

MINUTES
SMITHFIELD CITY COUNCIL MEETING
February 8, 2012

The Smithfield City Council met in a regular scheduled meeting at 96 South Main Street, Smithfield, Utah on **Wednesday, February 8, 2012**. The following were present constituting a quorum.

Mayor	Darrell G. Simmons
Council Members	Jeffrey Barnes Brent Buttars Barbara Kent Kris Monson Dennis Watkins
City Manager	James P. Gass
City Recorder	O. Dean Clegg

Mayor Simmons called the meeting to order at 6:00 p.m.
Councilmember Brent Buttars offered a prayer, gave a thought from the book 1776, and led the Pledge of Allegiance.

Visitors: David Barnes, Jessica Wilkinson, Michele Apponash, Dona Garza, Ryan Rogers, Ray Howard, Jennie Radford, Scout Braden Radford, and Scouts from Troop 310 Courtney Lower, David Brooksby, Zak Gessel, John Long, and Cole Finlinson, and Jean Douglass

Agenda:

Welcome and Opening Ceremonies

1. Consideration of Consent Agenda
 - Minutes of City Council Meeting Held January 11, 2012
 - Minutes of City Council Meeting Held January 25, 2012
2. Residents Input
3. Consideration to Authorize the Mayor to Sign an Operational and Maintenance Agreement for the Logan and Northern Canal
4. Consideration of a Request from Ryan Rogers, Agent for North Ridge Development, for the Final Plat for Phase 4 (32 lots) of the Final Plat for Stone Haven Planned Unit Development, located at approximately 100-145 East 780 South. Zoned RM
5. Public Hearing not to begin before 6:30 p.m. to Consider **Ordinance 11-16**, "An Ordinance Amending Chapter 17.60RM, "Multiple Family Residential Zone" by Modifying the Requirements for Allowable Density Under Section 17.60.030; Open Space Under Section 17.60.060; Parking Stall Dimensions in Section 17.60.070 and Architectural Guidelines in Section 17.60.090."
6. Public Hearing not to begin before 6:30 p.m., to Consider **Ordinance 11-05** "An Ordinance that Amends the Smithfield City Land Use Ordinance (Zoning), Title 17; by

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Adding Chapter 17.97 “Commercial Recreational Vehicle Parks or Campgrounds” in its entirety.”

7. Consideration of Appointing a Member to the Tree Committee
8. City Manager Items
9. Mayor and Council Reports
10. Adjournment

Consideration of Consent Agenda:

Minutes of January 11, 2012 City Council Meeting

Minutes of January 25, 2012 City Council Meeting

Mayor Simmons declared the consent agendas approved.

Residents Input:

None

Consideration of a Request from Ryan Rogers, Agent for North Ridge Development, for the Final Plan for Phase 4 (32 lots) of the Final Plat for Stone Haven Planned Unit Development, Located at Approximately 100-145 East 780 South. Zoned RM

City Manager Jim Gass explained this phase is the next phase for the town home project that Ryan Rogers was doing. It is located immediately north of the latest phase he began last summer along 800 South near 100 East. The plat includes town home sites that range from three to five bedrooms. Mr. Rogers said there will be twin homes and some one-level homes. The twin homes will be one level with a basement. There will be a club house and a water park will be built as part of Phase 4. One hundred East will be completed between 600 South to 800 South. The private roads will have a 28 foot wide right-of-way with 24 feet of pavement. There will be no parking allowed on the streets.

Councilmember Jeff Barnes said the homes for the earlier phases are very aesthetically pleasing. Mr. Rogers said he expects these homes will sell quickly.

City Manager Jim Gass said the Planning Commission has approved this. Mr. Gass said there will be sidewalks along the east side of 150 East Street and on both sides of 100 East. The west sidewalk on 100 East will be delayed slightly while the city works to complete a storm sewer line that runs adjacent to it.

Councilmember Jeff Barnes asked if the units in the three previous phases were full. Mr. Rogers said all of the units in the first two are completely sold out and they are well on their way to selling out Phase 3.

Motion: Councilmember Dennis Watkins made a motion to accept the request from Ryan Rogers, Agent for North Ridge Development, for the final plan for Phase 4 (32 lots) of the Final Plat for Stone Haven Planned Unit Development, located at approximately 100-145 East 780 South. Zoned RM. The motion was seconded by Councilmember Barbara Kent.

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A roll call vote was taken and the following votes counted.

Yea: Councilmembers Barnes, Buttars, Kent, Monson, and Watkins
Nay: None
Motion Passes

Councilmember Kris Monson asked if you had to live there to use the water park. “Yes, you either have to live there, or have a friend or family member that lives there.”

Public Hearing, not to begin before 6:30 p.m. to Consider Ordinance 11-16, “An Ordinance Amending Chapter 17.60 RM, “Multiple Family Residential Zone” by Modifying the Requirements for Allowable Density under Section 17.60.030; Open Space Under Section 17.60.060; Parking Stall Dimensions in Section 17.60.070 and Architectural Guidelines in Section 17.60.090”

Mayor Simmons opened the public hearing at 6:43 p.m.

City Manager Jim Gass said the Planning Commission has been working on this amendment since October. It provides a density bonus opportunity for those building apartments in the Multiple Family Residential Zone provided they willing to include certain identified amenities and enhancements. Our current ordinance allows the city to regulate the amount of open space, parking spaces, and density, but we are not in a position to dictate amenities or building appearance. This ordinance will give the city a means by which we can negotiate with the developer to create a more pleasing project. Recognizing many may be concerned that the projects may become too dense the open space requirement remains the same at 50% which still allows for considerable landscape and recreational uses. It is anticipated the actual density of the project will likely be controlled by the required open space and not the number of units. With this amendment more projects will be able to approach the 50% open space requirement rather than some percentage that is much higher. In doing so the amount of grass area would be decreased resulting in a savings of water and costs of maintenance. The commission looked at a number of different projects around the valley, looked at their densities, looked at their open space. The interesting thing about Smithfield is that we do not allow three-story apartments. We also require one and one-half of every two parking spaces be covered. The current density limit is ten units per acre. If a project achieved the maximum bonus the density could increase to 15 units per acre. Also in the amendment is a change in the dimension of a parking stall from 9 x 20 to 10 x 18 to reflect a similar change in other city requirements.

There were no comments from the public.

Mayor Simmons closed the public hearing at 6:50 p.m.

Councilmember Brent Buttars said that people worry about what apartments are going to look like 10 year from now. Nicer buildings usually result in better maintenance.

Councilmember Kris Monson likes the 50 per cent open space. She doesn't like to see us having so many people in such a small space. She does not like high density.

Councilmember Barbara Kent asked why we did not use a PUD.

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City Manager Gass answered, In apartment complex is owned by one owner. Inside a PUD there are typically individual homes on individual lots The final decision regarding bonuses is made by the city council.

Motion: Councilmember Brent Buttars made a motion to accept **Ordinance 11-16**, “An Ordinance Amending Chapter 17.60 RM, “Multiple Family Residential Zone” by modifying the requirements for allowable density under Section 17.60.030; Open Space under Section 17.60.060; Parking Stall Dimensions in Section 17.60.070 and Architectural Guidelines in Section 17.60.090”. The motion was seconded by Councilmember Dennis Watkins. A roll call vote was taken with the following results:

Yea: Councilmember Barnes, Buttars, Kent, and Watkins
Nay: Councilmember Monson (Not in favor of High density)

Motion Passes

ORDINANCE NO. 11-16

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on December 13, 1995; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING CHAPTER 17.60 RM MULTIPLE FAMILY RESIDENTIAL ZONE BY MODIFYING THE REQUIREMENTS FOR ALLOWABLE DENSITY UNDER SECTION 17.60.030; OPEN SPACE UNDER SECTION 17.60.060; PARKING STALL DIMENSIONS IN SECTION 17.60.070; AND ARCHITECTURAL GUIDELINES IN SECTION 17.60.090.

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The following sections of Chapter 17.60 RM Multiple Family Residential Zone shall be amended as follows. Words, sentences, or phrases that have been ~~struck~~ shall be deleted. Those highlighted in italics shall be added.

17.60.030: AREA, WIDTH, DENSITY AND YARD REGULATIONS:

A. Minimum yard requirements shall be as follows:

Width (In Feet)	Front (In Feet)	Side (In Feet)	Rear (In Feet)
75	30	20 x 20	30

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Minimum area requirements for the first dwelling unit shall be seven thousand five hundred (7,500) square feet and four thousand (4,000) square feet for each additional dwelling unit up to ten (10) units, then ten (10) units/acre maximum density thereafter. For example:

Single dwelling	7,500 square feet
Duplex	11,500 square feet
Fourplex	19,500 square feet
Sixplex	27,500 square feet
Eightplex	35,500 square feet
10 units	1 acre
15 units	1.5 acres, etc.

~~Density and square footage shall be based on net area after right of way dedications, driveways, parking areas, etc. Recreational areas including, but not limited to, tennis courts, swimming pools, basketball courts, playgrounds, clubhouses, etc., may be included in the required square footage per unit.~~

- B. Density shall be based on the gross area of the property being developed exclusive of any public right-of-ways.***
- C. Density Bonus And Incentives: The city council, upon recommendation of the planning commission, may determine the density bonus upon the city council's acceptance of the design options, as set forth below. The actual bonus awarded for each incentive shall be reflective of the effort made by the developer to meet the intent of the incentive and shall be determined by the city council.***

<i>Density Bonus/ Incentives</i>	<i>Design Options</i>
<i>Additional open space - up to a maximum 10 percent bonus</i>	<i>Developments which provide greater than the required base open space, shall be awarded a 1 percent bonus for each 1 percent of the total project area in common open space.</i>
<i>Provision of recreation and site amenities - up to a maximum 10 percent bonus</i>	<i>Density bonus may be awarded for the provision of major recreation facilities and site amenities such as swimming pools, tennis courts, playgrounds, or similar facilities.</i>
<i>Parking - up to a maximum 10 percent bonus</i>	<i>Density bonus may be awarded for the following covered and enclosed parking structures: Detached garages - 5 percent Detached carports - 3 percent Attached single car garage - 5 percent Attached double car garage - 10 percent Attached carport - 3 percent</i>

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	<i>Garages designed within the primary building - 10 percent</i>
<i>Exterior building materials - up to a maximum 10 percent bonus</i>	<p><i>Masonry - Brick or stone. For every 10 percent of the total building surface of primary and accessory buildings which are finished with masonry, a 1 percent density bonus will be granted.</i></p> <p><i>Stucco - A density bonus of 4 percent will be granted if entire building surface is stucco.</i></p> <p><i>Allowances for a combination of masonry and stucco will be determined on individual basis.</i></p>
<i>Pedestrian and bicycle circulation - up to a maximum 5 percent bonus</i>	<i>In addition to sidewalks required along public streets, pedestrian and bicycle trails provided in conjunction with the development's open space network may receive a 5 percent density bonus.</i>
<i>Fencing up - to a maximum 5 percent bonus</i>	<i>All perimeter fencing shall be uniform in design including architecturally designed brick or masonry, vinyl with brick or stone columns, solid or semi-private vinyl fencing, and open fencing such as vinyl rail or wrought iron may be used in conjunction with landscaping.</i>

17.60.060: GROUP DWELLING STANDARDS: The following provisions shall apply to the development of group dwellings as defined in chapter 17.04 of this title:

- A. Group Dwellings: Group dwellings shall be owned by one person, partnership, or legal entity and shall not be divided and sold as individual buildings.
- B. Open Space:
 - 1. Open space shall be provided and shall not cover less than fifty percent (50%) of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, streets or alleys. Said open space shall be devoted to landscaping, preservation of natural features, patios and recreational areas.
 - 2. At least fifty percent (50%) of the required open space shall be designated for use as common open space for common enjoyment and use for all residents of the development. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the

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residents of that dwelling unit. Landscaped roof areas or decks attached to individual units may not be calculated as part of the required common open space.

- C. Building Orientation: No residential building shall face the rear of another building on the development site.
- D. Side By Side Buildings: A separation of at least twenty feet (20') shall be maintained between buildings which are located side by side.
- E. Buildings Facing One Another: The minimum distance between the fronts of buildings which face one another shall be thirty feet (30').
- F. Additional Conditions: The planning commission may impose other reasonable conditions as may be necessary to accomplish the purpose of this title.

17.60.070: PARKING, LOADING AND ACCESS:

- A. Each lot or parcel in the RM zone shall provide minimum ~~nine foot by twenty foot (9' x 20')~~ **ten foot by eighteen foot (10'x18')** parking stalls located and in numbers as described below.
- B. All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with paved access from a public street.
- C. Parking spaces shall not be provided within a required front yard.
- D. Each dwelling unit shall be provided with at least two (2) parking spaces of which one and one-half (1 1/2) spaces per unit shall be covered. The covering provided shall be a permanent structure of such size as to provide protection from the weather. Materials shall be such that the structure will be compatible with the dwelling units and not detract from the overall appearance of the development.
- E. There shall be provided one-quarter (1/4) parking spaces per unit for guest parking.
- F. All parking areas, covered or open, shall have a minimum four foot (4') landscaped buffer adjacent to any public right of way, private access way, or sidewalk.

17.60.090: ARCHITECTURAL DESIGN GUIDELINES: Multiple housing areas have historically been perceived as being unsightly, unkept and a detraction to the community. In an effort to promote and preserve areas for multiple housing basic minimum architectural standards are established as a means of insuring such developments will be compatible, blend in with surrounding residential areas, and be acceptable to the public in general. With that goal in mind, the following minimum standards are set forth:

- A. Mechanical Equipment: All electrical service equipment and subpanels and all mechanical equipment, including, but not limited to, air conditioners, pool equipment, fans and vents, utility transformers (except those owned and

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Darrell G. Simmons, Mayor

ATTEST:

/s/ O. Dean Clegg

O. Dean Clegg, Recorder

Public Hearing not to begin before 6:30 p.m., to Consider Ordinance 11-05, “An Ordinance That amends the Smithfield City Land Use Ordinance (Zoning), Title 17; by Adding Chapter 17.97 “Commercial Recreational Vehicle Parks or Campgrounds” in its Entirety”

Councilmember Brent Buttars told the group the city wanted to be proactive and have an ordinance in place in the event a request for an RV park was made. The new ordinance requires the park to have at least five acres. He explained the space requirements to RV sites, parking and lighting requirements, and the fact that the park must have a park office in which someone could live. There would need to be a laundromat, restrooms, underground utilities; no one could stay longer than 30 days. Each site should have a picnic table .

Mayor Simmons opened the public hearing at 7:05 p.m.

The public had no comments.

Mayor Simmons then closed the public hearing at 7:06 p.m.

He thanked Councilmember Buttars and the Planning Commission on their work on this project.

Councilmember Kris Monson said she thinks it is so smart that we are proactive on this. She appreciates the Planning Commission for working on this ahead of time. She thinks it is a good ordinance.

Councilmember Dennis Watkins said presently there is nothing on this type of thing anyway.

It was noted the RV Parks were allowed in a GC zone with a conditional use permit. There are limited possibilities for locations primarily because of the 5 acre requirement.

Motion: Councilmember Kris Monson made a motion to approve **Ordinance 11-05**, “ An ordinance that amends the Smithfield City Land Use Ordinance (Zoning), Title 17; by adding Chapter 17.97 “Commercial Recreational Vehicle Parks or Campgrounds” in its entirety.” The motion was seconded by Councilmember Barbara Kent. A roll call vote was taken and the following votes counted:

Yea: Councilmembers Buttars, Kent, Monson, and Watkins
Nay: Councilmember Barnes (Thinks we should change the 30 days to 90 days for staying in the campground)

Motion Passes

ORDINANCE NO. 11-05

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WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on December 13, 1995; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE SMITHFIELD CITY LAND USE ORDINANCE (ZONING), TITLE 17; BY ADDING CHAPTER 17.97 “COMMERCIAL RECREATIONAL VEHICLE PARKS OR CAMPGROUNDS”.

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The following chapter shall be added in its entirety.

COMMERCIAL RECREATIONAL VEHICLE PARKS OR CAMPGROUNDS

- 17.97.010: **PURPOSE:** The purpose of this chapter is to allow for the establishment of commercial recreational vehicle parks or campgrounds and in doing so establish minimum standards to ensure such developments are orderly, aesthetically pleasing, and located in areas with compatible uses.
- 17.97.020: **CONDITIONAL USE PERMIT REQUIRED:** A conditional use permit for a commercial recreational vehicle (RV) park or campground facility must be issued in accordance with the provisions of this title and this section before such a facility may be constructed in any zone which permits said construction and location as a conditional use. In addition to such terms and conditions as may be required upon the issuance of a conditional use permit for an RV park or campground, all RV parks or campgrounds shall be built to the standards set forth in this chapter. "RV" shall mean recreational camping type vehicles, travel trailers, as well as tent trailers or tents, if applicable.
- 17.97.030: **PROPERTY DEVELOPMENT STANDARDS:** The following development standards shall apply to the individual RV or camping sites. Plans and elevations for the RV park or campground and any buildings or structures proposed for location therein shall be submitted with the application for a conditional use permit for the RV park or campground in conformance with the provisions of this chapter. Said plans shall be in conformance with the following general development standards:
- A. Minimum Park Area: No RV park or camping facility shall be constructed on a parcel of property which has an area of less than five (5) acres.
 - B. RV or Camping Site Requirements: Each site shall be plainly marked and numbered for identification and shall meet all requirements of this chapter.

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- C. RV or Camping Site Area: Each RV or camping site in a park shall have an area of not less than one thousand five hundred (1,500) square feet.
- D. RV or Camping Site Width: Each site shall have an average width of twenty five feet (25'). Trailers shall be separated from each other and from other structures by at least fifteen feet (15'). Any accessory uses such as attached awnings or steps shall, for the purposes of this separation requirement, be considered to be part of the trailer.
- E. RV or Camping Site Frontage: Each site shall abut directly upon a park street for a minimum distance of twenty feet (20'). Alignment and gradient shall be properly adapted to topography and provisions shall be made for proper drainage.
- F. Trailer Density: Not more than one RV shall be placed on an RV site.
- G. Site Coverage: The RV and/or accessory structures shall not cover more than fifty percent (50%) of an RV or camping site.
- H. Off Street Parking:
1. Each RV site shall have thereon a paved space suitable for providing automobile parking which may be a part of or a continuation of a pad upon which the trailer or RV will rest. Said parking space shall have unencumbered dimensions of not less than ten feet (10) in width and eighteen feet (18) in length.
 2. Each RV site shall provide sufficient parking and maneuvering space so that the parking, loading or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right of way, or any private grounds not part of the RV parking area.
 3. There shall be provided guest parking in each RV or camping park at the ratio of one parking space for each ten (10) RV or camping sites within said park. These spaces shall be in addition to those on site spaces required by subsection 1 of this section.
- I. Landscaping: The following landscaping provisions shall apply to all RV or camping parks:
1. All open areas, except driveways, parking areas, walkways, utility areas or patios, shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a conditional use permit.
 2. Trees shall be planted along the street frontages as may be required as a condition of a conditional use permit upon recommendation of planning department or the planning commission. There shall also be at least one tree upon each RV site.
- J. Fences: Fences on individual RV or camping sites shall not exceed two feet (2')

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in height. In addition, a decorative wall or fence at least six feet (6') in height shall be erected around the perimeter of each RV park. Said walls or fences shall be constructed of materials that complement the area and must be approved as part of the conditional use permit process.

- K. Park Streets: Park streets shall be provided in such a pattern as to provide convenient traffic circulation within the RV park. They shall be built to the following standards:
1. Streets shall be at least twenty five feet (25') wide. Parking shall not be allowed on park streets.
 2. The park streets shall be constructed in accordance with city standards and shall be provided with minimum 24 inch concrete curb and gutter in areas designated by the city engineer. Said curb and gutter may be of a "roll" type to provide convenient access to trailer sites.
 3. Lighting, meeting the provisions of Chapter 9.24, shall be provided for RV park streets. Spacing of street lighting shall be in accordance with the requirements of the city engineer but in no case shall such lighting be less than 300 feet.
- L. Recreation Areas: A central recreation area shall be established in all RV parks which shall be easily accessible from all trailer sites. The size of such recreation areas shall be not less than ten percent (10%) of the gross site area of all RV spaces, or three thousand (3,000) square feet, whichever is greater.
- M. RV Or Camping Park Office: Every RV or camping park shall include a permanent building for office use. Such building may include a single-family dwelling for the exclusive use of the owner or manager, provided there is an area of not less than five thousand (5,000) square feet devoted exclusively to the use of said single-family dwelling and the occupants thereof.
- N. Laundry Rooms: Every RV or camping park shall have one or more laundry rooms. Outdoor laundry drying lines shall not be permitted on any RV or camping sites.
- O. Restrooms And Shower Facilities: Restrooms, including toilets, showers and lavatories, shall be provided within an RV or camping park to conveniently and adequately serve said park.
- P. Utilities: All utility distribution facilities, including television service lines serving individual RV sites, shall be placed underground. The owner is responsible for complying with the requirements of this subsection, and he shall make the necessary arrangements with each of the public serving utilities for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities, may be placed aboveground. All RV sites must be served with water and electricity. Tent only campgrounds need only be serviced with

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water to each site or group of sites. Natural gas hookups shall not be provided upon individual RV or camping sites.

- Q. Storage: There shall be no open storage of personal belongings within an RV or camping site, nor shall there be an accessory building, shed or cabinet placed upon or erected upon an individual RV or camping site for the storage of materials or personal belongings.
- R. Fuel Tanks: All fuel tanks maintained within an RV site must be mounted securely upon or attached to the RV or recreation vehicle which they serve. No such tanks shall be larger than fifty (50) gallon capacity. No accessory, freestanding fuel tanks shall be permitted in individual RV sites, except that one such tank no larger than fifty (50) gallons may be approved by the planning commission for use only during the period of November 1 to February 29 in locations specifically approved. All fuel tanks must comply with state and federal regulations governing their construction and installation.
- S. Skirting: Any skirting surrounding the open space beneath an RV or other recreation vehicle shall be of the same basic material as the exterior skin of the vehicle and shall have the same color as that of the skin of the vehicle, or complementary colors thereto.
- T. Extra Vehicles: In addition to a self-propelled recreational vehicle or RV and necessary tow vehicle, the occupants of an RV site may have only one other vehicle, which is owned by said occupants or otherwise associated therewith, located within the RV or camping park.
- U. Removal Of Wheels: There shall be no removal of axles, wheels or tires from an RV or other vehicle located within an RV or camping park, except for emergency, temporary removal to accomplish repairs.
- V. Mailboxes: There shall be no separate mailboxes, separate street address designations, or other similar accessories which would give the appearance of "permanence" to occupants of an RV site.
- W. Disclosure: The owner of any RV park built and/or regulated by these provisions shall provide a copy of the standards set forth in this section to all occupants who are tenants of the park.
- 17.97.040: **LENGTH OF OCCUPANCY:** No RV or camping site located within a park established under the provisions of this section shall be occupied by any individual, family or group of individuals within a trailer camper, motor home, tent trailer, tent or other facility for a period exceeding thirty (30) days.
- 17.97.050: **EATING AND COOKING FACILITIES:** Each RV or camping site shall be equipped with a picnic table and benches or equivalent, and an outdoor cooking facility which meets the approval of the city fire department.

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- 17.97.060: **WASTEWATER AND TRASH DISPOSAL AND DRINKING WATER STATIONS:** Each RV or camping park shall have facilities for disposal from the holding tanks of trailers and similar vehicles, which shall be connected to the city sewage collection system, or a wastewater disposal system approved by the city council and Bear River Health Department. Also, a source of potable water separate from that provided to individual RV spaces for filling RVs, travel trailers or other water tanks shall be required. Properly screened facilities for waste storage, handling and disposal must also be approved by the planning commission.
2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the ordinance as a whole, or any other part thereof.
 3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
 4. This ordinance shall become effective after the required public hearings and upon the posting of three (3) copies at three (3) public places within the corporate limits of Smithfield or by notice on the Smithfield City official website as a substitute for physical posting of notice at three physical locations.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Approved and signed this 8th day of February, 2012.

SMITHFIELD CITY CORPORATION

/s/ Darrell G. Simmons

Darrell G. Simmons, Mayor

ATTEST:

/s/ O. Dean Clegg

O. Dean Clegg, Recorder

Consideration of Appointing a Member to the Tree Committee

Councilmember Jeff Barnes said they would like to add a member to the Tree Committee. Currently the committee consists of four members – Chairperson Phyllis Smith, Dixon Allen, Jared Phillips, and Lisa Michaels. Mr. Barnes would like to invite Geoff Miller to be a member of the tree committee. He is a plumber by trade working at USU, but he has been going to school and has received a degree in Horticulture. Mr. Barnes recommends that we approve Geoff Miller as a member of the tree committee.

Motion: Councilmember Jeff Barnes made a motion to approve Geoff Miller as a member of the Smithfield Tree Committee. The motion was seconded by Councilmember Brent Buttars. A roll call vote was taken with the following

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results:

Yea: Councilmembers Barnes, Buttars, Kent, Monson, and Watkins

Nay: None

Motion Passes

City Manager Items:

Michele Apponash Property

Councilmembers Barbara Kent and Brent Buttars, along with City Manager Jim Gass, and Mrs. Apponash and her sister, Donna Garza, met last week as directed by the council to discuss arrangements that could be made between the parties to reconfigure the 400 North 400 West intersection, install water and sewer down 400 North west of 400 West and construct a 24 foot wide road within a 43 foot right-of-way along the same stretch. Mr. Gass prepared an estimate of how much it would take to make improvements. He explained that it was not an agenda item to act on tonight, but we needed to have some discussion with the council to see if we were headed in the right direction. Mr. Gass passed out copies of the estimate to the Mayor and council members. He figures it will cost about \$35,000 just to put water and sewer in. Mrs. Apponash has expressed that she will dedicate land in the intersection in exchange for the city's participation. Mr. Gass suggested that we could consider installing the water and sewer lines and have some small participation on the road construction. In exchange Ms. Apponash could dedicate property for the road and participate in constructing it.

Mr. Gass explained the water line would be an eight inch line to accommodate future growth in the area. The sewer line would also be an eight inch line but would be limited in how much of an area it could cover because the land falls to the west which will result in the sewer line getting shallower as it goes to the west. The sewer line would drain to 400 West Street.

Mrs. Apponash asked if it was possible to leave the roadway gravel for now. We would like to have a sign that says "This is not a thru street". Mr. Gass explained in inter-blocks which is very similar to what Ms. Apponash wants to do, all driveways or streets are required to be asphalt and it would be difficult to not follow that same pattern.

Councilmember Brent Buttars said he would like to see the street go to the west. Mayor Simmons asked how soon will they be opening the road for more development. Mrs. Apponash answered they wanted no more than two homes there at this time.

Mayor Simmons asked if this committee would meet again to develop a more definitive proposal. Mr. Gass told the council he would put together a definite proposal for the council to consider at their next council meeting.

East Entrance to Civic Center

We have talked about creating an east entrance at the Civic Center. Bret Daniels of the Rec Center wants to apply for RAPZ tax money to assist in doing that, but he needs a cost estimate on what it would cost. We have worked with the architects at Skyline A.E.S. on some preliminary concepts and they have indicated they could develop the design a bit further and create a cost estimate that could be used to pursue financing at a cost of \$1,000

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Councilmember Barbara Kent asked if we have other RAPZ tax that we want to apply for in the city.

Mr. Gass said that every year since RAPZ tax has been here we have received money from it. All the equipment that we got in the cardio room is because of RAPZ tax. Funding for the cost estimate and matching funds, should we be successful, would have to come out of the capital improvement fund.

There was discussion about the possibility of applying for funds to help with cost of constructing a "Welcome to Smithfield" sign on the south end of the city. It was felt if a sign were to be built it should be placed far enough south to cover all of unincorporated area that might be annexed into Smithfield in the future. That would put the sign on property belong to Delores Wheeler.

Mayor Simmons said he would go talk to Mrs. Wheeler. We could get about \$15,000 to \$16,000 based on population from the RAPZ to help with the project.

This year we have used RAPZ to buy new tables and chairs for the youth center and the civic center. There is still some money available this year and Brett would like to use it for bleachers at the Civic Center. The money has to be used for parks and recreation.

Mr. Gass said we have received comments about the condition of the Youth Center. It is in very poor shape. The paint is chipping, the bricks are coming loose, the rocks in the front entrance are coming loose, the front needs to be redone, the furnaces need to be replaced. In the next few years we are going to have to spend some money on that building. It is getting so it is not very safe. Mr. Gass is just bringing this to the council's attention and requested that they visit the building to see for themselves. The building is used to store football equipment, and tables and chairs. The library uses it as an overflow for larger activities. Its primary use is in December, January, and February for basketball. Councilmember Barbara Kent said it is about the only historical building that we still have.

Mayor and Council Reports:

Councilmember Watkins' Report:

Councilmember Watkins asked about the assignments for writing the front page of the city newsletter.

Mayor Simmons will do it next month.

Councilmember Kent's Report:

Councilmember Kent reported that the Smithfield Youth Council made toys for the Happy Factory. They had an enjoyable time. The Lion's Spaghetti Dinner will be on February 28 from 5:00 to 7:30 p.m. It will be held at the Lion's Lodge. It is a fundraiser for the Lions. They use this money for eye banks and diabetes.

Councilmember Monson's Report:

Councilmember Monson reported the Facebook page for the city is named "Smithfield Utah".

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She has gone to the Chamber of Commerce for items to put on “Facebook”. The only business to respond is the Smithfield Implement. She would like to do this three or four times a week. Mrs. Monson also sent out her first “Tweet”.

Councilmember Monson has ordered Christmas decorations for another year. She will dispose of the old decorations.

Councilmember Monson said tomorrow (Feb. 9) ICON is doing a training film in our Rec Center.

Councilmember Barnes Report:

Councilmember Barnes visited with Lt. Simmons. Mr. Barnes suggested doing the Community Covenant at Sky View during their Veteran’s Day Program that they hold every year. He has contacted Sky View and needs to talk with Rick Thorne. Mr. Barnes suggests we get General Tarbet to come to Sky View for that assembly and get the Community Covenant signed that day. There are several veterans that attend this assembly.

Mr. Barnes will follow up on this.

Mr. Barnes questioned if anyone is serving on the Historical Committee.

Councilmember Barbara Kent said there is a list of people that have agreed to be on the committee, but nothing has happened.

City Recorder Dean Clegg will get Mr. Barnes a list of these people.

Mrs. Kent said there should be a chair, a vice chair, and members of the board.

City Recorder Dean Clegg said there is a resolution on utility waivers for anyone who is deployed at war. Please read it and let him know what you think.

Councilmember Buttars’ Report:

Councilmember Buttars would like a picture of every employee or person on staff in any form so we can have it available so we can put names and faces together. An employee book would be great.

Councilmember Buttars suggested that when we get trees to plant, why not start planting some on the busy streets? There are trees that have been hurt by Rocky Mountain Power and Light.

City Manager Gass said that Chad Kendrick is getting some trees to replace some of the trees that have been taken out.

Councilmember Kris Monson said that Mr. Kendrick knows what he is doing. We are in really good hands with him.

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Mayor Simmons' Report:

Mayor Simmons said we are still getting calls from people who would like to use the old city office building. We have discussed this before. Mayor Simmons has been denying these requests.

City Manager Gass said we put money in the RDA budget to remove the old office building, but haven't been able to move forward because we need to develop a plan to restore the Summit Creek banks. The south wall of Summit Creek is the old building. It will cost us about \$40,000 to remove. We have removed the signs that were on the front of the building.

Mayor Simmons asked what the Civic Center is being used for.

City Manager Gass said the Rec Department is the primary user of the building. Besides games, they are storing uniforms and equipment there. There are dance classes held there, and the Valley Church rents it every Sunday. The building is being used by the Food Pantry, AA, and families are renting it for family reunions, etc. No businesses are being run out of it. We don't have a kitchen.

Mayor Simmons asked if it was being opened in the mornings for walking.

Mr. Gass said this year we have not; there hasn't been a request to his knowledge which is likely due to the fact people can walk outside during this unusual winter we've been having. Mayor Simmons said it is a terrific building.

Adjournment

Motion: Councilmember Kris Monson made a motion to adjourn. All were in agreement. Adjourned at 7:50 p.m.

Approved and signed this 22nd day of February, 2012.

SMITHFIELD CITY CORPORATION

ATTEST:

Darrell G. Simmons, Mayor

O. Dean Clegg, Recorder