

SMITHFIELD CITY COUNCIL

AUGUST 26, 2020

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, August 26, 2020. 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: Curtis Wall, Jamie Anderson, Deon Hunsaker, Jon Wells and Wade Campbell.

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

VISITORS: Bryce Goodin, Michelle Anderson, Jeff Jackson, Julie Bair, Rick Black, Cheryl Cannell Burgess, Alma Burgess, Russell Smart, Lynn Godderidge, Lyle Coleman, Kristen Black, Michelle Downs, Jeremy Hunt, Brian Potts, Spencer Gunn

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM JULY 8 AND AUGUST 12, 2020.

A motion to approve the July 8, 2020 city council meeting minutes was made by Wade, seconded by Curtis and the vote was unanimous.

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

A motion to approve the August 12, 2020 city council meeting minutes was made by Wade, seconded by Curtis and the vote was unanimous.

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

RESIDENT INPUT

Spencer Gunn expressed concern the planning commission reviewed and approved an item on their agenda when the applicant did not even arrive until after the request had been reviewed and voted on.

Spencer asked if water usage has been reviewed in the city because a lot of new 12,000 square foot lots have been approved.

Spencer asked if recycling water from the splash pad has been considered.

Spencer mentioned he has an issue with property tax increasing. Farr West recently did a property tax reduction.

Spencer mentioned the city has the third largest elderly population in the state.

Spencer mentioned Deon was the only council member to vote against the recent property tax increase.

Spencer feels the residents are being taxed too death.

Spencer stated he thinks change sounds like a good thing for those serving on the city council and as mayor.

Spencer mentioned the world is not united as one country at this time. It would be great if people were united but they are not currently. Hopefully things will change.

Spencer suggested the council take more input on things such as taxes, water issues and development. The city does not have unlimited water.

Spencer was hopeful the city would take some of the recent \$130,000 property tax increase and purchase a water recycler for the splash pad. In July, 1,400,000 gallons of water was wasted.

Wade mentioned it is not a simple process to recycle water at the splash pad. Craig agreed and stated the area would be treated like a swimming pool if the water is recycled. Jon mentioned irrigation water cannot be used at the facility.

Clay mentioned water models are done for every new development coming into town. Currently, the city is looking to create a new water source.

Wade mentioned new development is helping to pay for costs as impact fees are received.

Wade mentioned the property tax rate was held the same this year as last year. If the value of a parcel was increased the city receives more revenue. If the value of a parcel did not change the amount received by the city is the same amount as last year. Property tax effects every resident of the city. The council wants to keep current rather than be behind and have to have a large increase to catch up.

Spencer asked what percent property tax increased last year as he knew the amount but wanted to know if the council knew the amount. Wade stated he did not have that information with him to review.

Spencer mentioned the water utility rate doubled. Jamie replied a public hearing was held and very few residents attended. The water rate increase was to pay for future capital project needs. The storm water utility increase was for capital improvement projects as well.

Spencer stated flooding is not a big issue in the city. Jamie replied he did not agree as it is not a problem until it happens and then it is a problem.

Spencer stated if someone floods because the city has the wrong system installed then the city should be liable.

Spencer stated a recycler at the splash pad should be installed even if it costs \$80,000 to \$130,000.

Spencer asked the council if they knew about water recycling units. Clay replied a person would have to be onsite at all times monitoring the system. Craig stated a recycling machine was considered but it was not installed because of the initial cost as well as the long term maintenance cost. Sampling would be required at least three times per day. Spencer replied the city is heartless for not having a recycling system in place.

Spencer stated if a resident knows somebody working with the city they can simply get their water bill wiped off. Curtis replied he was not sure what Spencer was referring to but BRAG (Bear River Association of Governments) offers some utility bill grant programs.

Spencer stated the property tax increase the council recently voted on was a city tax not a county tax.

Spencer mentioned new wells are being drilled on 800 West which will affect the city.

Spencer stated nothing ever gets done in the city as he has made several requests. Mayor Barnes replied he would agree to disagree. The issue regarding standing water in the grass at a soccer field at Forrester Acres is because of drainage. The field is being moved to a different location. Spencer replied it took over seven years for the issue to be resolved.

Russell Smart stated he wanted to talk about the sewer impact fee.

Russell felt the fee structure should be based on promoting conservation. Water conservation should be promoted as well.

Russell thanked the council for their service.

Jon mentioned impact fees are a one-time fee meaning they are only paid once when a new structure is built.

CONTINUED DISCUSSION ON THE SEWER IMPACT FEE AND RATE ANALYSIS.

This item was cancelled and no discussion was held.

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY VHST, LLC FOR APPROVAL OF THE FINAL PLAT FOR FOX MEADOWS 4, A (29) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 770 WEST 300 NORTH. ZONED R-1-10.

Mayor Barnes mentioned this subdivision would be north of Fox Meadows Phase 3 extending to Saddleback Road and then west to 800 West.

Jon asked if 700 West will be completed long term? Bryce Goodin replied it will be.

Mayor Barnes mentioned a sidewalk will be required for the entire project.

Jon asked if any of 800 West will have to be dedicated to the city? Bryce replied the annexation boundary of the city already includes 800 West.

Mayor Barnes mentioned there are 29 lots in the proposed subdivision.

Mayor Barnes asked if a water model had been completed? Clay replied it is mandatory for all new subdivisions.

Mayor Barnes asked for the water model to be provided to the council for review for future subdivision requests.

Curtis mentioned he wanted to see more than just the water model. Curtis wants to know how the information in the water model is calculated.

Curtis asked to have J-U-B Engineers come to a future city council meeting to review the water modeling process.

Jon mentioned he reviewed the construction drawings and it appears a secondary (irrigation) water system will be installed? Bryce replied that is correct.

Jon asked if the Smithfield Irrigation Company infrastructure the subdivision would tie into is adequate to supply irrigation water to the subdivision? Bryce replied Sunrise Engineering is working with the Smithfield Irrigation Company to review the area and what is needed. For Phase 1 of Fox Meadows the irrigation company told Visionary where to run the irrigation lines and install valves.

Jon mentioned this will be a good use of the irrigation water in this area.

Curtis mentioned he supported all new homes having irrigation water when available.

Mayor Barnes asked if the irrigation company is requiring water meters to be installed? Jon replied water meters are required on all new irrigation water connections.

Mayor Barnes asked if the homeowner will have to pay to have a meter installed? Bryce replied that is correct as it is a new requirement by the state.

Jamie asked if a meter costs around \$400? Bryce replied he would guess that is a reasonable estimate but it depends on what the irrigation company approves.

Wade mentioned he was told by more than one person in the area who is purchasing a new home they were not aware they were part of an H.O.A. (Homeowner's Association).

Wade stated he was told there was some verbiage in the contract where it states the homeowner will not make disparaging comments about Visionary Homes.

Wade stated he assumed there was some fine print in the contract. Wade was hopeful Visionary could do something else moving forward to make it very obvious a home buyer in that area would be part of an H.O.A. and be required to pay a monthly fee for sewer service on top of what they pay to the city as part of their regular utility bill.

Most new property owners in the area are not aware they are connected to a private sewage lift station and have to pay a monthly fee.

Bryce mentioned there is a note on the final plat but he understood people do not review or see the final plat.

Bryce stated he was not part of the process where the documents are signed so he was not sure exactly what was presented to a homebuyer in this regard.

Wade asked Visionary to please make sure all new homebuyers are aware of the fee and what they are paying for.

Jeff Jackson stated he would take it upon himself to make sure a new additional contract is part of the closing process which clearly states the fee and what the fee is for.

Jeff mentioned the lift station is only one step down from the lift station the city would install. It has two pumps and an alarm system. The only thing it does not have a city system has is a SCADA system. The H.O.A. will have a reserve account to pay for new pumps as well as maintenance and repair of the system.

Jeff stated a letter will go out to everyone making it clear. So they understand the lift station is private and a fee will be paid by the property owners to maintain it.

Jamie asked the life span of the private system. Bryce replied the pumps should last seven to ten years.

Mayor Barnes asked if Fox Meadows Phases 2, 3 and 4 will be on the private lift station? Jeff replied that is correct.

Bryce mentioned a private company has been hired to maintain the system. There is a backup generator in place which will be tested monthly. The pumps will be pulled and inspected as needed. The entire system can be monitored remotely. There are two alternating pumps which operate the system so if one fails the other one will continue to operate.

Jamie asked what fee is expected to be? Bryce replied it is being setup as a reinvestment fee which means it will be a one-time \$150 fee. Jeff mentioned it is different mechanism than a monthly fee. The fee will only be paid one time and that is when a parcel is sold and the transaction closes.

Bryce mentioned if a future project includes open space then a new fee might be required at that time to maintain the area.

Jamie asked how many homes will be on the lift station system between Phase 2, 3, and 4 of Fox Meadows. Jeff replied approximately 90.

Jon asked how many more units the lift station can handle? Jeff replied all of the annexation area, approximately 97 acres, which has been submitted for consideration. Bryce replied it is expected the lift station will be able to handle even more than that long term.

A motion to approve the Final Plat for Fox Meadows 4, a (29) unit/lot subdivision located at approximately 770 West 300 North was made by Curtis, seconded by Wade and the vote was unanimous.

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

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 20-22, AN ORDINANCE ANNEXING CACHE COUNTY PARCEL NUMBERS 08-089-0003, 08-089-0004, 08-039-0015, 08-039-0016, 08-042-0018, 08-042-0023, 08-042-0022, 08-042-0007, 08-042-0009, 08-042-0010, 08-042-0021, 08-042-0019 AND 08-079-0071. THE PARCELS TOTAL APPROXIMATELY 97.12 ACRES. THE PARCELS ARE LOCATED AT APPROXIMATELY 400 NORTH 800 WEST.

****The public hearing was opened at 7:09 P.M.****

CHERYL BURGESS: I live just outside of the city limits. I consider myself a resident even though I am not one. The land we own has been in our family since the 1800's. The land being proposed for annexation is basically in our backyard. We don't have any desire to be annexed into the city. We don't have to be annexed into the city based on the current law. Many homes in our area are on larger lots. If you choose to annex these parcels into the city you need to consider future building lot sizes. Right now the land falls under the county master plan which is in place. In the past there have been comments about not building in the city west of 800 West. Duane Williams got a subdivision approved in the county in this area. You are looking at annexing the land where the future pump station will be located. It impacts those of us who live in the county. My family has been approached many times about selling our land. It is exhausting how many times we have been contacted. We have owned forty acres since the 1800's. Many developers have contacted us. What are the developers going to do with the land being annexed? They will make camping spots. We have land and that is what has kept us living in the area. Our family has been there since the 1800's. We have farmed the land for over 100 years. By allowing 10,000 square foot lots nearby you are making camping spots. People will come and stay for a short time but not forever. Look at other parts of the state. There are a lot of homes on small lots. People don't stay there. Crime goes up. If you want the city to stay beautiful consider the lot size. It matters more than anything. People have to park in front of their neighbor's homes if they live on small lots. There is no space for growth for them. There is no space for anything on a small lot. We have absolutely no desire to be annexed into the city. Neither does Mont Poulsen. There is a recent rumor they want to build townhomes down there. At this meeting and at other city meetings I don't appreciate you laughing when you approve something. This should not be funny to you. We are against this annexation request.

ALMA BURGESS: We live just west and south of the proposed annexation area. Developers contact us on a regular basis. You won't be representing the city at a future time. Someone will be in your position and have to answer the following question: "Where has all the agricultural land gone?" It has disappeared and is now homes. There are so many small spaces being created. There are problems with high density housing. Crime goes up. Problems between neighbors increase. You can look at the area and decide now what you want to see. You can decide what future families will have and realize. Our family has lived here since the 1800's. It has been used for agricultural purposes all that time. It is our heritage and history. People are trying to get rid of history. Keep the history of the city and surrounding area intact. Have your children and grandchildren see what agricultural land is all about. Be fiscally and ethically responsible. Maintain our history and heritage. We have no desire to be annexed into the city. Many neighbors of ours have moved there to have space and elbow room. We have space so we can have family reunions and people come there. There is a lot of turnover on small lots. There is not enough space in a small lot. There is not enough room for family gatherings. We have no desire to be annexed into the city. The law won't allow it unless we request it.

****The public hearing closed at 7:20 P.M.****

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| DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-22. |
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Mayor Barnes stated he wanted to address some of the comments made by the Burgess's. The city does not contact people and ask them to annex into the city. It is not something the city does. The people who own the land have the right to request it be annexed into the city. The city cannot force people to come in who do not want to come in. The city doesn't have an issue with people who do not want to annex into the city. All of the parcel owners in this request have asked for their parcels to be annexed into the city. There are benefits to being in the city as well as in the county. Property owners have the right to do what they feel is best with their land.

Jamie mentioned if the request is approved he wants it to tie into the trail system of the city long term.

Mayor Barnes mentioned both the city and the county have a master plan. The parcels being considered for annexation or within the proposed annexation boundary of the city. Every city has a future annexation plan.

Mayor Barnes asked what the general plan calls for the area north of Saddleback Road to be zoned as? Craig replied medium density.

Mayor Barnes asked what the general plan calls for the land to be zoned west of 800 West? Wade replied agricultural.

Mayor Barnes mentioned the council will only consider the zoning of a specific parcel of land in the future if the property owner makes a rezone request. The city has a master plan in place for these areas if they are annexed.

Wade mentioned the current zoning map, as well as the future annexation plan map, are available to view on the city's website.

Mayor Barnes mentioned Smithfield City owns a parcel which is being considered for annexation as part of this request. Cheryl replied it used to be known as the Smithfield dump and she put stuff there as a kid. Jon replied the area is no longer a dump as current rules and guidelines do not allow for it.

Wade mentioned he comes from an agricultural family. Land in Wellsville has been owned by his family since 1912.

Wade currently operates a small farm and owns some cows and horses.

Wade mentioned the council has concerns about development in that area of town. Nothing is being rubberstamped and approved. The council and the mayor don't want the area to look like Vineyard, Utah where there are many homes in a small area.

Wade suggested those with concerns be involved in the rezone process. Growth is hard. Areas where Wade used to ride his horse are now occupied with homes.

Wade mentioned the only way to stop growth is to own the land.

Mayor Barnes mentioned he formerly worked for the USDA (United States Department of Agriculture).

Mayor Barnes wrote the first agricultural easement in Cache Valley for the Meikle Farm. Many other easements have been completed since that one was completed.

Some parcels in Cache Valley have had the development rights purchased. This means the area can still be farmed but new buildings or businesses will not be allowed on the parcels. There is one west of Smithfield where this is the case.

Years ago the residents of Cache Valley had an opportunity to vote on putting a tax in place to pay for conservation easements. Mayor Barnes voted in favor of the measure. The majority of Cache Valley voted against it and it was voted down.

Mayor Barnes stated in his opinion people did not favor implementing a tax to save farms from development.

Wade mentioned he worked at the state capital in 2012. Some measures were presented to preserve land but they were shut down by the governor and the senate.

Mayor Barnes mentioned many local landowners have chosen to sell their land as they have gotten older. People have the right to buy and sell property.

Curtis mentioned the parcels formerly known as the Buchanan Dairy are zoned for two-acre lots. Surprisingly the parcels have not been developed because of the larger lot sizes. Requests have been made to consider rezoning the parcels to a higher density but nothing has officially been filed because the general plan shows leaving the existing zoning classification on those parcels. The parcels only total about eleven acres so it is not a large area.

Jon mentioned he owns some acreage and it is hard to manage two acres or more.

Jon raises some cattle and other animals on his parcel and understands the concerns of the agricultural community.

Jon mentioned the council will be taking a hard look at any request for development west of 800 West.

Deon mentioned Smithfield is about the same size Logan was when he was young and grew up there.

More people are staying in the valley as they get older. They are not leaving like in the past.

Deon mentioned it is the responsibility of the city to provide a place for housing. The city does not have to supply housing but it has to supply a place for housing to go.

Population projections show the valley doubling in size in the next 25 years.

Smithfield will have a hard time doubling in size the way the city is laid out according to Deon.

People are upset and opposed to any type of development. It is a no win situation.

Deon wanted to reiterate the only item being considered by the council is the annexation request. If annexed the parcels would be A-10 (Agricultural 10-Acre). A developer would have to make a separate request to rezone any of the parcels. Jamie concurred and mentioned the council, mayor and staff have no idea what might be proposed in the area in the future.

Mayor Barnes mentioned growth is hard. Every city in Utah is growing. Farmland is being lost across the state. It is the nature of the game. Nice homes are being built in the city. Not everyone will leave the homes they build in this area of the city. There will be turnover no matter where new homes are built. Crime is already in the city. Crime is where people live. The quality of the people purchasing homes in this area is good. Quality homes are being built.

Jon mentioned during the annexation process the city can make requests they cannot make at other times.

Jon asked the council to consider requesting property be given to the city for a regional park. Forrester Acres is about a half mile away (south) and there is a playground area there. The downside is a state highway must be crossed to get there. The developer will have to develop a storm water retention pond so the area for the park could possibly be included in that area. Water

has collected along 800 West for decades due to the slope of the land. The storm water will have to go somewhere now the area is being developed.

Curtis mentioned the general plan shows a future park in that area of town.

Jamie asked a park of what size? Jon said the area north of 800 West Saddleback Road might be a good option as there is a large hole in that area the developer will have to deal with. Homes could be put in this area if it is filled in. Jeff Jackson replied the storm water retention pond will be in that area long term.

Jamie asked what needs to be stipulated in the approval for this request? Craig replied it must be very clear what the council wants in regards to a park and trails.

Jamie asked how much land is needed? Jon replied four acres.

Mayor Barnes mentioned there will be a large cost to the city to develop the park.

Jamie asked how big Sunset Park is? Jon replied he thought it was larger than four acres.

Curtis asked what the long term plan is for the parcel the city owns in the annexation request? Mayor Barnes replied it will be an area for public works to store items and material. Wade replied right now it is a training area for the fire department.

Craig mentioned the parks master plan discusses walkability. The reason a park is projected north of this location is because of the walking distance from a new park to an existing park.

Jamie mentioned there is no guarantee there will be future annexation to the north of this request. There is already a park planned for those living in the Crow Mountain Road area. Curtis mentioned that park will be more of a nature park.

Jon said after reviewing the aerial, Sunset Park is about 3.33 acres.

Jamie stated there is a cost to maintain a park as well as roads and other city services in the area. People want these amenities but don't want an increase in taxes to pay for them. The nice thing would be there is not a timeline for the construction of the park.

Jamie mentioned a local park offers a better quality of life and people want them close by.

Curtis mentioned it would be an open space area and he was hopeful it could be turned into soccer fields. The city needs more sports fields as the city continues to grow.

Craig reminded the council they cannot tell the requestor exactly which parcel they want. They can only dictate the size of the property not the location.

Mayor Barnes mentioned there are several different landowners involved in this request. Craig concurred and reiterated the city can state the size of the parcel but not the location. Jamie replied it would be up to the developer to determine the exact location of the park.

Jon mentioned if a trail is wanted then acreage will be needed for it as well. Craig mentioned he was not sure how a trail would be tied in as the trails master plan does not extend into this area. The trails plan is further south on 800 West than these parcels. Jamie replied trails connect in other areas which were not originally part of the trails master plan. Craig replied the developer would not have to develop the trail but the city could require the land be given to the city for the trail to be built on. Mayor Barnes mentioned in some cases sidewalks are trails.

Jeff Jackson stated he wants open spaces with walkability.

Jeff does not want subdivisions of only 10,000 square foot lots. A zone would have to be created in the city to allow for this. Right now there is not a zoning classification allowing for this type of development. Jamie replied the larger the parcel the denser the developer wants to develop it. Jeff replied that is correct.

Jeff mentioned he supports parks and trails but he needs the tools to be able to create such a development.

Jeff mentioned he will have to work with the other property owners in the annexation request to determine how much land each one of them will have to give up if the city requires property for a park.

Jon stated his preference would be about four acres in the area of the northeast corner of the intersection of 800 West Saddleback Road.

Jeff mentioned there is a good location for a park in the southwest part of Parcel Number 08-042-0023. Jon stated he suggested that area because it would be hard to build homes in the area.

Cheryl Burgess stated the council has the control not the developer. The developer should not be giving the council an ultimatum. The developer should be held responsible. The developer should not dictate the terms of the request. The council is in charge not the developer.

A motion to adopt Ordinance 20-22, an Ordinance annexing Parcel Numbers 08-089-0003, 08-089-0004, 08-039-0015, 08-039-0016, 08-042-0018, 08-042-0023, 08-042-0022, 08-042-0007, 08-042-0009, 08-042-0010, 08-042-0021, 08-042-0019 and 08-079-0071 with the condition three (3) contiguous acres of land be donated to the city and consideration given for trail which could tie into the Trails Master Plan of the city was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

Mayor Barnes mentioned it was a tough decision by the city council. Development in the area is not approved. The process would continue if a rezone request is made to the city. Anyone interested in development in the area should stay involved and attend the meetings when they happen; especially on a rezone request.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 20-11, A RESOLUTION APPOINTING A TRUSTEE ON THE CACHE MOSQUITO ABATEMENT DISTRICT.

Mayor Barnes mentioned the proposed Resolution would make Curtis the new representative for the city.

Curtis would finish Roger Lincoln's term and then start a new term in January 2021.

Curtis mentioned he was willing to serve as needed.

A motion to adopt Resolution 20-11, a Resolution appointing Curtis Wall as a representative on the Cache Mosquito Abatement District was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-21, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 "ZONING REGULATIONS", DELETING IN ITS ENTIRETY SECTIONS 17.93.010 "PURPOSE OF THIS CHAPTER", 17.93.020 "DEFINITION", 17.93.030 "CONDITIONS", 17.93.040 "DESIGN STANDARDS", 17.93.050 "REASONABLE ACCOMODATION" AND ADDING IN ITS ENTIRETY SECTIONS 17.93.010 "PURPOSE", 17.93.020 "PERMITTED USES", 17.93.030 "REVIEW PROCESS", 17.93.040 "DEVELOPMENT STANDARDS", 17.93.050 "LICENSE AND CERTIFICATION" AND 17.93.060 "REASONABLE ACCOMMODATION".

Craig mentioned the staff received an inquiry regarding a residential treatment facility. After reviewing the city code it was determined the city code does not meet state or federal law. The city attorney has reviewed and approved the Ordinance. The Ordinance meets fair housing laws as well as state and federal requirements. Usually the number one discussion point is the number of unrelated people in a household.

Jamie asked why it states 90 days is needed to render a decision on an application? Craig replied a Utah court case stated a reasonable timeframe is needed. The court determined a reasonable timeframe is not five months but did not give a specific amount of time. The staff felt 90 days was appropriate. Most other cities have the 90 day requirement as well.

Curtis asked why this Ordinance has been proposed? Craig replied the city was contacted about one of these types of treatment facilities. After reviewing the current city code it was determined it was out of compliance.

Mayor Barnes felt the Ordinance is appropriate as current laws and regulations need to be met.

Curtis asked where these types of facilities are allowed? Craig replied in all residential zones. Jon replied that is dictated by the federal government.

Curtis asked if where the facilities are allowed is included in the Ordinance? Jon replied it is included in Section 17.93.020 "Permitted Uses".

A motion to adopt Ordinance 20-21, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", deleting in its entirety Sections 17.93.010 "Purpose of this Chapter", 17.93.020 "Definitions", 17.93.030 "Conditions", 17.93.040 "Design Standards", 17.93.050 "Reasonable Accommodation" and adding in its entirety Sections 17.93.010 "Purpose", 17.93.020 "Permitted Uses", 17.93.030 "Review Process", 17.93.040 "Development Standards", 17.93.050 "License and Certification" and 17.93.060 "Reasonable Accommodation" was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-20, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 16 "SUBDIVISION REGULATIONS", SECTION 16.09.030 "PRELIMINARY PLAT REQUIRED INFORMATION" AND 16.16.020 "LOT LAYOUT STANDARDS" AND AMENDING THE CONSTRUCTION AND DESIGN STANDARDS PART I "DESIGN STANDARDS", SECTION 5.0 "CULINARY WATER SYSTEM DESIGN", SECTION 7.1 "SEWER MAINS" AND SECTION 8.1 "GENERAL".

Jon mentioned he had an item to discuss. The Ordinance would require sewer, storm water and culinary water infrastructure to be in the public right-of-way and not go through private property.

There is an issue in this regard with a new subdivision which is proposed south of Sky View High School. The storm drain line will go through private parcels. This Ordinance would prevent this from happening in the future.

Jon asked the council to consider adding a section including irrigation water would be the same way. All new irrigation lines would be run in the public right-of-way as well.

Jamie asked if this would affect homes already built or just new homes moving forward? Jon replied only new building moving forward.

Jamie felt the new requirements are appropriate.

Deon asked if the city really wants right-of-ways dedicated to the city? Jon stated that is correct.

Mayor Barnes asked Jeff Jackson if he had an issue with this proposal? Jeff said he did and asked if the public hearing had already been held. Clay replied a public hearing has already been held on the Ordinance.

Jeff mentioned sewer runs downhill to flow properly and he was concerned about having twenty foot areas in various places. Clay replied right now a twenty foot easement on private property is required.

Jeff asked if the land would be dedicated to the city? Clay replied that is correct.

Michelle Anderson asked who would maintain these areas? Jon replied the city would.

Jeff stated there are pieces which are landlocked throughout the city and this Ordinance will end up having twenty foot strips of land dedicated to the city all over town. Clay replied developers are encouraged to put the utilities in the right-of-way.

Jeff mentioned with new technology he did not think there would be a need to go into people's yards in the future to make repairs.

Jeff stated he was not sure it was better the city would own the 20 feet than leave it as private property.

Deon asked why "easements" was being replaced with "dedications" in the Ordinance? Clay replied because an easement is owned by someone else. A dedication is owned by the city.

Deon stated easements or for more than just a city they can be by anyone such as Rocky Mountain Power or Questar Gas. The area is typically not dedicated to any of these groups. An easement is just put in place for those groups to access the area. Clay replied this Ordinance does not concern Rocky Mountain Power or anyone other than Smithfield City.

Mayor Barnes asked for an example of where this Ordinance would be applicable too. Clay replied all of Fox Meadows 4 has the utilities in the right-of-way.

Curtis asked what about the Fairway Ridge Subdivision? Clay replied there is an easement for the sewer and storm drain in that subdivision.

Jeff Jackson stated the only subdivision he recalled Visionary Homes completing in town with all of the utilities in the right-of-way is some of Fox Meadows. North Creek Meadows and other subdivisions would require the dedication of property if they were constructed today.

Wade mentioned there will be a lot of extra mowing and maintenance if these areas are owned by the city. Craig replied in the future these utility lines become the responsibility of the city. In some cases trees, yards, fences and other landscaping will be damaged to make repairs to these lines if the area is not owned by the city.

Jamie asked if the expectation is the developer will better plan for this issue in the future? Craig replied that is correct.

A motion to adopt Ordinance 20-20, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Section 16.09.030 “Preliminary Plat Required Information” and 16.16.020 “Lot Layout Standards” and amending the Construction and Design Standards Part I “Design Standards”, Section 5.0 “Culinary Water System Design”, Section 7.1 “Sewer Mains” and Section 8.1 “General” amending the Ordinance to include Section 6.1 “General”, Paragraph “H” was made by Jamie, seconded by Wade and the vote was unanimous.

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

PUBLIC HEARING ON RESOLUTION 20-12, A RESOLUTION ADOPTING THE WASTEWATER MASTER PLAN.

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

There were not any comments or questions.

****The public hearing closed at 8:25 P.M.****

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 20-12.

Jon mentioned the sewer master plan had been reviewed by representatives of Sunrise Engineering and the council at a previous council meeting.

Clay mentioned the plan includes future projects and accounts for growth.

Mayor Barnes mentioned he wanted to clarify for those in attendance that wastewater is also known as sewer.

Jamie mentioned some of the future projects are projected out 40 years from now. Do the estimates provided in the plan include inflation? Clay replied they do.

Jamie asked if there will be some cost sharing on projects with Hyde Park? Clay replied there would be for a couple of projects. Craig mentioned for the upsizing of the main trunk line will be the biggest joint project.

Jamie asked if Hyde Park was aware they would be involved in the project in the future. Craig replied it is included in our agreement with them.

Mayor Barnes mentioned several projects are listed in the plan and they are prioritized in order of need.

A motion to adopt Resolution 20-12, a Resolution adopting the Wastewater Master Plan 2020 was made by Wade, seconded by Curtis and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 20-13, A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION FOR ANNEXATION ON CERTAIN REAL PROPERTY UNDER PROVISIONS OF SECTIONS 10-2-406 AND 10-2-405, UTAH CODE ANNOTATED, AS AMENDED. THE PARCELS BEING CONSIDERED FOR ANNEXATION ARE LOCATED AT APPROXIMATELY 1080 EAST 600 SOUTH. PARCEL NUMBERS 08-123-0001 AND 08-123-0006. THE PARCELS TOTAL APPROXIMATELY 35.27 ACRES.

Justin mentioned this annexation request is for two parcels which total approximately 35.27 acres.

One of the parcels is a section of road owned by Smithfield City.

This is the first step in the annexation process. Hyde Park, Cache County and others will be notified about the request.

The parcel is located below the "SV" hill on 600 South.

The parcel would come into the city zoned A-10 (Agricultural 10-Acre).

Jamie asked if this area would be a potential spot for a new fire department substation? Chief Downs replied as Smithfield and Hyde Park grow a substation will be needed somewhere in this area.

Jamie asked how much land would be needed for a substation? Chief Downs replied in Hyrum there is around three acres of land. Enough room is needed for a two-bay substation.

Curtis asked if trails need to be included? Jamie replied trails should be considered on any annexation request. The canal in this area is blocked off by a landowner. Long term it would be nice to tie the irrigation canal trail into Sunset Park.

Mayor Barnes asked if development on Parcel Number 08-121-0010, which is directly north of the parcel being considered for annexation, has already been approved? Clay replied the council has already approved the subdivision for that parcel which is Phases 11 and 12 of an existing subdivision.

Mayor Barnes mentioned some of the parcel is currently being farmed. As the parcel goes east it gets quite a bit steeper.

Mayor Barnes asked who owns the small sliver of land between the irrigation canal and the parcel being considered for annexation? Justin replied the Meikle family.

Deon mentioned 1000 East needs to be discussed as it is planned long term to go all the way into Logan.

Mayor Barnes mentioned he talked to the Meikle family about a year ago and there was a general discussion on the annexation of some of their land.

Mayor Barnes asked if there will be water issues on the parcel if it is proposed for development? Clay mentioned a water model will be required. It had been suggested to the developer of the land they do a water model as soon as possible as there is a lot of head loss from 300 South to this parcel.

Mayor Barnes asked if there needs to be a discussion on 1000 East? Jon replied 1000 East is on the Meikle property and would only touch this parcel in a very small area in the southwest corner of the parcel.

A motion to adopt Resolution 20-13, a Resolution accepting a Petition for Annexation for Parcel Numbers 08-123-0001 and 08-123-0006 was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 20-14, 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 PARCELS BEING CONSIDERED FOR ANNEXATION ARE LOCATED AT APPROXIMATELY 850 SOUTH 250 EAST. PARCEL NUMBERS 08-117-0018, 08-119-0016 AND 08-119-0008. THE PARCELS TOTAL APPROXIMATELY 23.51 ACRES.

Mayor Barnes asked if this proposed annexation is for three parcels of land located south of the Canyon View Subdivision on 250 East? Justin stated that was correct.

Mayor Barnes asked what zoning the General Plan calls for in this area? Craig replied medium density.

A motion to adopt Resolution 20-14, a Resolution accepting a Petition for Annexation for Parcel Numbers 08-117-0018, 08-119-0016 and 08-119-0008 was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

****The council took a short recess at 8:45 P.M.****

****The council meeting was reconvened at 8:54 P.M.****

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| DISCUSSION ON FIRE AND EMS DEPARTMENT SERVICES. |
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Mayor Barnes mentioned CCEMS (Cache County Emergency Medical Services) is dissolving at the end of the year. Something must be put in place by the end of the year for service to continue.

Chief Downs mentioned the department is moving forward in obtaining an ambulance license from the state. Right now the department is working on obtaining a Medicare and Medicaid license.

Projected revenue for the last fiscal year was \$800,000. The actual amount received was \$799,834.

The call volume for the department has decreased since spring due to COVID-19.

The summer months have been busier than the spring.

The cities and towns located in the south end of the valley have asked the county to run their ambulance service. The county is working on receiving a license for that area of the valley.

A proposal is being considered where the county and Smithfield City would be partners in CCEMS.

One proposal stated the county would take over control of all of the full-time employees in the Smithfield department. Chief Downs felt this would be very detrimental to the local department.

A contract could be considered, like is currently in place with CCEMS, where the calls are done by full-time, part-time and volunteer employees.

Wade mentioned he had emailed the council a copy of the proposed contract. Mayor Barnes replied many changes are needed to the contract before it can be considered for approval.

Chief Downs mentioned the city will continue to work on a license in case things do not work out with the county.

Wade mentioned representation on the board needs to be discussed. Chief Downs mentioned there is a CCEMS board and it would include a mayor from the north end of the valley, a mayor from the south end of the valley, a member of the county council and the county executive. Mayor Barnes replied it would also include a council member from the north end of the valley and south end of the valley.

Wade asked the council where the city would be considered a partner in the agreement does the city want a permanent seat on the board or to be part of the rotating board members? Mayor

Barnes replied the question is does the council want the mayor of Smithfield to be a board member permanently. Jamie replied where the city is a partner, the city should have a permanent board member. Where it involves the budget and city employees the city should have some oversight into the program.

Jon stated one option being considered is the city would be a partner. Right now the county and Logan City run the program so if there is any profit the county gets to keep the profit.

Jon expressed concern if the city continues to be a subcontractor the city will never receive any of the profit. Chief Downs replied the profit stays in CCEMS and does not go to the county.

Chief Downs replied there are two options to consider. Operating the department independently or joining into an interlocal agreement with the county. Craig mentioned there is also the option to contract with the county to provide coverage in the north end of the valley but not be a partner in the program.

Jamie asked what the council should do? Chief Downs replied it is too early to tell if an agreement can be put in place with the county. Things will need to move quickly if the city goes on its own as ambulances will need to be ordered very soon. Some grant funding has been secured to help with this purchase, if needed.

Chief Downs mentioned the proposed fee which would be charged to the cities and towns in the south end of the valley is \$15.00 per person per year. Some cities in the north are already paying this so it will need to be reviewed to see how it will work and what they will be charged.

Jamie asked if there are any issues in obtaining a license for the city? Chief Downs replied the city already has an ambulance license. The Medicare license is currently being worked on. Once the Medicare license is obtained then a Medicaid license will be applied for.

Jon asked if all of the required licenses can be obtained by December 31st? Chief Downs replied they can be.

Jamie mentioned the main reason the city already applied for an ambulance license was in case something could not be worked out with the county.

Mayor Barnes mentioned the first meeting with the county was difficult. The county wanted to take the employees of the city and make them county employees. The city wants the department to stay intact.

Jamie asked who is attending the meetings in behalf of the county? Mayor Barnes replied Cache County Fire Chief Rod Hammer, County Executive Craig Buttars, Tony Baird and Bryce Mumford.

Wade mentioned if the county and city cannot come to an agreement that works for both entities then each entity can do their thing on their own.

Jamie felt the city still controlled its own destiny and that is what he preferred.

Mayor Barnes felt after meeting with the county a couple of times an agreement can be reached which will keep the city's department intact and operating as it has been in the past.

Wade mentioned a concern of the county is the city will be like Logan and abandon the agreement and leave. Jamie replied Logan would not have terminated the agreement if they were fairly compensated.

Jon asked if the county approached the city with an agreement to consider? Mayor Barnes replied he asked to meet with the county. The first agreement which was reviewed was the original CCEMS agreement from many years ago. The agreement needs to be updated and changed to make it current.

Jon asked if the city will have input into proposed changes to the agreement? Mayor Barnes replied the city is involved in modifying the agreement. Jon replied both parties need to be equally represented in the agreement so it is fair to everyone involved.

Jamie asked if the legal counsel of the city was involved yet? Craig replied legal counsel will be involved when a final agreement is ready to present to the council for consideration.

Wade asked if the city wants a permanent representative on the board? Craig replied as proposed it is a five member board. Mayor Barnes replied it will be a six member board if the Smithfield City mayor is made a permanent board member. Chief Downs mentioned the county executive is a permanent board member as well.

Jon felt the city should have a permanent board member where the county has a permanent board member in the county executive. Deon concurred.

Deon asked if the county has obtained their ambulance license? Chief Downs replied they are in the process of obtaining it.

Chief Downs replied in the simplest terms would could happen is the existing CCEMS agreement would be modified to remove Logan and put Smithfield in its place.

Jamie asked for clarification on who would be on the board. Chief Downs replied a council member and mayor from the north end of the valley, a council member and mayor from the south end of the valley, the county executive and the Smithfield City mayor.

Curtis stated Smithfield needs a permanent board member.

Mayor Barnes mentioned he expected the city and county to continue to meet at least once or twice a week on the agreement.

Wade asked Chief Downs to inform the department even though there is some confusion on the agreement the council, mayor and staff still support them and what they do.

Mayor Barnes mentioned himself, Chief Downs, Wade and Craig have been in the meetings between the city and county.

CITY MANAGER REPORT

Craig informed the council the city has received some CARES Act funding. The city has already received the first distribution of the funds. The second distribution should be received at any time. The funding will total approximately \$700,000.

The items which can be purchased with the funding are restricted. Products are being purchased which help to minimize human contact on surfaces. Items such as automatic door openers and automatic flush toilets will be installed. Some changes will be made to the council room so distance meetings can be done when needed.

Craig asked Clay to give an update on the well project.

Clay mentioned the city has been looking for a new water source for quite a while. A test well was drilled at 69 North Main. The location of the old city office building. The Del Monte plant area was considered but not an option because the city could not control the area within a 100 foot radius of a well.

The results of the test well showed three different confined aquifers between 300 feet and 800 feet.

There was not anything of value over 800 feet deep. The test well was drilled to 1,000 feet deep.

The tests show the flow should be 900 to 1,400 gallons per minute.

The process of getting a new production well will start this fiscal year as it is included in the budget.

In Fiscal Year 2022, the well house and pump will be included in the budget.

The city is currently working with the Utah Division of Drinking Water on the exact location of the new well. They have to approve the final well location.

The Division of Drinking Water has possible concern making the area where the test well was drilled the permanent location of the production well.

Curtis asked what the issue is with the test well location? Clay replied there is a tin shed north of the test well across Summit Creek owned by Smithfield Implement. The concern is it is an unknown what has been stored in the shed in the past and what will be stored in the shed in the future.

Clay thanked the council for continuing to work on projects in the capital improvement plan as the projects benefit the entire city.

Jon asked if the city has enough water at this time? Clay replied the city has enough now but will need to supply more in the future.

Jon asked if the city has enough water rights for what is needed for the new production well? Clay replied some water rights were transferred to the location of the new well. There were a couple of protests on the request but the request was approved.

Jon asked if the city will have any unused water rights after this well is brought into production? Clay replied all the water rights the city owns will be utilized once the new well goes into production.

Jon stated the city might need to consider converting some irrigation water shares into well rights. The local irrigation companies will fight or protest any such request.

Craig mentioned the June sales tax numbers have been received and they are 13% higher than last year.

Jon asked if the city receives a good benefit from internet sales? Craig replied the city does. It is the biggest growing sector in the amount of sales tax revenue the city receives.

Clay mentioned the production well will be put out to bid at a future date. The council will be involved and updated in the process as it moves forward.

COUNCIL MEMBER REPORTS

Wade mentioned the library board does not meet during the summer months.

The wildland fire team just returned from their fourth deployment. They are currently on the board to go back out when needed.

Mayor Barnes thanked the council for being involved in their assignments and attending meetings, even when not convenient, to represent the city.

Jon mentioned the Historical Society is finishing up some grant work on the Douglass Mercantile Building and the Youth Center. The work must be completed no later than August 31st.

Cartwright Architects and Engineers completed the study on the Youth Center on whether or not a steeple could be installed on the building. The report is favorable.

The paperwork must be submitted no later than two weeks after August 31st in order to get reimbursed.

The planning commission has had a busy few months working on several projects.

Mayor Barnes asked for an update on the MPC (Master Planned Community) Ordinance. Jon replied Brian Boudrero is working through the ordinance. Brian is comparing what Providence

has adopted to what Smithfield has proposed. Neighborhood Housing Solutions has offered some input as well on the proposed ordinance.

Deon mentioned the Lion's Club will start meeting again next month. They have not been meeting due to the corona virus.

The Blue Sox had a great year. They won the Northern Utah League title.

The Senior Center is closed until at least spring best case scenario.

Deon asked for an update on the 1000 South Main signal light project. Deon was told there was an issue where the property owner could not prove they paid off a loan on the property in the past. Mayor Barnes replied he would discuss the project during his report.

Jamie mentioned the golf course is still doing really well. They have had a great year.

A couple of the new golf carts were recently damaged by patrons of the course.

The Trails Committee will be meeting in September. Information on their upcoming meetings will be published in the upcoming newsletter.

Mayor Barnes asked who is liable when a golf cart is wrecked? Craig replied the person who rents the golf cart is responsible to pay for repair costs.

Curtis mentioned the Rec Center is very busy. They are open their regular hours. They are spending a tremendous amount of time cleaning.

Fall sports are currently being signed up for.

Logan City is not offering a fall softball league. All of those teams have signed up in Smithfield. Softball will be played four nights per week with as many as six games per night.

The pickle ball courts are still busy.

The splash pad will close for the season on Tuesday, September 8th.

A fence will be installed in September between the splash pad and the skate park.

Jamie asked how much water the splash pad uses on a monthly basis? Craig replied around 250,000 gallons. Changes have been made to water the grass in the area with irrigation water. The run time of the splash pad was reduced. Because of these changes culinary water usage has dropped significantly in this area.

Mayor Barnes mentioned he met with Spencer Gunn at Forrester Acres regarding his concern about a soccer field that has a wet spot and is muddy. The area in question is where water from the surrounding area is collected because of the slope of the land. There are not any broken

sprinklers in the area and the area is not being overwatered. The soccer field is being moved to a different location so it is not by the area which is wet on a regular basis.

MAYOR'S REPORT

Mayor Barnes informed the council the city applied for some COG (Community of Governments) funding for the 1000 South Main signal light project. The Gossner family deeded some land to the city for the project for \$1.00. Twenty-four signatures were required in order for the parcel to be released to the city.

Deon stated just because the property is deeded to the city does not mean it is free and clear and it needs to be checked into.

The COG board will review applications submitted this year at their upcoming meetings.

Craig mentioned the total of the projects submitted is \$8,400,000 and there is \$5,500,000 in available funding.

Mayor Barnes mentioned where there is not enough funding for all of the submitted projects he would be talking to as many mayors as possible asking for support for the city's project.

The project is a benefit to the entire north end of the valley.

The city has not asked for much funding from the COG in the past.

The Tree Committee will be meeting in September.

Some trees have died in the cemetery. One was removed in the southwest corner of the grounds. Another one is being removed in the center of the grounds on the east side.

Black beetles are killing the trees. A local arborist is being contacted to see if anything can be done to save the other trees in the cemetery.

****Wade made a motion to adjourn at 9:44 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, August 26, 2020**. 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 July 8 and August 12, 2020.
2. Resident Input
3. Continued discussion on the sewer impact fee and rate analysis.
4. Discussion and possible vote on the request by VHST, LLC for approval of the Final Plat for Fox Meadows 4, a (29) lot/unit subdivision located at approximately 770 West 300 North. Zoned R-1-10.
5. Public Hearing for the purpose of discussing Ordinance 20-22, an Ordinance annexing Cache County Parcel Numbers 08-089-0003, 08-089-0004, 08-039-0015, 08-039-0016, 08-042-0018, 08-042-0023, 08-042-0022, 08-042-0007, 08-042-0009, 08-042-0010, 08-042-0021, 08-042-0019 and 08-079-0071. The parcels total approximately 97.12 acres. The parcels are located at approximately 400 North 800 West.
6. Discussion and possible vote on Ordinance 20-22.
7. Discussion and possible vote on Resolution 20-11, a Resolution appointing a Trustee on the Cache Mosquito Abatement District.

8. Discussion and possible vote on Ordinance 20-21, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, deleting in its entirety Sections 17.93.010 “Purpose of this Chapter”, 17.93.020 “Definitions”, 17.93.030 “Conditions”, 17.93.040 “Design Standards”, 17.93.050 “Reasonable Accommodation” and adding in its entirety Sections 17.93.010 “Purpose”, 17.93.020 “Permitted Uses”, 17.93.030 “Review Process”, 17.93.040 “Development Standards”, 17.93.050 “License and Certification” and 17.93.060 “Reasonable Accommodation”.
9. Discussion and possible vote on Ordinance 20-20, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Section 16.090.030 “Preliminary Plat Required Information” and 16.16.020 “Lot Layout Standards” and amending the Construction and Design Standards Part I “Design Standards”, Section 5.0 “Culinary Water System Design”, Section 7.1 “Sewer Mains” and Section 8.1 “General”.
10. Public Hearing on Resolution 20-12, a Resolution adopting the Wastewater Master Plan.
11. Discussion and possible vote on Resolution 20-12.
12. Discussion and possible vote on Resolution 20-13, 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 parcels being considered for annexation are located at approximately 1080 East 600 South. Parcel Numbers 08-123-0001 and 08-123-0006. The parcels total approximately 35.27 Acres.
13. Discussion and possible vote on Resolution 20-14, 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 parcels being considered for annexation are located at approximately 850 South 250 East. Parcel Numbers 08-117-0018, 08-119-0016 and 08-119-0008. The parcels total approximately 23.51 Acres.
14. Discussion on fire and EMS department services.
15. City Manager Report
16. Council Member Reports
17. 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.