



## City of Smithville, Missouri

### Board of Aldermen - Work Session Agenda

October 5, 2021

**6:30 p.m. – City Hall Council Chambers \*\*\*Via Videoconference\*\*\***

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**NOTICE:** \*Due to the Health Officer's orders for safety, public meetings and public comment during public meetings will require modification. The City of Smithville is committed to transparent public meetings and will continue this commitment during the COVID-19 crisis. Anyone who wishes to view the meeting may do so in real time as it will be streamed live on the city's FaceBook page through FaceBook Live.

For Public Comment, please email your request to the City Clerk at [ldrummond@smithvillemo.org](mailto:ldrummond@smithvillemo.org) prior to the meeting to be invited via Zoom.

1. Call to Order
2. Discussion of Progress in Completing Comprehensive Plan Implementation Items
3. Adjourn

Join Zoom Meeting  
<https://us02web.zoom.us/j/82838914770>

Meeting ID: 828 3891 4770  
Passcode: 698477



**Date:** September 30, 2021  
**Prepared By:** Jack Hendrix  
**Subject:** Comprehensive Plan Implementation Update Q3-Y1

This report is to update the progress on the actions taken on the listed implementation actions from the Comprehensive Plan. The complete implementation Matrix is at Page 72 here:

<https://www.smithvillemo.org/files/documents/2030ComprehensivePlan1313120034120720PM.pdf>

Each implementation action was designed to support one or more focus areas from the five pillars from the 2019 Strategic Plan. The five pillars are abbreviated here as follows:

HN – Diverse Housing and Neighborhood Options

BE – Strengthened Business and Economic Development

ST- Small-Town Feel and Sense of Community

RC- Enhanced Recreation and Connectivity

ED – Continued Commitment to Education

Each pillar has either 4 or 5 focus areas, with each area with between 1 and 7 implementation actions. In addition to the implementation action hierarchy, there exists an additional priority (high 1, moderate 2 and low 3) and timeframe hierarchy (Near 0-3, Mid 3-7, Long 7-10 and Ongoing 0-10) for each item as well.

To provide an update on the progress of the Implementation of the Comprehensive Plan, we are providing a partial list of the actions in the Comprehensive Plan's Appendix B.3 Implementation Actions by Time Frame. The full appendix can be found at Page 103 in the following link:

<https://www.smithvillemo.org/files/documents/2030ComprehensivePlan1313120034120720PM.pdf>

For this update, you will see the Near Term (0-3 Years) actions in the plan first, followed by the Ongoing (0-10 Years) actions in the plan. Each goal is identified in **Bold letters**, followed by the listed Action for that goal.

Near Term (0-3 Years) Actions – All Priorities:

***HN.1 Continue to Increase the Supply of Housing Units to Meet Growing Residential Demand***

HN.1.1 Support providing additional housing stock throughout the city of Smithville to meet current and future residents' needs by encouraging new residential development in areas identified in the Future Land Use Map. **Moderate Priority.** *Discussion with developers are ongoing.*

HN.1.2 Revise and update local ordinances to mandate park impact fees for all residential unit types to support the growing demand on parks and recreation spaces as the residential population increases. Evaluate increasing the impact fees. **High priority.** *Site Plan amendments for R-3 were approved on September 7, 2021, to include park fees on all R-3 developments. Park Impact fee discussion to be incorporated into a larger overall impact fee discussion for all developments and infrastructure.*

***HN.5 Provide Housing Options for All***

HN.5.4 Adjust, and consider removing, maximum floor area requirements in the R-3 Zoning District to allow a market-driven variety of unit sizes, particularly in new multi-family development. **High Priority.** *Completed on June 1, 2021.*

***BE.2 Leverage Smithville Lake as a Tourism Asset and Economic Driver***

BE.2.1 Explore measures to expand municipal boundaries closer to Smithville Lake via strategic annexation of Smith's Fork Park. **High Priority.** *Initial letter to Corps of Engineers sent in December of 2020, with a one year estimated turn-around by USACE. Initial legal actions to consolidate Lakeside Crossing lots began in January 2021, with one lot not yet annexed. Legal is still working on final lot.*

***BE.3 Target and Attract Key Industry Niches***

BE.3.1 Identify appropriate industry types and priorities/metrics (such as jobs, tax revenue, etc.) for utilizing economic development incentives to attract key industry niches. **High Priority.** *Initial discussions of economic incentives have occurred, with more detailed and in-depth discussions to occur in the coming year.*

BE.3.2 Establish a Zoning Overlay in the 169 South Character Area on the west side of Hwy 169 for which commercial uses are allowed if they meet the key priority industry criteria or metrics. **Moderate Priority.** *This item may require outside consultant assistance. Discussion on budgetary priorities is recommended.*

***BE.4 Promote and Allow for Industrial Growth within a Dedicated Industrial Zone***

BE.4.1 Increase the acreage of industrial zoned land in and near the 169 Industrial Character Area to ensure adequate land supply for Smithville's additional industrial development. **Moderate Priority.** *Regular discussion with potential developers is ongoing.*

### ***ST.1 Establish Intentional Gateways and Buffers at Key Locations in Smithville***

ST.1.1 Consider creating a Gateway Strategy to establish similar initiatives and visuals, synergizing the city's various gateways and Hwy 169 experience. **High Priority.** *Board discussion on methods and budgetary priorities is recommended in the coming year.*

ST.1.3 Establish a visual landscape buffer at the southern municipal boundary along Hwy 169 to preserve and introduce the character of Smithville while transitioning between Kansas City and Smithville. **High Priority.** *Future work session discussion is needed.*

### ***ST.4 Foster Enhanced Social Infrastructure and Community Connections in Smithville***

ST.4.3 Foster the development of quality-of-life amenities that bring community members together. **High Priority.** *Continue progress with Missouri Main Street and implementation of the Parks Master Plan.*

*In 2021, upgrades to Campground Electrical system, the Main Street Trail, parking lot at Heritage Park by the new playground, basketball court at Heritage, improved access to soccer area at Smith's Fork and the opening the Diamond Crest Splash pad were completed.*

*Additional improvements to Diamond Crest Parkland scheduled for 2022 to include a Playground, improved ADA access and fencing. The CIP also includes funding for Master Plan-identified projects.*

### ***RC.1 Create a Unified Approach for Parks and Trails in Smithville***

RC.1.1 Develop a Parks, Recreation, and Trails Master Plan. **High Priority.** *Completed the Parks and Recreation Master Plan on July 19, 2021. Trails portion incorporated into the ongoing Transportation Master Plan project.*

RC.1.2 Develop a Transportation Master Plan emphasizing multimodal transportation opportunities and connections. **High Priority.** *Currently underway with a Trails component included and anticipated completion in December 2021.*

### ***RC.4 Continue to Leverage Smithville Lake as a Recreational Asset for Residents and Visitors, and as an Economic Driver to the local Economy***

RC.4.1 Annex Smith's Fork Park into Smithville's municipal boundaries. Create a new Zoning District specifically for Smith's Fork Park. **High Priority.** *Initial Steps of Park Annexation underway with USACE. Anticipated USACE response is March 2022.*

***ED.1 Work with College system to bring higher education opportunity to Smithville***

ED.1.1 Work with Metropolitan Community College (MCC) to initiate study of their capacity to provide services meeting Smithville community needs. **High Priority.** *While some initial discussion occurred with MCC prior to its' ballot measure, more in-depth discussion must occur to better coordinate priorities and measures on the ballot.*

The following 19 **High Priority** items are a part of the Ongoing (0-10 years) Category which contains 53 total items in all priorities:

**HN.2 Celebrate and Preserve Existing Housing and Neighborhoods**

HN.2.3 Maintain existing quality vegetative buffers and minimize disturbances of ecological features in new residential developments.

**HN.3 Strengthen Neighborhoods Across the City**

HN.3.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville. *Currently two subdivisions under construction adjacent to existing subdivisions, with one more anticipated shortly. (Eagle Ridge, Diamond Creek, Lakeside Farms)*

**HN.4 Encourage Walkability and Connectivity in and Near Residential Areas**

HN.4.2 Mandate pedestrian connections in new residential developments to adjacent existing or prospective neighborhoods to further strengthen Smithville's pedestrian network.

HN.4.4 Continue to require sidewalks in all new residential developments to create and strengthen existing pedestrian networks.

**HN.5 Provide Housing Options for All**

HN.5.1 Encourage housing options that promote a range of aging-in-place opportunities, including smaller units, accessory dwelling units (ADUs), shared housing arrangements, and independent or active adult communities. *Adjusted lot and dwelling unit sizes in June, 2021.*

**BE.1 Prioritize a Vibrant Downtown.**

BE.1.4 Continue to annually dedicate city funds to support Smithville's Main Street program. Consider earmarking designated funds to enable sustained administration and operations.

Consider earmarking additional funds for programmatic activities such as business assistance, events, and placemaking. *\$40,000 in 2021 and an additional \$20,000 for 2022.*

BE.1.5 Continue to provide Small Business Resources, such as the city's Business Startup Checklist, the Smithville Area Chamber of Commerce, and Main Street programming and assistance.

BE.1.7 Encourage and attract commercial establishments that foster a vibrant Main Street to locate in Smithville's Downtown.

### **BE.3 Target and Attract Key Industry Niches**

BE.3.3 Determine criteria for using available incentives to attract key priority industries for the options detailed in Smithville's Economic Development Programs Incentive Policy. *Anticipated to be included in EDC work for 2022.*

### **BE.4 Promote and Allow for Industrial Growth within a Dedicated Industrial Zone.**

BE.4.4 Ensure industrial uses are well buffered through vegetation and visual barriers, particularly between industrial and non-industrial uses.

BE.4.5 Continue to require traffic impact assessments for development proposals of significant scale, particularly with industrial uses, to ensure appropriate infrastructure capacity and mitigate negative traffic impacts.

### **BE.5 Continue To Strengthen Partnerships**

BE.5.1 Leverage partnerships with Smithville Main Street, the Chamber of Commerce, and the KC Area Development Council to create impactful and collaborative efforts pertaining to business attraction, retention, and technical assistance.

### **ST.4 Foster Enhanced Social Infrastructure and Community Connections**

ST.4.1 Encourage walkable and multimodal connections to and between social institutions in Smithville. *Main St. Trail completed this year, and Streetscape Phase II is nearly complete.*

### **RC.1 Create a Unified Approach for Parks and Trails**

RC.1.3 Continue collaboration between Smithville's Public Works and Parks and Recreation Departments to ensure recreational assets, residential areas, and employment centers are well-connected through multimodal paths and trail networks. *The Parks Master Plan and the Transportation Master Plan have collaborated on trails network discussions. The departments are currently designing a joint facility at Smith's Fork to ease collaboration options.*

### **RC.2 Strengthen Smithville's Trail Network as the City Continues to Grow**

RC.2.2 Encourage new developments to provide access and pathways to existing and proposed trail networks.

### **RC.3 Distribute Recreation Opportunities and Amenities Across the City**

RC.3.4 Establish a committee/working group of private, public, and nonprofit sector stakeholders to identify and implement innovative solutions to meet recreational needs in the community.

### **RC.4 Continue to Leverage Smithville Lake as a Recreational Asset for Residents and Visitors, and as an Economic Driver to the local Economy**

RC.4.3 Support promoting Smithville businesses and marketing efforts at Smith's Fork Park to strengthen local businesses' customer base, particularly downtown establishments.

### **ED.1 Work with College system to bring higher education opportunity to Smithville**

ED.1.2 Once capacity is identified, leverage community need with school personnel as well as MCC resources.

### **ED.2 Coordinate funding and planning activities between School and City**

ED.2.1 Smaller action group of both Boards work to identify guiding principles that both entities agree upon, and work toward achievement of mutual plans and goals.