PLANTING CEREMONY DURING THE ANNUAL ARBOR DAY CELEBRATION DURING HEALTH DAYS.

Jeff mentioned at noon on the Saturday of Health Days week four 11 year old scouts helped to plant two trees at Central Park. The trees planted this year were a Chinese Lilac.

The scout troop leader had an emergency and could not bring the young men to the council meeting. The young men and their leader will be attending the August council meeting as they will be presented a photo of their service and thanked by the council for their willingness to serve and help the community.

JARED NIELSON, AGENT FOR ELK RIDGE ESTATES, LLC, HAS REQUESTED REAPPROVAL OF THE FINAL PLAT, PHASE 4, 12 LOTS, OF THE ELK RIDGE ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 120 SOUTH 1250 EAST. ZONED R-1-12. ORIGINAL APPROVAL ON JULY 13, 2016.

Justin informed the council the Elk Ridge Estates Phase 4 plat had expired as city ordinance requires the plat to be recorded within six months of approval.

The original approval by the council was on July 13, 2016.

No changes had been made to the plat. In order for the plat to be recorded now it needs to be reapproved by the council to be in compliance with city ordinance.

The request is the same type of request made by Todd Horman at the June 14, 2017 council meeting for the George R. Weeks Subdivision Phase 2.

Justin also mentioned an ordinance will be considered by the council later in the evening changing the timing of the recording of the final plat from six months to twelve months. This change would make the city code more in line with other local communities.

A motion to reapprove the Final Plat, Phase 4, 12 lots, of the Elk Ridge Estates Subdivision was made by Kris, seconded by Curtis and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

CRAIG WINDER OF IRONWOOD DEVELOPMENT HAS REQUESTED APPROVAL OF PHASE 2, 14 LOTS, OF THE FINAL PLAT FOR THE NORTH CREEK MEADOWS SUBDIVISION LOCATED AT 300 SOUTH 830 EAST. ZONED R-1-12.

Craig Winder mentioned the request is for the approval of Phase 2 of the project which is approximately 47 building lots. All city ordinances and processes have been followed. Phase 3 will extend to 300 South. Phase 2 is the north half of the parcel between the irrigation canal and 1000 East.

Jeff expressed concerns with flooding issues on the corner of 300 South 1000 East as there have been issues there in the past and even this spring there was a significant flooding event. Kris agreed with Jeff's concern and mentioned the flooding flows all the way down to the irrigation canal. Craig Winder thanked the council for their comments and mentioned all storm sewer issues have been dealt with per city construction standards.

Jeff asked how far Phase 2 is from 300 South? Craig Winder stated he was not sure of the exact distance but it was about half way up the entire field to the north of 300 South. Phase 3 will be the area where the flooding has occurred in the past. Craig Giles mentioned it appeared to be around 500 feet from 300 South to the southernmost lot in Phase 2. Storm water will be dealt with on 300 South and throughout the entire subdivision per the city construction standards.

Jeff asked if there is an easement in place with the canal company? Craig Winder mentioned there is and the easement is wider on the west side of the canal than the east side because of the slope of the land.

Jeff wanted to make sure the canal company had access to the canal. Craig Winder stated representatives of Ironwood Development had met with and received approval from the irrigation company on the easement and access. The access is approximately 56 feet wide.

Jeff asked about the specifics of the one large lot in Phase 2. Craig Winder replied it was for storm water drainage and there is a sewer line easement through the lot as well.

Jeff asked if there will be a storm water pond on the large lot? Clay stated that is correct.

A motion to approve Phase 2, 14 lots, of the North Creek Meadows Subdivision located at approximately 830 East 300 South was made by Deon, seconded by Curtis and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

CRAIG WINDER OF IRONWOOD DEVELOPMENT HAS REQUESTED APPROVAL FOR THE FINAL PLAT FOR PHASE 4, 7 LOTS, OF THE SMITHFIELD HEIGHTS SUBDIVISION LOCATED AT APPROXIMATELY 680 EAST UPPER CANYON ROAD. ZONED R-1-12.

Craig Winder informed the council this is the final phase of the project and is located on Upper Canyon Road.

Jeff asked if the existing home is on Lot 31? Craig Winder stated that is correct.

Jeff asked how many lots were sold in the other phases? Craig Winder replied he did not know the exact number sold but the vast majority of all of the lots in the first three phases were sold.

Jeff asked if the expectation for the lots in Phase 4 is they will be higher end homes where the lots are larger than the other three phases? Craig Winder replied that is a reasonable expectation as the lots are larger and will cost more than the lots in the other three phases.

Deon asked is there is still a storm water pond or just an easement on the west lot? Clay replied there is an easement and the storm water system for all four phases meets the city standard and all ties together.

Jeff asked if there is an outlet in the pond? Clay replied there is a pipe that connects the pond on this parcel with a pond west of this area.

Jeff asked if the overflow is contained? Clay stated there is a controlled outlet so the area will always be draining if there is water in the area.

Barbara asked if the storm water system for this subdivision is tied into the city storm drain system? Clay stated that is correct.

Barbara asked if all city ordinances had been reviewed and satisfied on this request? Clay remarked that is correct.

A motion to approve the Final Plat for Phase 4, seven lots, of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road was made by Curtis, seconded by Jeff and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

PUBLIC HEARING ON ORDINANCE 17-13, AN ORDINANCE AMENDING MUNICIPAL CODE TITLE 16 (SUBDIVISION REGULATIONS) SECTIONS: 16.04.050 “GENERAL RESPONSIBILITIES”; 16.04.060 “COMPLIANCE REQUIRED”; 16.05.010 “PURPOSE”; 16.07.050 “IMPROVEMENTS”; 16.12.030 “PREPARATION AND REQUIRED INFORMATION”; 16.12.040 “REVIEW BY THE CITY ENGINEER”; 16.16.010 “GENERAL LAYOUT STANDARDS”; 16.16.020 “LOT LAYOUT

STANDARDS”; 16.16.030 “STREET LAYOUT STANDARDS”; 16.16.040 “PROTECTION STRIPS”; 16.16.060 “PUBLIC ACCESS ALONG WATERWAY”; 16.16.070 “STORM WATER”; 16.20.010 “DEPARTMENT STANDARDS”; 16.20.020 “SUBDIVISION IMPROVEMENTS”; 16.20.030 “SANITARY SEWER”; 16.20.040 “CULINARY WATER”; 16.20.050 “STORM DRAINAGE”; 16.20.060 “STREET IMPROVEMENTS”; 16.22.010 “SECURITY FOR SUBDIVISION IMPROVEMENTS” AND 16.22.020 “WARRANTY PERIOD AND WARRANTY DEPOSIT”.

Craig reminded the council at the June 14th council meeting new construction and design standards were adopted by the council. The proposed ordinance changes the city code to include the new standards and remove the old code that is no longer valid.

The construction and design standards are a standalone document which can be viewed online or purchased at the city office.

****The public hearing opened at 6:24 P.M.****

Jeff mentioned the document being referred to is a manual of design and construction standards.

Barbara mentioned the intent is to make the language in the code clear and understandable for the staff, residents and contractors.

****The public hearing closed at 6:26 P.M.****

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 17-13.

Kris mentioned the new manual is simple and easier to understand than the current code.

Barbara mentioned the manual can be updated as needed as well.

****A motion to adopt Ordinance 17-13, an Ordinance amending Municipal Code Title 16 (Subdivision Regulations) Sections: 16.04.050 “General Responsibilities”; 16.04.060 “Compliance Required”; 16.05.010 “Purpose”; 16.07.050 “Improvements”; 16.12.030 “Preparation and Required Information”; 16.12.040 “Review by the City Engineer”; 16.16.010 “General Layout Standards”; 16.16.020 “Lot Layout Standards”; 16.16.030 “Street Layout Standards”; 16.16.040 “Protection Strips”; 16.16.060 “Public Access Along Waterway”; 16.16.070 “Storm Water”; 16.20.010 “Department Standards”; 16.20.020 “Subdivision Improvements”; 16.20.030 “Sanitary Sewer”; 16.20.040 “Culinary Water”; 16.20.050 “Storm Drainage”; 16.20.060 “Street Improvements”; 16.22.010 “Security For Subdivision Improvements” and 16.22.020 “Warranty Period and Warranty Deposit” was made by Jeff, seconded by Curtis and the vote was unanimous.****

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

PUBLIC HEARING ON ORDINANCE 17-15, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 16 “SUBDIVISION REGULATIONS”; SECTION 16.09.020 “APPLICATION AND FEES”; 16.09.030 “PRELIMINARY PLAT REQUIRED INFORMATION”; 16.12.020 “FILING DEADLINE, APPLICATION AND FEES”; 16.12.090 “EXPIRATION OF FINAL APPROVAL”; AND TITLE 17 “ZONING REGULATIONS”, SECTIONS: 17.48.060 “MODIFYING REGULATIONS”; 17.52.050 “MODIFYING REGULATIONS”; 17.56.050 “MODIFYING REGULATIONS”; 17.60.050 “MODIFYING REGULATIONS”; 17.92.020 “CONDITIONS”; 17.92.030 “APPLICATION PROCEDURES”.

Clay informed the council the proposed ordinance would change the requirement for signatures required on a plat in the past which are no longer needed.

Another change is changing the timeline for the final plat to be completed and signed off on from six months to twelve months.

Curtis mentioned most of the other cities in the valley are at twelve months for the final plat and by everyone being the same it should eliminate confusion for developers and builders.

Clay informed the council at the recommendation of the Cache County Building Inspection Department the requirements for rear yard and side yard allowances would be changed from three feet to five feet. If under five feet then a firewall is required per building code and can add significant expense to a project. At five feet, a firewall is not required.

****The public hearing opened at 6:30 P.M.****

There were not any comments or questions.

****The public hearing closed at 6:31 P.M.****

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 17-15.

Jeff mentioned changing final plat approval recording from six months to twelve months is a good change as there is no need to keep reapproving projects which have already been approved. Barbara concurred.

Barbara also felt it is better, when appropriate, to have the same requirements as other communities as it is easier for developers when the rules are the same from community to community.

The planning commission reviewed and approved the ordinance during one of their meetings and sent to the council for consideration.

Curtis mentioned the planning commission reviewed the entire ordinance and did not have concerns or issues and felt the changes were appropriate.

A motion to adopt Ordinance 17-15, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”; Section 16.09.020 “Application and Fees”; 16.09.030 “Preliminary Plat Required Information”; 16.12.020 “Filing Deadline, Application and Fees”; 16.12.090 “Expiration of Final Approval”; and Title 17 “Zoning Regulations”, Sections: 17.48.060 “Modifying Regulations”; 17.52.050 “Modifying Regulations”; 17.56.050 “Modifying Regulations”; 17.60.050 “Modifying Regulations”; 17.92.020 “Conditions”; 17.92.030 “Application Procedures” was made by Curtis, seconded by Kris and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

CITY MANAGER REPORT

Craig reminded the council the city applied for a grant from the land and conservation fund. There is a good chance the city’s application will be approved as there were only three applicants that submitted applications. If approved, the project will need to be completed within two years. The grant application is to expand Forrester Acres and develop the Pitcher property that was purchased with the intent of expanding Forrester Acres in the future.

Jeff asked the amount of the grant application? Craig replied \$375,000.

An agreement is being drafted between the city and the Smithfield Irrigation Company similar to the franchise agreements the city has in place with other entities. The city attorney is reviewing the agreement and eventually it will come to the council for review and possible approval.

Mayor Christiansen from Newton Town contacted the city staff about the possibility of doing an interlocal agreement between the two entities for justice court service.

Craig will visit with Judge Moore and Court Clerk Jodie Baldwin about the possibility of this happening and what will need to be accomplished and considered if the city is to consider such an agreement.

Jeff asked what is happening in Newton right now for court service? Craig replied they operate a justice court just like Smithfield does and they would dissolve their justice court and send all of their tickets, payments, trials, etc. to Smithfield if an agreement is made between the two entities.

Barbara asked what the advantages and disadvantages would be of such an agreement? Craig stated the city would generate additional revenue. The disadvantage is Judge Moore and Jodie would have a higher workload and their wages would need to be reviewed if their workload increases.

Jeff asked what would happen with the existing justice court judge in Newton? Craig replied he was not sure what would happen or was agreed too as that is a decision that would be made by the Newton mayor and city council.

Jeff asked if Newton would pay the city a fee for the service to come to the city? Craig replied all options need to be considered but either a fee or percentage could be charged.

The consensus of the council was to consider the request and have a draft agreement written for both communities to review and consider.

Rocky Mountain Power has a Wattsmart program that will help the city convert from regular light bulbs to LED light bulbs. The team from Wattsmart will review each city owned building and then provide a quote to the city staff to review. The highest cost per building the city would have to pay is \$1,300 or possibly as low as \$200 per building depending on the number of lights. The Wattsmart team will install the new lights and ballasts, if needed and provide a 12 month warranty on their work. The LED bulbs should last 20 plus years. As much as 20% to 30% per month could be saved on utility costs by switching to LED bulbs throughout the city buildings.

The city staff is in the process of changing out all of the street light bulbs to LED bulbs. The city received a rebate to help pay for that project.

Barbara asked for clarification on the cost of \$1,300. Craig replied the cost to the city per building could be as much as \$1,300 or as little as \$200. Each building will have a different cost based on the number of lights.

Curtis mentioned this is a one-time opportunity for the city as the Wattsmart team is in the city for a short period of time and then they move on to other cities and do not come back. Craig replied the Wattsmart team will only be in the city for three weeks.

Jeff asked if the Youth Center already had LED bulbs installed? Craig replied it does not but will at the conclusion of this project.

Craig asked the council for input on the very rough draft that had been put together at the request of the council in regards to mini/minor subdivisions. Curtis and Kris both stated the rough draft is a good starting point and what they want to review and consider. Craig informed the council a better rough draft will be created by the staff and work its way to the planning commission and city council for review and consideration.

Craig mentioned sewer and water infrastructure are mandatory but the council and planning commission will need to come to agreement on roads, curb and gutter and sidewalk in these areas where a minor subdivision would be allowed.

Barbara asked if the ordinance will only be for agricultural zones? Craig stated that is correct.

Barbara mentioned a mini subdivision ordinance is needed for the city and this is a step in the right direction.

Barbara asked how long before the council will consider the ordinance? Craig stated hopefully the staff, planning commission, council and residents can review before the end of the year so it can be approved by the start of 2018.

Jeff asked when curb, gutter and sidewalk would be required in an agricultural zone? Craig stated that is the main issue the commission and the council need to discuss and decide upon.

Justin reminded the council the primary election will be held on Tuesday, August 15th at the Civic Center from 7:00 A.M. to 8:00 P.M.

The number of candidates running for the two city council positions will be narrowed down from five to four.

There is no voting for mayor during the primary election as there are only two candidates running. The mayor and two council members will be elected in the general election in November.

Early voting will be held at the city office building during regular business hours starting on Tuesday, August 1st through Friday, August 11th. ID is required for anyone wanting to vote in the primary or general election.

Deon asked the cost difference between holding a regular election where people are required to go to the polls or a vote by mail election? Justin stated based on the cost estimates he received, the cost to have a vote by mail election would be over \$10,000 more than a regular election since both a primary and general election are required.

COUNCIL MEMBER REPORTS

Curtis mentioned the Smithfield Chamber of Commerce takes the summer months off so nothing is happening right now.

Two members of the planning commission are running for city council positions so if either or both of them are elected there will be changes to the commission. Right now there are five residents on a waiting list wanting to serve on the commission.

Josh Higginbotham received approximately \$1,100 in donations for his Eagle Scout project which is to build a GaGa Ball Pit.

Josh met with Recreation Center Director Brett Daniels and the location of the pit has been determined.

The cost to upgrade the materials for project from the lowest quality, being regular wood, to Trex Decking materials would be an additional \$400 above the donated funds. Josh's dad, Brian, has committed to pay \$200 of the extra \$400 if the city will pay the other \$200. Craig replied the city would be willing to pay the extra \$200 for the better quality materials.

Jeff asked Curtis if the cost difference was \$600 or \$400 as he was told the difference was \$600? Curtis stated he was told \$400 but if the cost is \$600 he would ask Brian to pay \$300 and the city to pay \$300.

Curtis mentioned Trex materials would be much better long term than regular wood.

Barbara asked where the \$1,100 came from? Curtis stated through private donations.

Barbara asked where this item is in the budget? Craig replied there is a specific line item in the Parks Department Budget for this project.

Barbara asked for the location of the GaGa Ball pit? Curtis stated it will be on a level surface at Mack Park.

Jeff mentioned during the tree inventory process that was completed by Ben Harris three large trees were reviewed, selected and scored by the state. The three trees are in the cemetery and will be listed on the Utah Registry of Big Trees. The trees are an Eastern Red Cedar, Norway Spruce and Eastern Arborvitae. The city received three plaques to display in the city office. The trees are ranked by score and the score is included on the plaque the city received.

Kris mentioned the council had discussed some possible options for the speeding problem on Summit Drive. Chief Allen obtained a quote and the cost of a solar powered sign that would list the speed of a car driving past it is \$3,900 per sign. Two signs would be required as a sign would have to be placed at each end of the road.

The area cannot have a sidewalk installed due to trees, landscaping and not enough space.

The police department has monitored the area in the past but when there is not a police presence people speed on the road.

Kris mentioned she felt the city should pay for the cost of one sign if the residents of the area are willing to pay for the second sign.

Jeff asked where the signs would be posted? Kris replied that would need to be determined by the residents of the area. A sign would have to be on both ends of the road.

Barbara asked which line item the \$3,900 would come from in the budget? Craig replied out of the "Streets – Sign Maintenance" line item.

Barbara expressed concern that residents would reduce their speed when the signs are installed but long term they would continue to speed and not pay attention to the new signs.

Kris expressed concern for the precedent which would be set as well as residents in other areas of the city could make the same request.

Barbara asked if the neighborhood was willing to pay the cost for both signs? Craig mentioned that is a significant amount of money for a neighborhood to raise and realistically the city would need to pay for one of the two signs. Kris stated asking the residents of the area to pay the entire cost was not reasonable or realistic.

Kris expressed concern the budget of the library was cut and other groups such as the youth council and senior center had their budgets restored but the library did not.

Kris stated she wanted funding to be redirected to the library for their line item for book purchases. Craig mentioned the overall budget of the library keeps growing each year. Some line items have been reduced but the overall budget is increasing.

Kris replied the book budget had been reduced and that was her concern. Craig mentioned in the last three fiscal years the line item for books had not been spent. In Fiscal Year 2017 there were \$4,175 in remaining funds in the book line item. In Fiscal Year 2016 there were \$1,591 in remaining funds. In Fiscal Year 2015 there were \$4,978 in remaining funds. The allocated funds have not been spent in the last three fiscal years.

Craig also informed the council after talking to the library staff during the budget process an area of need is for new computers. The new budget includes funding for eight new computers.

Curtis asked Craig if the library staff was aware the new book purchase line item had been underspent for the last three years? Craig replied he met with the library staff last week and a couple of the staff members were not aware. Curtis mentioned if the line item is being underspent year after year there is no reason to allocate additional funds unless the library board or staff comes in with a new request.

Craig mentioned the total for the entire library budget or any budget is the most important part of the budget. The individual line items might be above or below the budgeted amount but the total budget of each department cannot be exceeded. IT costs were up in the last fiscal year and will be up in the new fiscal year. The library has over twenty computers which need to be replaced. Right now there is not enough funding available to pay to replace all of them so eight will be replaced this fiscal year.

Kris mentioned she would visit with the library board about this conversation to make sure they all understood what has happened in the past and is happening now with the budget and the new book purchase line item.

Kris asked the council if it would be better for the Historical Society to go on their own and not be associated with the city? Kris mentioned they would have the power to do what they wanted when they wanted. A \$5,000 grant was received in the past but was not able to be utilized. The society could raise funds on their own for whatever purpose they choose. Is being part of the city impeding what the society wants to accomplish? They might be better off being a private organization. They don't receive a lot of funding from the city. If they were not part of the city they would have less rules and regulations to follow. The city is not in a position to financially support some of the projects the society would like to see accomplished. Would more grants and fundraising opportunities be available if the society was a private organization?

Jeff replied to Kris's comments by stating if this was a viable option other historical societies in the state would be doing this but they are not. There are approximately 100 cities in the state with CLG status. If the society is part of the city, grant funding can be obtained. Recently,

twenty cities in the state received grant funding in the amount of \$10,000 each for historical preservation projects. The society can get more funding being part of the city than as a private entity.

Kris asked if there are any issues with the society raising funds for their projects? Craig replied there are not. Donations need to be written to Smithfield City not the Smithfield Historical Society. The Smithfield City Historical Society is not a formal organization and cannot accept funds. The funds raised by the society in the last fiscal year have been earmarked for their Christmas Star project.

Jeff mentioned a CLG is a Certified Local Government. To become a CLG a historical society ordinance needs to be adopted by the council and a committee needs to be formed. At that point the city is then eligible to receive grant funding. Typically the grants require matching funds from the city. The matching funds could be funds donated by private citizens as well.

Kris mentioned several funds were struggling with their budget and she wondered if this would be a viable option. Jeff stated the Historical Society budget had been reduced and not increased for the new fiscal year.

Jeff stated Kris just wants the society to go away and not be part of the city. Kris replied she wanted them to have the freedom to do what they needed to do if it was a viable option.

Mayor Simmons arrived at the city council meeting at 7:03 P.M.

Kris stated she wanted to have the discussion to see if it was an option and if it is not a viable option then the council should not consider it. Jeff replied the society will have more options if they are part of the city and not a private entity. Barbara suggested talking to Ruth Swaner and other members of the society to see if there was any interest in becoming a private entity.

Deon mentioned a local LDS single adult ward would be overseeing the fair booth this year. There are some leftover materials in the basement of the city office building they hope to be able to utilize. So far only five cities have committed to doing a fair booth this year. This will be the last year in the current building at the fairgrounds. The buildings will then be removed and a new building built. Craig mentioned there is \$500 in the budget for fair booth expenses.

Deon informed the council he had recently been to Ephraim City and noticed in several places there is not a park strip between the curb and gutter and sidewalk. The sidewalk is right next to the curb and gutter and road. Would this be a viable option for the Lantern Hills Subdivision on Upper Canyon Road? Or would a better option be to widen the sidewalk to about 150% of the regular width? Clay replied the reason the city requires a park strip is to have an area for snow to be put in the winter months. If the park strip is removed there is not anywhere for the snow to go. The city standard for sidewalks is five feet wide and the trail system is wider.

Barbara mentioned xeriscaping in the park strip by the Lantern Hills project would be a good idea.

Mayor Simmons mentioned a reason Ephraim can get away without a park strip is they don't receive snow like Smithfield City does on an annual basis.

Deon mentioned the area where the park strip was removed is on the main road through town. Mayor Simmons asked Deon to contact representatives of Ephraim City to see if they liked this idea. If there were advantages or disadvantages to doing it now they have it in place and can analyze what was done.

Barbara mentioned in the past the senior citizens usually only met once or twice a month in the summer months. They met on their own on Tuesday, July 25th and had a potluck luncheon. A representative for the foot clinic was in attendance as well. The local food bank brought some free bread as well. The long term goal is to make the senior citizen group as independent as possible so they can do programs and have gatherings when they want and choose. The city is providing paper products, cleaning services, etc. for the senior's program on a regular basis. Right now the meals are being prepared and donated by a local eatery from Logan City.

The youth council will start their new year once school starts in a month or so. Once again a lot of youth have signed up and want to participate.

MAYOR'S REPORT

Mayor Simmons thanked the council for moving along the council meeting while he had to attend an unexpected event at the start of the meeting.

Mayor Simmons thanked all of the volunteers throughout the community that have stepped forward this year and especially this summer to make the community a better place. Communities are great because of the effort of volunteers.

Mayor Simmons mentioned Comcast Cares had been a great volunteer day of service for the community in 2015 and 2016 but the city was not selected to participate in 2017. The hope is the city will be selected to participate in 2018. Barbara mentioned it would be good to add the day of service to the calendar and let the residents know well in advance of the date so it can be planned for. Mayor Simmons concurred and stated the day of service helps to clean up the city the week before Health Days. An added benefit is raising funds for projects in the city the residents want to see completed such as the splash pad. The day of service is a great community event. Barbara mentioned an area of focus in the future should be cleaning debris out of the curb and gutter and storm drain areas. Weeds in the crack between the asphalt road surface and the concrete curb and gutter should be cleaned up as well.

Barbara mentioned she will contact Comcast and let them know the city is very interested in participating in 2018.

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

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

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

The executive session opened at 7:19 P.M.

Those in attendance: Deon Hunsaker, Barbara Kent, Kris Monson, Jeff Barnes, Curtis Wall, Mayor Darrell Simmons, Craig Giles and Justin Lewis

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

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

The executive session closed at 9:42 P.M.

Curtis made a motion to adjourn at 9:43 P.M.

SMITHFIELD CITY CORPORATION

Darrell G. Simmons, 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, July 26, 2017**. The meeting will begin at 6:00 P.M.

Welcome and Opening Ceremonies by Kris Monson

1. Approval of the city council meeting minutes from June 14, 2017
2. Resident Input
3. TAP award presentation by a representative of the Utah Local Governments Trust.
4. Recognition of the four young men who helped with the tree planting ceremony during the annual Arbor Day celebration during Health Days.
5. Jared Nielson, agent for Elk Ridge Estates, LLC, has requested reapproval of the Final Plat, Phase 4, 12 Lots, of the Elk Ridge Estates Subdivision located at approximately 120 South 1250 East. Zoned R-1-12. Original approval on July 13, 2016.
6. Craig Winder of Ironwood Development has requested approval of Phase 2, 14 lots, of the Final Plat for the North Creek Meadows Subdivision located at 300 South 830 East. Zoned R-1-12.
7. Craig Winder of Ironwood Development has requested approval for the Final Plat for Phase 4, 7 lots, of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12.
8. Public Hearing on Ordinance 17-13, an Ordinance amending Municipal Code Title 16 (Subdivision Regulations) Sections: 16.04.050 "General Responsibilities"; 16.04.060 "Compliance Required"; 16.05.010 "Purpose"; 16.07.050 "Improvements"; 16.12.030 "Preparation and Required Information"; 16.12.040 "Review by the City Engineer"; 16.16.010 "General Layout Standards"; 16.16.020 "Lot Layout Standards"; 16.16.030 "Street Layout Standards"; 16.16.040 "Protection Strips"; 16.16.060 "Public Access Along Waterway"; 16.16.070 "Storm Water"; 16.20.010 "Department Standards"; 16.20.020 "Subdivision Improvements"; 16.20.030 "Sanitary Sewer"; 16.20.040 "Culinary Water"; 16.20.050 "Storm Drainage"; 16.20.060 "Street Improvements" 16.22.010 "Security For Subdivision Improvements" and 16.22.020 "Warranty Period and Warranty Deposit".
9. Discussion and possible vote on Ordinance 17-13.

10. Public Hearing on Ordinance 17-15, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”; Section 16.09.020 “Application and Fees”; 16.09.030 “Preliminary Plat Required Information”; 16.12.020 “Filing Deadline, Application and Fees”; 16.12.090 “Expiration of Final Approval”; and Title 17 “Zoning Regulations”, Sections: 17.48.060 “Modifying Regulations”; 17.52.050 “Modifying Regulations”; 17.56.050 “Modifying Regulations”; 17.60.050 “Modifying Regulations”; 17.92.020 “Conditions”; 17.92.030 “Application Procedures”.
11. Discussion and possible vote on Ordinance 17-15.
12. City Manager Report
13. Council Member Reports
14. Mayor’s Report
15. Executive Session to discuss the character, professional competence or physical or mental health of an individual(s), Utah Code 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.