

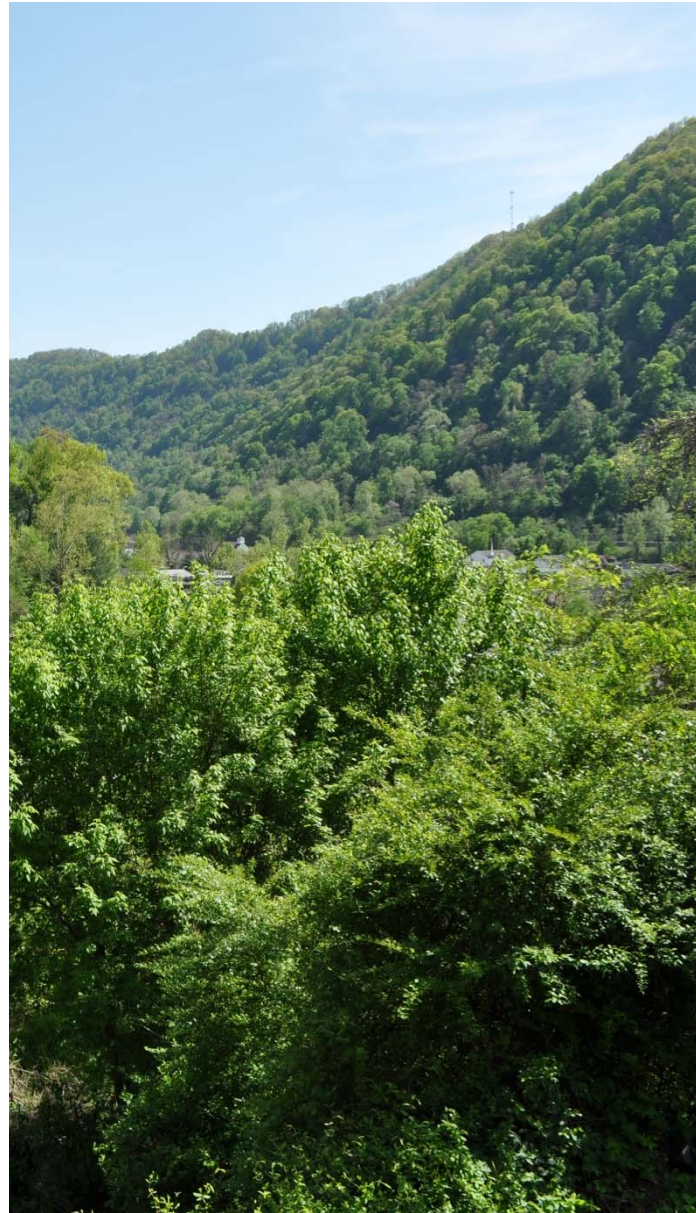


# City of Smithers Comprehensive Plan

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APRIL 2019

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**WVU**LAW  
LAND USE &  
SUSTAINABLE  
DEVELOPMENT  
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# Introduction

## Why should the city develop a Comprehensive Plan?

A comprehensive plan serves as a blueprint for the future. The comprehensive planning process determines the city's vision and what it aspires to be in the future. The comprehensive plan is a policy document that can help determine what investments should be a priority. The comprehensive plan prioritizes infrastructure, identifies opportunities for new development and re-development, and provides land use guidance. Without planning, many cities fail to take advantage of their opportunities or capitalize upon their strengths. Therefore the plan includes a thorough analysis of the strengths, weaknesses, opportunities, and threats within Smithers. Often a comprehensive plan is a reality check on issues.

***“The general purpose of a comprehensive plan is to guide a governing body to accomplish a coordinated and compatible development of land and improvements within its territorial jurisdiction, in accordance with present and future needs and resources.”***

West Virginia Code, Chapter 8A-3-1

In order to develop a Comprehensive Plan, the City of Smithers formed its first Planning Commission with help from the West Virginia University College of Law Land Use and Sustainable Development Law Clinic. The Planning Commission consists of five residents with general knowledge of various planning components throughout city limits. The Planning Commission also spearheaded public participation efforts. The priorities of the residents were very important to the commission and therefore the City went above and beyond the requirements of the West Virginia Code in order to receive as much public input as possible.

The city held one open house to gather information from residents. The open house was held at the KVC Workforce Center of Excellence in August of 2017. Meeting attendees were asked to identify the strengths, weaknesses, opportunities, and threats in the city. They were also asked to identify any land use issues within the City. Results from the open house can be found in Appendix 2.

The city also developed an online survey to reach out to residents that did not attend the open house. A hard copy of the survey was also available for residents that do not have computer access. A total of 61 surveys were completed. A summary of the responses can be found in Appendix 3. A second survey was developed for the public to help prioritize the recommendations. The results of the prioritization were then presented to the Smithers Planning Commission for review and to assist the commission in drafting the final implementation matrix. A summary of the responses can also be found in Appendix 3.

Stakeholder interviews are yet another method to collect public input from a variety of people in a community. Stakeholders are key people, organizations, or business owners in Smithers that will be impacted by land use decisions in the future. Stakeholders can also help with implementation of priority projects detailed in the plan.

The Planning Commission identified several key stakeholders in the community. The list of

The West Virginia Code requires that both the Planning Commission and City Council hold public hearings on the comprehensive plan. The Planning Commission is also required to adopt Public Input Procedures, which can be found in Appendix 1.



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stakeholders can be found in Appendix 4. The stakeholders were then contacted and asked about any issues or concerns they have within the city.

Once the data was collected from the initial open house, stakeholder interviews, and survey, the Planning Commission then identified five critical issues that the city needs to address in order to improve the quality of life for residents and business owners. Each chapter of the plan will discuss the overview, needs, and action items of each critical issue.

## City of Smithers Critical Issues



After the critical issues were identified, the Planning Commission created a vision statement and corresponding goals. The vision statement reflects how the community would like to develop in the next ten years.

### ***Vision Statement***

***Smithers exemplifies the best of small town living in the beautiful Upper Kanawha River Valley. It strives to recruit stable businesses and to provide a vibrant, friendly community for residents and visitors.***

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The West Virginia State Code, Chapter 8A: Land Use Planning requires that a comprehensive plan include goals concerning a municipality's present and future land use. The goals developed for the City of Smithers's are general guidelines that are long term aspirations for future development within the city.



**Goal 1: Ensure community amenities and facilities meet the needs of current residents and business owners**



**Goal 2: Increase rehabilitation efforts to revitalize neighborhoods in Smithers**



**Goal 3: Connect residents to new recreational facilities and amenities**



**Goal 4: Enhance economic development efforts to support existing business and increase new business opportunities**



**Goal 5: Encourage the most desirable use of land**

Chapter 8A of the West Virginia Code: Land Use Planning requires several mandatory elements in a Comprehensive Plan. The tables below display the mandatory elements and where they can be found in the City of Smithers Comprehensive Plan.

### Required Objectives of a Comprehensive Plan

<i>W. VA. Code §8A-3-4</i>	
<b>Code Provision</b>	<b>Page #</b>
Statement of goals and objectives	6, 19-22, 26-28, 31-34, 39-40, 47-50
Timeline on how to meet short and long-term goals and objectives	Implementation Matrix
Action plan with implementation strategies	19-22, 26-28, 31-34, 39-40, 47-50
Recommendations of a financial program for necessary public funding	51. Appendix 5
Statement of recommendations concerning future land use and development policies	47
A program to encourage regional planning, coordination, and cooperation	22, 38
Maps, plats, and/or charts that present basic information on the land, including present and future uses	16-17, 23-24, 32, 35-37, 42-43, 46, 48

## Required Components of a Comprehensive Plan

<i>W. VA. Code §8A-3-4(c)</i>	
<b>Code Provision</b>	<b>Page #</b>
<b><i>Land Use</i></b>	
Different land uses (including, for example, residential, agricultural, historic, conservation)	41-50
Population density and building intensity standards	47-48
Growth or decline management	35-38
Projected population growth or decline	35-38
Constraints on development (including identifying flood-prone and subsidence areas)	43
<b><i>Housing</i></b>	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	22-28
Identify the number of projected housing units and land needed	37
Address substandard housing	24-28
Rehabilitate and improve existing housing	24-28
Adaptive reuse of buildings into housing	24
<b><i>Transportation</i></b>	
Vehicular, transit, air, port, railroad, river, and any other mode	12-14, 16-18
Movement of traffic and parking	12-14, 17-18
Pedestrian and bicycle systems	13, 15-16, 21-22
Intermodal transportation	13
<b><i>Economic Development</i></b>	
Analyze opportunities, strengths and weaknesses	37-38
Identify and designate economic development sites and/or sectors	35-39
Identify types of economic development sought	35-39
<b><i>Miscellaneous Components</i></b>	
Infrastructure	11, 14
Public Services	10, 14, 18-22
Rural	41, 45
Recreation	29-34
Community Design	41-50
Preferred development areas	45-46
Renewal and/or redevelopment	23-28, 45
Financing	51, Appendix 5
Historic Preservation	13

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# Community Amenities and Facilities

## Overview

### Local Government Structure

The majority of the City of Smithers is located in Fayette County, West Virginia. A small portion of the city along US Route 60 lies in Kanawha County, West Virginia. The city operates under the Strong-Mayor Plan, which is detailed in the West Virginia Code. Five council members, elected at large, represent the City. The Mayor is also elected at large and is the administrative authority of the City.

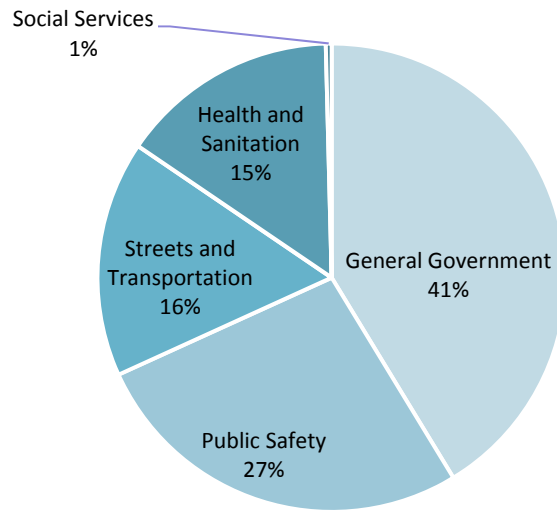


Smithers recently formed a Planning Commission to oversee planning within the city. The commission consists of five members. Other committees include the Finance committee. The committee is responsible creating the municipal budget and preparing for audits.

The 2017-2018 Smithers budget was approximately \$635,000. Expenses by department are shown on ***Chart 1: Government Expenditures by Department***. Most of the revenue the city collects originates from the business and occupancy tax, property taxes, refuse collections, excise tax on utilities and fines, fees, and court costs.

The West Virginia Code allows municipalities to impose by ordinance reasonable rates, fees, and charges for certain city services. The city recently enacted a municipal fee. The fee was set at zero however the city in the future can increase the fee to help pay the cost of providing community services.

**Chart 1: Government Expenditures by Department**



## Public Safety

The Smithers Police Department consist of two (2) full-time employees and three (3) part-time employees. In 2017, the department responded to 1,062 calls. There is a mandatory training program for officers.

The Smithers Volunteer Fire Department serves approximately 10 square miles with 12 active volunteers. In 2016, they responded to 104 total calls. Funding is received through the Fayette County Fire Levy, Kanawha County funding, and the State of West Virginia Insurance Fund.

Valley High School serves as the emergency shelter for the city.

Ambulance services are provided by Jan-Care and General Station Ambulance. Jan-Care provides urgent medical care and transport to definitive care. The nearest station is located in Montgomery. The General Station Ambulance is located in Alloy.



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## Public Works

The public works department for the City of Smithers employs three (3) full time employees that are responsible for maintaining five (5) miles of roads. The public works department is also responsible for refuse collection.

## Infrastructure

West Virginia American Water serves public water to all city residents. The City of Smithers Sanitary Board is responsible for providing public sewer to all city residents. Overhead electric utility lines and underground gas lines run throughout the city. Cable and internet infrastructure is also available for residents.

## Education

Children that live in the City of Smithers attend the Fayette County School system. Valley Elementary School is located within city limits and serves kindergarten through fifth grade. Valley High School is also located within the city and serves sixth grade through twelfth grade.

Fayette County Schools had a total of 6,365 students in the 2017-2018 school year. A total of 10 elementary schools, two middle schools, five high schools, and one technical center exist in Fayette County. The West Virginia Board of Education took control of the school system in 2010. A total of 350 students attended Valley Elementary School and 470 students attended Valley High School in 2017-2018.



Valley High School offers several sports, such as band, high school football, high school golf, high school cheerleading, high school girls basketball, high school girls volleyball, middle school football, middle school baseball, middle school cheerleading, and middle school girls basketball.

No public library lies within Smithers. The nearest public library is located in the City of Montgomery.

Bridge Valley Community and Technical College is located nearby in the City of Montgomery. The college offers several associate degrees and certificate degrees. Another college will open in the

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summer of 2018 on part of the former West Virginia University Institute of Technology campus in Montgomery. The college will be for children coming out of the foster care system.

## **Medical Services**

New River Health has a health center located in Smithers. The Valley School Based Health Center is open Monday through Friday. The center provides primary care to students, teachers, and residents.

The nearest hospital is Montgomery General Hospital located in the City of Montgomery.

## **Transportation**

US Route 60 is the main roadway that services Smithers. The route is two lanes and is also known as the Midland Trail, a national scenic highway. According to West Virginia Department of Highways, approximately 6,000 vehicles travel US Route 60 daily.

No public transportation options exist in city limits. The nearest bus stop is in the City of Montgomery. The Kanawha Valley Regional Transportation Authority has stops in Montgomery that travel to Charleston.



The Kanawha River flows through Smithers and is used mainly by recreational watercrafts. No public access points exist within city limits.

The Yeager Airport is located 28 miles from Smithers in the City of Charleston. The airport offers nonstop flights to Charlotte, Washington DC, Atlanta, Myrtle Beach, Chicago, and Houston. Other flights are available to Philadelphia and Ft. Lauderdale. The nearest port is also located in the City of Charleston. The Kanawha Valley Local Port Authority District is developing the North Charleston Tank Farm and Distribution Center. There is also a public port in the planning stages in South Charleston.

The railroad, the Kanawha Terminal, runs through the city twice a week. The City of Montgomery contains an Amtrak stop.

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Most of the city is served with sidewalks. The city recently received a grant to improve sidewalks along Michigan Street.

On-street parking is available on most streets throughout Smithers. The city also owns a public parking lot.

At this time, there are also no intermodal transportation options for the city.



### **Cultural, Historic, Community, and Social**

The City of Smithers is rich in history due to the coal mining in the area. The city was once home to Long Acre Coal Camp, which included 120 coal camp homes and 2 coke ovens (Register-Herald Reporter 2016). Many businesses were located in Smithers that supported the coal industry. Every year a reunion is held by families that used to live in Long Acre Coal Camp. There are also high school reunions held every year.

Currently the only events held in the city is the summer festival and Christmas gathering that the city hosts annually.

The senior center in Smithers provides social opportunities for seniors. Lunch is offered to residents. Seniors may also participate in field trips to various attractions.

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## Needs Assessment

The City of Smithers is a close-knit community that takes pride in the community services and amenities offered to residents, business owners, and visitors. The city is well served by infrastructure, which is a strength when trying to attract new development. The location of the city is also an opportunity as the city is close to the City of Charleston and located directly on US Route 60. The police department provides protection to its residents and 77 percent of residents rated their satisfaction level with the police department as either excellent, good or fair. The fire department also received high rankings from residents, with over 87 percent ranking the department as either excellent, good or fair. These community services will help Smithers remain a viable community. The community is also in close proximity to first rate healthcare at Montgomery General Hospital and higher education opportunities at Bridge Valley Community and Technical College.

Smithers is a small city however, with a limited budget. Over thirty percent of the city's revenue derives from the Business and Occupation Tax. In 2018 three employers within the city limits pay most of the tax: the grocery store Kroger and two coal related businesses. As the coal industry has been on the decline, the lack of stable revenue has decreased the city budget. The Kroger closed at the end of October 2018. Grants grocery store is tentatively set to open in early 2019 in the building that once housed Kroger. However, Grants is not leasing the entire building. The portion that Grants is not leasing was a pharmacy that paid B&O taxes, creating concern. The loss of the pharmacy B&O taxes will decrease the city budget.



The presence of Valley Elementary School and Valley High School (which is a combined middle and high school) represents one of the biggest strengths for the City of Smithers. However, Valley High School is slated to close in 2019. The loss of the school will be a devastating blow to the city, which has already suffered from the West Virginia Institute of Technology closing in 2017 in the City of Montgomery. Potential plans to form a partnership between the school, Bridge Valley Community and Technical College, and the Upper Kanawha Valley YMCA to allow the school to stay open are forming. High school students at Valley High School would be able to take high school classes as well as college courses to earn college credits to be used after they graduate.

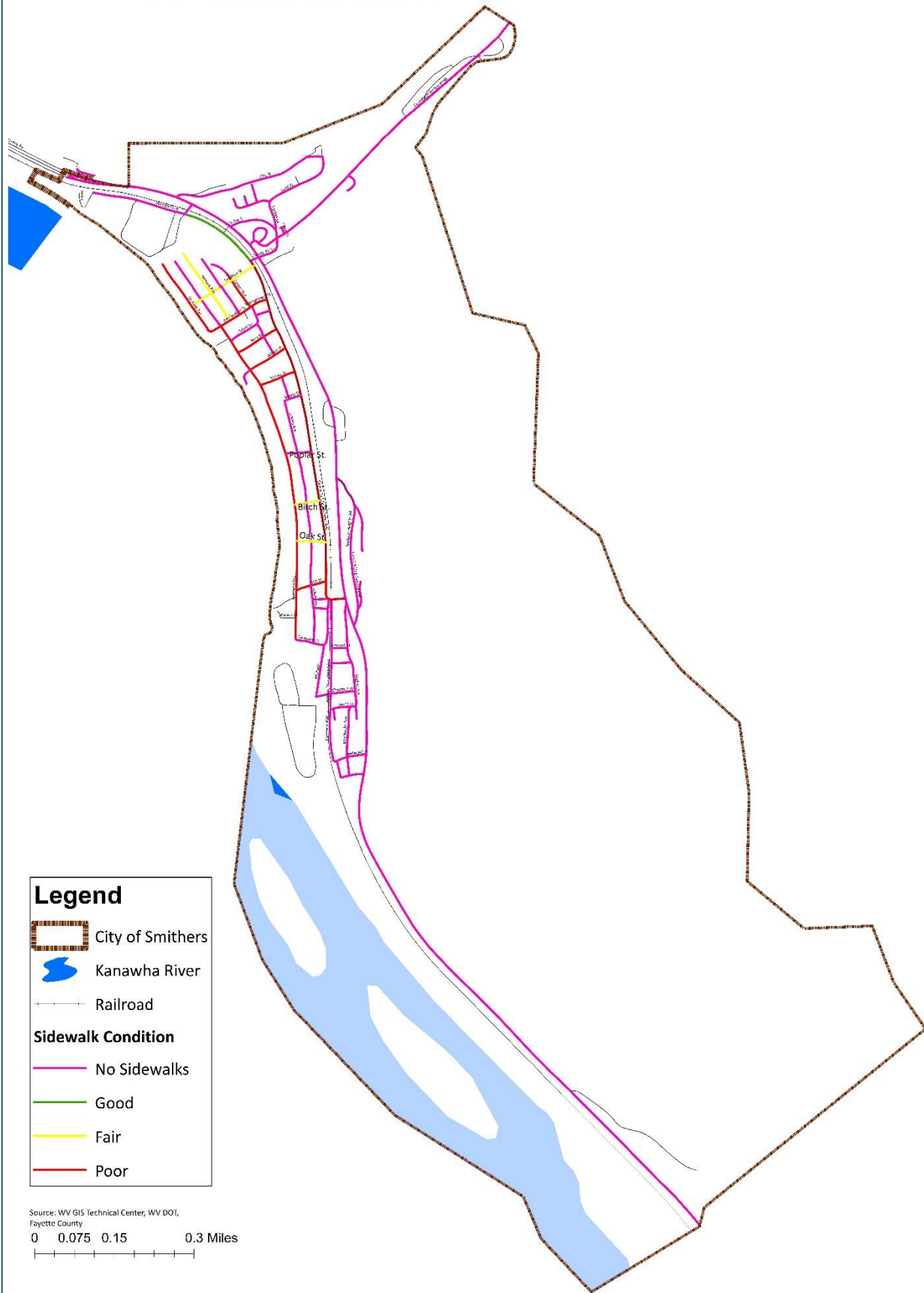
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Many concerns exist regarding needed upgrades and maintenance to equipment, roads, and infrastructure systems. The city recently received a grant for a portion of the cost of a new garbage packer. Residents would like to see curb-side recycling or at least recycling bins at locations throughout the city. Approximately 77 percent of survey respondents rated recycling as poor in the city.

Residential parking is an issue due to roads narrowing. Some areas are in need of sidewalks or sidewalk improvements. Sidewalk maintenance is the property owner's responsibility. Approximately 58 percent of residents responded that sidewalks are in fair to poor condition. Approximately 28 percent are concerned with street conditions. The Planning Commission identified areas of concerns in regards to sidewalks and roads on ***Map 1: Sidewalk Condition Map and Map 2: Road Condition Map***.

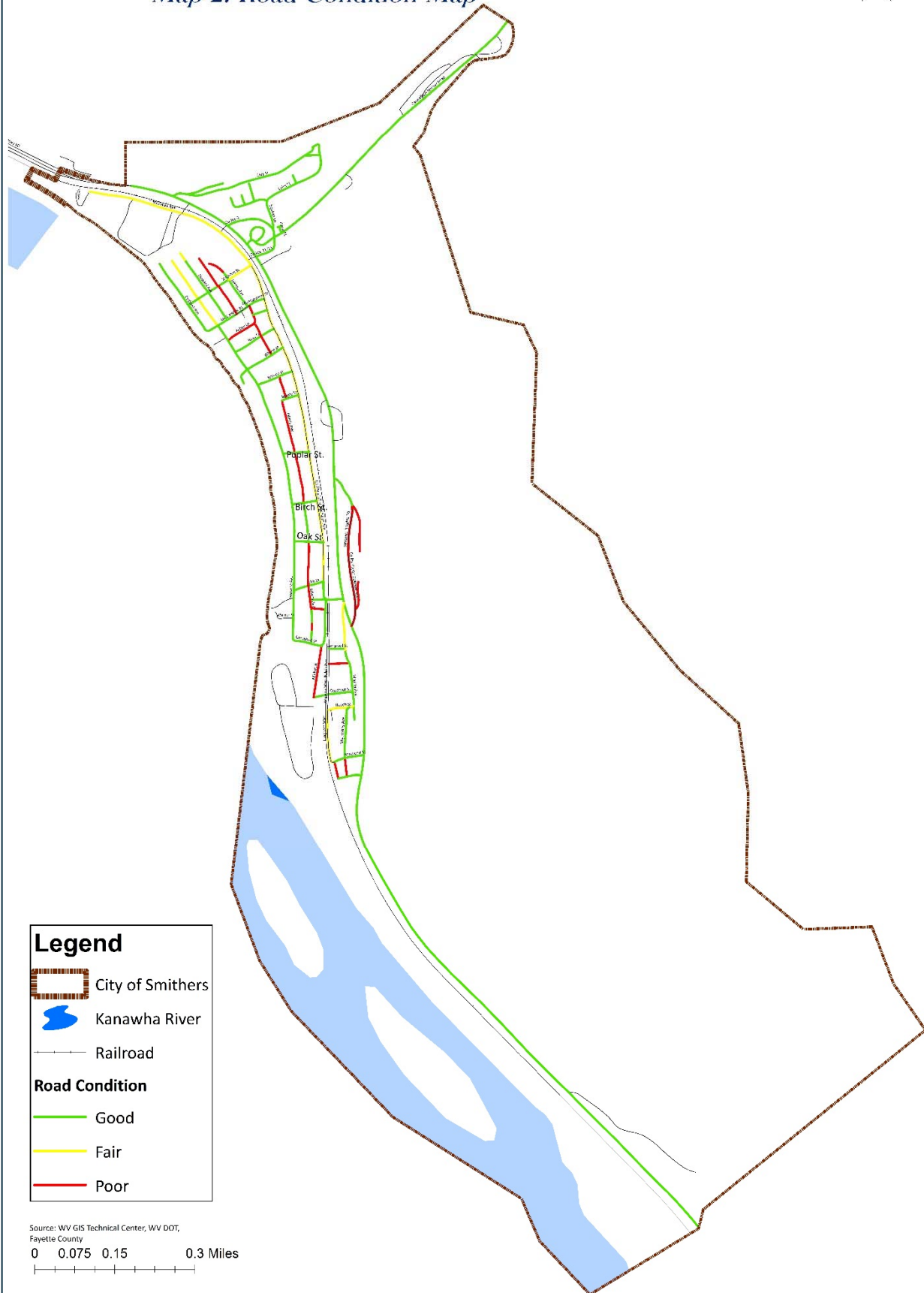
# City of Smithers Comprehensive Plan

## Map 1: Sidewalk Condition



# City of Smithers Comprehensive Plan

## Map 2: Road Condition Map



Public transportation is currently not available within city limits, which is most likely why 72 percent of residents rated it as poor.

In regards to public safety, there is a need for better vehicles and video equipment for the police department. The city is in the process of writing a grant for the equipment. There is insufficient revenue for 24/7 police protection. Residents are concerned with police protection as 21 percent of residents responded that it one of the most important items that Smithers should improve. Residents would like to see additional police to address the growing drug activity in the area.

There is also a need for a disaster plan for the city. The plan would detail what city officials need to do in an emergency. Approximately 50 percent of residents are concerned with emergency management within the city.

The volunteer fire department is challenged by a small pool of qualified workers. The population is aging and there are less people to perform the duties needed. Most individuals also work full-time which limits the ability to respond to calls. There is a need for improved recruitment. There is also a need for a bigger fire station and new rescue truck.

City hall and the senior center is also in need of a new building. Parking and space is limited at the current building. Parking is especially difficult for seniors who typically have to park far away and walk to the center.

**Table 1: Community Amenities and Facilities Public Survey Results**

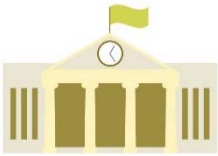
*Please rate your level of satisfaction*

	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
<i>Police protection</i>	6.6	52.5	18.0	21.3
<i>Fire protection</i>	14.8	60.7	11.5	9.8
<i>Recycling</i>	1.6	3.3	4.9	77.1
<i>Infrastructure</i>	1.6	45.9	22.9	21.3
<i>Emergency management</i>	3.3	23.3	25	25
<i>Street conditions</i>	1.7	31.7	35	28.3
<i>Sidewalks</i>	1.7	40	36.7	21.7
<i>Public transportation</i>	0	1.6	1.6	72.1
<i>Stormwater management</i>	3.3	40.9	18.0	29.5
<i>Public school system</i>	5.0	20.0	31.67	31.67
<i>Health care</i>	0.0	16.4	16.4	50.8

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## Action Plan

The following action plan was developed to address the critical issues detailed by the public in regards to community amenities and facilities. The action steps listed will help the city accomplish the identified goal and objectives.



### **Goal 1: Ensure community amenities and facilities meet the needs of current residents and business owners**

Objective 1: Ensure a high quality education for all residents

Objective 2: Maintain public safety services

Objective 3: Encourage a multi-modal transportation system

Objective 4: Develop new public facilities

Objective 5: Improve communication of city business and events

### **Action Step 1: Continue to partner with nearby communities to stop the closure of Valley High School or establish an alternative high school**

Valley High School is slated to close at the end of the 2018-2019 school year. A partnership between the school and BridgeValley Community and Technical College was not approved by the Fayette County Board of Education. As the closure of the high school will be a devastating blow to the community, local elected officials should continue to still try to keep the school open.

BridgeValley is working with Kanawha County schools to create a fully accredited high school in the City of Montgomery that would be located on the BridgeValley campus. Students would have the option of attending the alternative high school instead of the county high school.

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## **Action Step 2: Enact a user fee to better address the help with the cost of providing community services**

A user fee would be paid by people that work in Smithers. Charleston, Huntingdon, Morgantown, Parkersburg and Weirton have enacted user fees to help defray the cost of community services. The City of Smithers would use the fee to pay for paving, lighting, signage, and police protection.

## **Action Step 3: Develop community oriented policing to address the concerns of residents in Smithers pertaining to crime**

To help fight crime, the police department should consider the development of community oriented policies. Community oriented policing brings police and the community together by working side-by-side to address and identify crime. There are simple and inexpensive methods to get the public involved:

- Facebook page
- Email system
- Community crime watch meetings
- Text messaging system
- Additional press releases
- Youth policing academy
- Citizens Police Academy
- Conduct classes at local high school

## **Action Step 4: Support police and fire departments efforts for new equipment**

The city should continue to assist the Police Department with funding requests and grant applications. Priorities of the city should be the purchase of defibrillators and video equipment.

## **Action Step 5: Work with other communities in the UKV region to develop a public awareness campaign on drug addiction**

It is never too early to reach out to young children and advise them of the dangers of drugs. Drug addiction can often occur after people have an injury or medical procedure and are then prescribed pain pills. Education on prescription medication is vital to stop this from occurring. After school programs should be held to discuss drug addiction. The dangers of addiction with real-life stories should be provided. Education should also continue after student's graduate high school. There are several non-profit groups that offer education on the effects of substance abuse.

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### **Action Step 6: Collaborate with the Fayette County Sherriff Department to participate in the National Prescription Drug Take Back Day**

Smithers' police department should collaborate with local business to participate in "drug take back days". The National Prescription Drug Take Back Day aims to provide a safe, convenient, and responsible means of disposing of prescription drugs, while educating the public about the potential for abuse of medications. The Fayette County Sherriff's Department participates in this event annually. The public can dispose of their prescription drugs at the court house in Fayetteville during the event. The City of Smithers and other communities in the UKV Region should work with the Fayette County Sherriff's Department to determine if an event could be held in the UKV Region so residents don't have to travel to Fayetteville.

### **Action Step 7: Develop a disaster plan**

A disaster plan helps communities better prepare for a disaster and create a plan of action. The plan should look at locations of emergency shelters, how the city will communicate with the public during an emergency, evacuation routes and procedures, property protection, and school emergency plans. The action plan should address the following types of disasters: natural disasters, homeland security attacks, train derailments, chemical explosions, and school active shooter. The city should collaborate with surrounding municipalities when preparing the plan.

### **Action Step 8: Expand the Smithers Volunteer Fire Department station**

The current fire station is next to city hall. The station is too small to meet the needs of the fire department. More space is needed for the rescue boat. Newer fire trucks also do not fit in the existing space and are too heavy for the current floor in the station.

### **Action Step 9: Develop a sidewalk plan to prioritize sidewalk improvements**

The city should develop a sidewalk program to help facilitate such repairs as well as the construction of new sidewalks. A point system could prioritize and establish which sidewalks should be repaired or constructed first. The point system would take into account the following factors:

- Street's proximity to parks, local government facilities, schools, businesses, etc.
- Topography of the street
- Connectivity with other sidewalks
- Average Daily Traffic (ADT)
- Street Width
- Conflicts with other utilities

- 
- Available right-of-way

The city should then repair and/or construct sidewalks on the streets that received the highest amount of points based on the factors above. **Map 1: Sidewalk Condition Map** should be used as a starting point in identifying high priority areas for sidewalk improvements.

### **Action Step 10: Work with Kanawha Valley Regional Transportation Authority to get a bus stop in Smithers**

There is a real need for a bus stop in the City of Smithers. Currently residents have to travel to Montgomery to ride the bus, which can be a challenge, especially for those that don't have a vehicle or have health issues. The City of Smithers should work with the City of Montgomery and the Town of Gauley Bridge to expand bus service throughout the Upper Kanawha Valley. The city should also work with the Fayette County Commission to support these efforts as currently the New River Transit Authority does not have routes in the Upper Kanawha Valley.

### **Action Step 11: Develop a combined city hall, senior center, and welcome center**

There has been discussion by city officials to develop a combined city hall and senior center, as well as establishing a welcome center, in one building. This would be easy and convenient for local residents and visitors. Once funding is established, the city should determine a location that would be the most affordable and convenient for city residents.

### **Action Step 12: Develop a city website and update the official city Facebook page on a regular basis**

The City should begin to regularly update the official city Facebook page as a means of communication to residents. Facebook is an efficient way to get information out to as many people as possible. Many people are using social media to stay informed rather than reading the local newspaper. Currently not many people have liked the page. The City may need to publicize the page to as many people as possible as they may not be aware that the page exists.

The city should also develop a city website that can be used to post documents, ordinances, and other important information.

# City Revitalization

## Overview

The quality of life in communities can be directly tied to the different types of housing and condition of neighborhoods. Good housing proves essential to retain residents and attract new residents. The physical condition of housing, age of housing, diversity of housing stock in a community, and affordability are all important factors when looking at housing stock in a community. Information was gathered from the 2010 US Census and 2016 American Community Survey to better understand housing data trends in the City of Smithers.

## Housing Characteristics

The majority of housing in Smithers is single-family homes. Approximately 18 percent of the housing units available are multi-family and 8 percent of homes are mobile homes. Of the total housing units in the city, 21 percent are classified as vacant. This is a high vacancy rate, especially compared with Fayette County's vacancy rate of 17 percent.

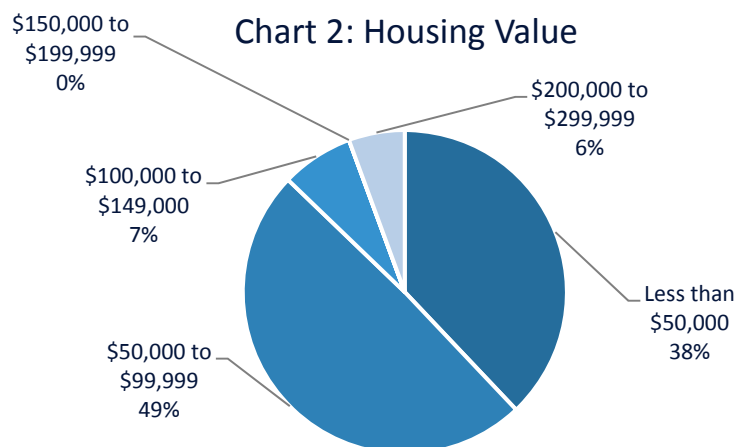


- 21 percent of homes are vacant
- 46 percent of homes are renter-occupied

Of the occupied housing units in Smithers 54 percent are owner-occupied and 46 percent are considered renter-occupied. Almost half of the population in Smithers does not own their own home. The percentage of renter-occupied housing exceeds Fayette County's percentage of 22.3.

Affordable housing is available at Gertrude Apartments and Amos Landrum Apartments. Amos Landrum Apartments also offers housing accessible to persons with disabilities.

Housing value was reviewed to better understand the housing market in Smithers. Almost half of the homes are valued between \$50,000 and \$99,999 as shown on **Chart 2: Housing Value**. Very few homes are valued at more than \$100,000. The median housing value in 2016 was estimated at \$65,400.

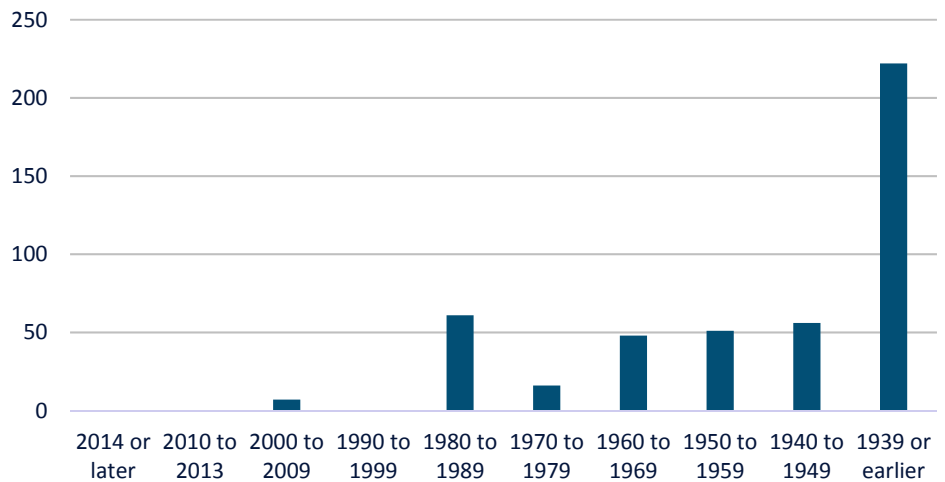


Most of the homes, over 80 percent, in Smithers were built before 1960 as shown on **Chart 3: Age of Home**. The age of housing in Smithers could contribute to the lower housing value.

Approximately 70 percent of residents in Smithers do not have a mortgage. The average cost for residents with a mortgage is \$833 and median

rent is \$330. Rent is much more affordable in Smithers when compared to the average in Fayette County of \$560.

Chart 3: Age of Home



## Needs Assessment

One of the biggest concerns of residents is abandoned and dilapidated housing. Open house attendees expressed that they would like to see abandoned and dilapidated housing demolished throughout the city. Approximately 83 percent of survey respondents rated their level of satisfaction with abandoned and dilapidated housing as poor.

Approximately 50 percent of residents rated abandoned and dilapidated buildings as needing improvement in the

next 5 to 10 years. Housing options were also rated fair to poor by residents, with approximately 76 percent not happy with current options available. Unfortunately a lack of developable land within the city forecloses the possible of significant additions of new housing. Some commercial buildings have been reused as multi-family housing, however there is no new opportunities at this time. New single-family housing is needed in the mid-level price range. Areas for new housing would be on vacant lots where buildings have been demolished or in Long Acre Bottom.



One of the main issues in regards to housing is the lack of the West Virginia State Building Code or International Property Maintenance Code. The building code is one of the most effective means to

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regulate buildings before they become dilapidated. The code also provides remedies for repair and demolition if a building is not properly maintained.

The city also is in need of a vacant property registry. The registry requires all property owners to pay a fee to the city every year that their property sits vacant. In order to determine the extent of the problem in the city, an inventory first needs to be completed. Fayette County recently helped Smithers inventory abandoned and dilapidated buildings in the city. However, a more detailed study of buildings needs to be completed.

A stakeholder interview with a local realtor revealed that the average selling price of homes in Smithers is approximately \$86,000. Currently there are not many homes for sell and inventory is limited as most homes are family-owned and passed down through generations. However, part of the problem with housing in Smithers is that family-owned housing sometimes becomes vacant after the homeowner dies because the heirs to the home live out-of-state. Eventually the building then becomes dilapidated.

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## Action Plan

Goal 2 focuses on addressing abandoned and dilapidated buildings in the city of Smithers in order to improve the appearance of the city, increase investment, and ensure public safety.



### Goal 2: Increase rehabilitation efforts to revitalize neighborhoods in Smithers

Objective 1: Identify abandoned and dilapidated buildings

Objective 2: Enact ordinances to address abandoned and dilapidated buildings

Objective 3: Enforce ordinances with property owners

Objective 4: Improve appearance of the city

#### Action Step 1: Complete a vacant and dilapidated property survey

A thorough inventory of all buildings in the city should be conducted to better understand the number of vacant and dilapidated buildings within city limits. The properties should be rated on their present condition. Information should also be gathered on ownership, code violations, fire and police calls, and tax status. This inventory will then enable the city to prioritize which structures need demolished and concentrate efforts in specific locations.

#### Action Step 2: Adopt the West Virginia State Building Code

The West Virginia Building Code is a set of rules for construction. The building code protects public health, safety and general welfare as they relate to the construction of and occupancy of buildings and structures. The building code will be administered by a licensed building official. The West

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Virginia State Building Code is based on the International Building Code, a model building code developed by the International Code Council and adoption for use by most states in the United States.

### **Action Step 3: Adopt WV Code 8-12-16**

West Virginia Code Section 8-12-16 allows municipalities to address structures, dwellings or buildings that are unsafe, unsanitary, dangerous or detrimental to the public safety or welfare. Procedures set out in the provisions ensure that property owners receive due process. Although similar to the building code in some ways, West Virginia Code Section 8-12-16 contains some authority that are not included in the building code. Adoption of both the West Virginia State Building Code and West Virginia Code Section 8-12-16 can provide additional protection to the municipality.

### **Action Step 4: Enact a vacant property registry**

A vacant property registry would allow Smithers to require all owners of vacant buildings and properties to register their properties and pay an annual registration fee. The vacant property registry could also incentivize residents to either sell or demolish properties so that they don't have to pay the annual registration fee.

### **Action Step 5: Increase code enforcement**

The City of Smithers and City of Montgomery recently partnered together in the hiring of a certified code enforcement officer. The city should target code enforcement to the Renewal/Redevelopment Areas identified on **Map 5: Development Areas**. The code enforcement official should canvas these areas weekly to search for code violations. The city should also ask residents to report code violations. Meetings should be held between the mayor, police department, and code enforcement officer to discuss various complaints. Police officers spend a great deal of time canvassing neighborhoods and may have specific information that would be helpful to the code enforcement officer.

The city should also develop a complaint management system that would allow residents to enter their complaints via the Internet or over the phone. An online system would allow residents to keep track of the status of their complaint.

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### **Action Step 6: Consider using public pressure to get property owners to maintain their property**

Another option the City could explore is adopting a policy that publicizes the most notorious property violators and repeat offenders. The hope is that it will force the property owner to clean the property up.

In Fayette County, the Building Department will place a Notice of Violation sign on problem properties. The Notice of Violation sign includes the property owner's name and the property's address, and states that the building is in violation of the Fayette County Dilapidated Building and Beautification Ordinance. The Building Department also sends a letter to the landowner. These measures are taken only after the building has been designated dilapidated by the County's Beautification Committee. (Source: WV LEAP Toolkit, 2015)

### **Action Step 7: Sponsor a monthly yard and home contest**

The City should initiate a campaign to increase the pride of local residents and business owners in their homes, as well as the general overall appearance of the City. As part of this campaign the City should sponsor a monthly yard and home contest where residents can enter and win a prize. This type of contest will provide motivation for residents to get their properties in good condition. The City should only pick those homes that have no outstanding code violations. The City could ask local businesses to sponsor the contest by donating prizes, free meals to area restaurants, gifts, etc. While this type of contest would typically be only held in the summer, the City could extend it into the holiday season by sponsoring a community Christmas decorating contest as well.

### **Action Step 8: Consider participating in the Home Rule Program to better address issues with abandoned and dilapidated buildings**

One of the tools municipalities can use to deal with abandoned and dilapidated buildings is the Home Rule Program. The Home Rule Program allows municipalities to experiment with ideas currently not permitted via statewide code. The city should consider applying for Home Rule to deal with specific problems relating to abandoned and dilapidated buildings, as well as other issues. If the city is awarded Home Rule Status, local elected officials should consider the use of on-site citations, which would allow city officials to issue citations to a property owner for sanitation and nuisance violations, without the need to go to court.

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# Recreation

## Overview

The only municipal recreation offered in Smithers is the existing walking track. The track is approximately 0.3 miles. The city owns the old Oakland Elementary School, however it is currently not being used.

Valley Elementary School has a playground that includes swing set, playground equipment and quarter mile walking track. The playground is open to the public when school is not in session. The school has participated in the Active Southern West Virginia Kids Run Club. Students stay after school to participate in games, running exercising, and stretching. At the end of the program a fun run is held.



Nearby recreation includes parks in the City of Montgomery and the Kanawha River. The Kanawha River is used heavily by pleasure boaters. At this time, there is no public access points to the Kanawha River within the City of Smithers. The former WV Tech Marina is now owned by the City of Montgomery and lies within close driving distance to the City of Smithers.

The YMCA of Kanawha Valley is also located within a short distance of Smithers in the City of Montgomery. The YMCA recently opened in the Baisi Center on the former WVU Tech's campus. The center facilities include a gym, wellness center, swimming pool, weight room, batting cages and other rooms. The YMCA also plans to offer exercise classes in the future.

## Needs

Recreation is a key asset to a community. The National Parks and Recreation Association (NPRA) recommends 10 acres of parkland for every 1,000 residents. This would mean that the City of Smithers should provide at least 8 acres of parkland. However, the city currently has no parkland.

There is a definite need to expand recreational opportunities within the City of Smithers. Survey respondents overwhelming (86 percent) rated the availability of recreation as poor. Approximately 42 percent of respondents feel that Smithers should focus on recreation in the next 5 to 10 years. The City of Smithers currently owns a FEMA lot along the existing walking trail that could be used for a park. A master site plan was done for this property in 2002. Local elected officials have stated that

the current best use of the lot include a children's soccer field, picnic shelter, picnic tables, and portable restrooms. The trail could also be extended to Route 60 and possible even connect with trails in the City Montgomery. Potential recreation areas are shown on **Map 5: Development Opportunities**.



The old Oakland Elementary School is currently unusable due to black mold. The building is also not ADA accessible. The city needs to determine if the building can be saved or should be demolished.



Another potential recreation opportunity for the city is Mansour Islands. The city recently annexed the two islands into city limits. As boating is popular on the Kanawha River there is the potential to connect the islands to the Marianna in Montgomery via an established water trail.

At this time there are no recreation programs in Smithers. The City of Montgomery has invited the City of Smithers to their parks and recreation meetings to better understand the roles and responsibilities of a parks and recreation committee. Local officials in Smithers are interested in forming their own parks and recreation committee and possibly partnering with Montgomery on offering recreation to residents of both communities.

A Healthy Places for Healthy People study was done in 2017 for the Cities of Smithers and Montgomery. This plan details possible trail connections between the two cities. The cities have since received a \$15,000 grant for design of the proposed trails. There are four proposed trail systems:

1. Montgomery Marina to the US Route 60 bridge
2. US Route 60 bridge to the Tech Trails in Montgomery
3. Marina and Tech trails to existing walking trail in Smithers
4. All trails in Montgomery and Smithers to Gauley Bridge

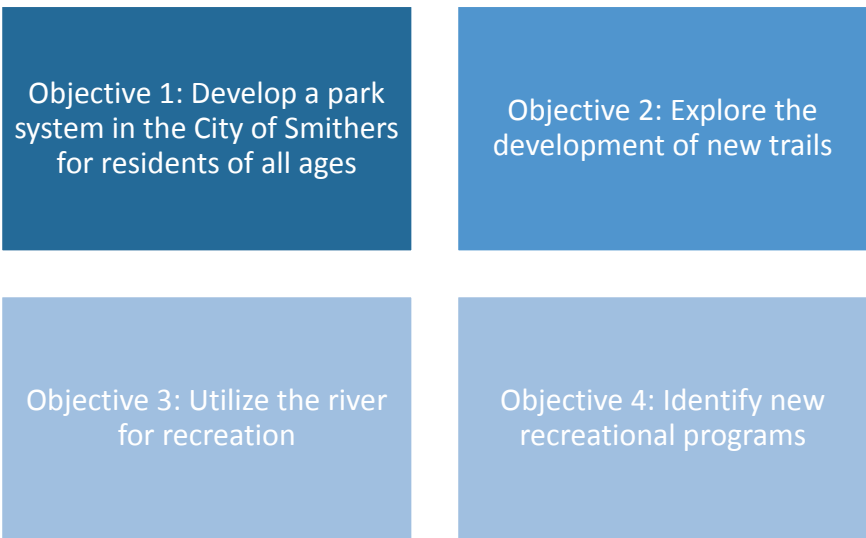
Additional funding will be needed to design and implement all of the trail systems.

# Action Plan

As recreation was identified as a critical issue by residents in the City of Smithers, Goal 3 strives to improve recreational facilities and amenities.



## Goal 3: Connect residents to new recreational facilities and amenities



### Action Step 1: Develop the FEMA lot into a City Park

Over 86 percent of residents that responded to the online survey feel that the availability of recreation is poor in Smithers. The availability of recreation was also chosen as one of the top 3 things that Smithers needs to improve in the next ten years. The City should utilize the site concept plan (Figure 1) as the basis for developing the FEMA lot into a City Park. However, as the plan was completed in 2002, the city should determine if the proposed uses are still needed. The city should reach out to the public to determine what they feel is needed in the park space.





**Figure 1: Site Concept Plan for City Park**

## **Action Step 2: Develop trail extensions to connect to nearby communities**

The city should implement the Healthy Places for Healthy People Plan and Trail Concept Vision developed in 2017 for both Montgomery and Smithers. The concept vision would connect Smithers to Montgomery and eventually all trails in both cities to Gauley Bridge.



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### **Action Step 3: Develop a water trail to promote the Kanawha River to residents and visitors**

The Kanawha River meanders through beautiful mountains and scenery in the UKV region. There is no designated map that shows visitors of public access points and attractions along the river. As the river is one of the region's greatest strengths, the tourism potential of the river needs to be exploited. Designating the Kanawha River as a water trail will help the communities in the UKV region publicize the recreational opportunities of the river and work together to beautify the river.



### **Action Step 4: Develop and utilize West Mansour Island for recreation use**

The island could be a potential recreation area for those pleasure boating and enjoying the Kanawha River. Opportunities for building campsites should also be explored. Hiking trails and designated fishing areas should also be considered.

### **Action Step 5: Form a Parks and Recreation Commission**

City Council should form a Parks and Recreation Commission to be an advisory body to city council on matters pertaining to parks and recreation. The commission's duties would include making recommendations on facilities, programs, events, and services, as well as providing support for grant applications.

### **Action Step 6: Partner with the City of Montgomery on offering recreational programs**

The city should continue to work with the City of Montgomery to provide recreational programs to area residents. By partnering together both cities can realize cost savings. Programs could include after-school programs for school aged kids, teen dances, kayak/stand up paddle board lessons, walking club, outdoor movie nights, women's defense classes, crafting, game nights, computer classes, and programs geared towards seniors.

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**Action Step 7: Complete a feasibility study of the former Oakland school to determine the highest and best use of the building and property**

The city should complete a feasibility study to determine the practicality of restoring the former school. If significant improvements are needed and the cost is too high for the city to consider, then the study should also determine what the highest and best use of the building and property is. There is potential for a recreational space in the existing lot if the building would be demolished.

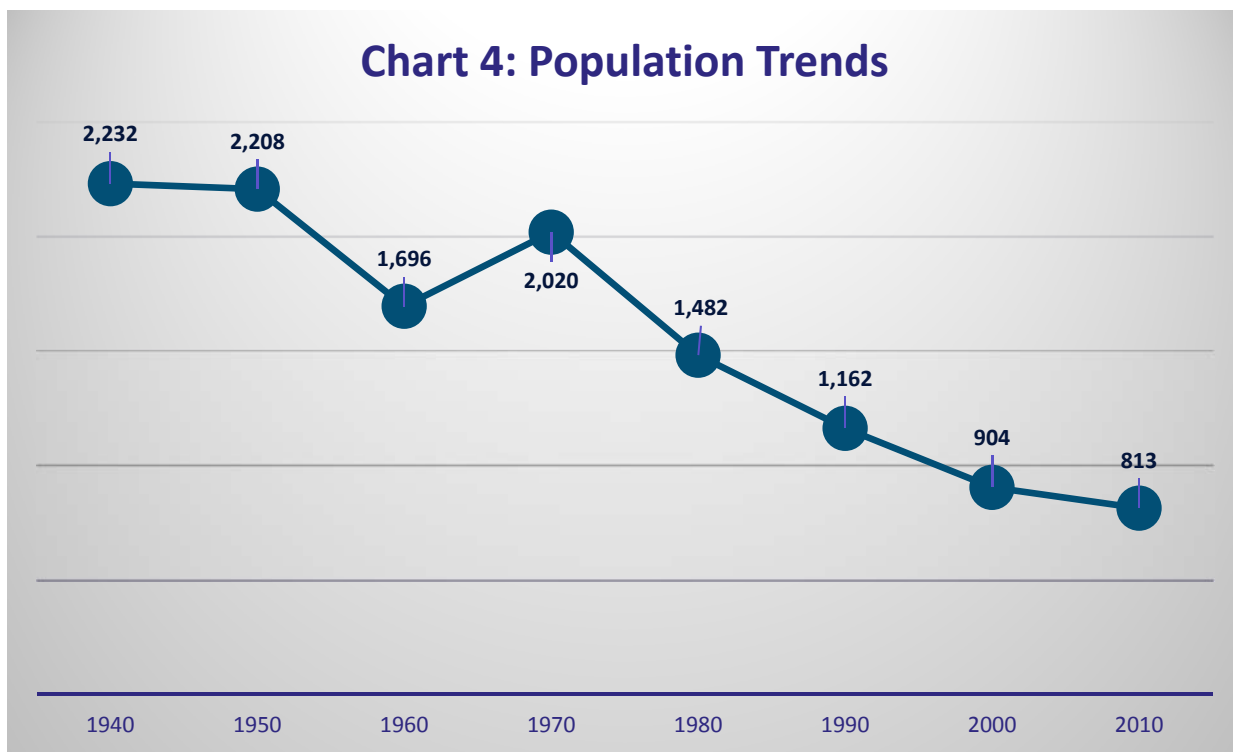


# Economic Development

## Overview

To better understand economic development within the City of Smithers an analysis of the population was conducted as shown on **Chart 4: Population Trends**.

According to the 2010 US Census, the population of Smithers was 813. The city has continually lost population since 1970. Over the past 70 years, the city has lost 1,419 people.



The average median age in Smithers in 2016 was 41.3, which is slightly lower than Fayette County's median age of 43.4. An analysis of age cohorts from 2010 to 2016 show that the city has gained population in the school age categories. This correlates with the fact that there also has been a huge increase in the childbearing category. The City of Smithers has lost residents in the childrearing, pre-retirement, younger retired, and older retired age cohorts.

Smithers		
Age Cohort	Percentage of Population (2010)	Percentage of Population (2016)
Preschool (Under age 5)	5.8%	6.9%
Primary school (Ages 5-9)	4.6%	6.7%
Middle School (10-14)	4.6%	5.2%
High School (15-19)	4.2%	5.8%
Post-secondary (20-24)	7.1%	4.7%
Childbearing (25-34)	8.7%	17.0%
Childrearing (35-54)	22.6%	17.5%
Pre-retirement (55-64)	16.8%	15.7%
Younger retired (65-74)	11.5%	6.7%
Older retired (75+)	14.2%	13.9%

Unemployment rates are important to examine as they are an indicator of economic growth in a community. The unemployment rate in 2016 was 4.2 percent. Approximately 54 percent of residents in Smithers are employed. The top industries where residents are employed include retail trade (22.5%), educational services, health care, social assistance (27.2%), and public administration (18.7%). The mean travel time to work is 24.8 minutes, which indicates that many residents are traveling outside of the city to their place of employment.

The median household income in the city in 2016 was \$34,091, which is lower than the county average of \$37,846. The lower income could be correlated to the fact that a number of residents do not receive income from a job. More residents receive income from social security, retirement income, and supplemental security income than

Table 2: Earnings			
	Smithers	Fayette County	West Virginia
Earnings	66.5%	64.0%	67.9%
Social Security	45.3%	45.3%	39.8%
Retirement Income	33.0%	25.1%	24.2%
Supplemental Security Income	14.8%	10.2%	7.9%
Cash Public Assistance	0.0%	1.7%	2.3%
Food Stamp/SNAP benefits	20.6%	19.4%	16.4%

Fayette County and the state. On average, more residents in Smithers receive food stamp/SNAP benefits than in the county and state. Approximately 25 percent of residents in the city are below the poverty level, which could explain the higher percentages of residents receiving government assistance.

Educational levels are a good indicator of how well a community can meet the demands of employers who need skilled labor or an educated workforce. Approximately 89 percent of residents in the city have a high school degree and approximately 8 percent have a bachelor's degree or higher.

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Of the top ten employers in Fayette County (March 2017), four are within a reasonable distance from the City of Smithers (Fayette County Board of Education, Montgomery General Hospital, West Virginia University, and Kroger). However, it is important to note that the West Virginia Tech Campus has since closed in Montgomery and Kroger closed its doors in October of 2018.

## Needs Assessment

While the City of Smithers does not have any major employers located within city limits, there are job opportunities available in nearby Montgomery. However, the closing of West Virginia Institute of Technology (WVU Tech) was a huge blow to the local economy. Residents that worked at the WVU Tech now have to drive to Beckley, a 60 minute drive. The lack of students could also impact sales at the local grocery stores and restaurants.

An opportunity exists with the opening of a college in Montgomery on part of the former WVU Tech campus for children coming out of the foster care system. The college, Riverbend Center Supporting Higher Education, will open in summer of 2018. The school has stated that 210 jobs will be created within 10 years with an annual economic impact of \$22 million once the school has a full body of 200 students (Charleston Gazette 2018).

The decline of the coal industry has also hurt the City of Smithers. Coal mining occurred in the Kanawha Coalfield very close to the city. Businesses opened in the city that supported the coal mines. Since the decline of mining, most of these businesses have since closed. This has hurt the municipal budget as the companies paid Business and Occupation Tax.

To better understand the economic climate in Smithers, population trends were examined to determine when Smithers gained and lost population. Population trends were used to develop population projections so that the city can better understand the future economic vitality of the city, as well as the demand for community services and housing.

Past population numbers illustrate that Smithers has lost population over the last 70 years. While the population increased in 1970, numbers decreased again for the next 30 years. Looking at the past population trends, it is assumed that Smithers will continue to experience population decline. Therefore, by 2025 Smithers population could be 11 percent less than it was at the 2010 Census, at 702 people, a loss of 110 people.

### Strengths

- Route 60
- Available land
- Montgomery General Hospital
- Strategic Initiatives Council

### Weaknesses

- Lack of large employer
- Decline of coal industry
- Aging population
- Lack of staff person to focus on economic development

### Opportunities

- Welcome Center
- Available land
- Coal heritage
- River port

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As all of these issues have affected Smithers over the past several years, there has been no dedicated staff person to help market the city and write grants to help offset costs. There is a definite need for a dedicated grant writer/economic development point person. With this in mind the Strategic Initiatives Council was formed. The council is a joint economic development effort between Smithers and Montgomery. The council will help with grant writing and managing projects in both cities. The council is in the process of hiring a grant writer. The goal of the council is to increase economic development opportunities in both cities and share services without duplicating efforts. The City of Smithers Planning Commission should work with the grant writer of the council to help implement recommendations in this comprehensive plan.

While Smithers is mostly built out, there is room for development. Space is available for mixed use development at the eastern portion of the city. There is also the potential for a Welcome Center along US Route 60. As Route 60 serves as the Midland Trail, there are many visitors to the general area using the roadway.



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## Action Plan

Enhancing the economy is an important task for city officials as it will ultimately be the driving force in improving the quality of life for residents in Smithers. The following goal and objectives were developed to help city officials in economic development efforts.



### **Goal 4: Enhance economic development efforts to support existing business and increase new business opportunities**

#### **Action Step 1: Market available land to developers**

Longacre Bottom, in the eastern portion of the city, is 24 acres of flat land that is available for mixed use development. Currently the land is leased for 18 months starting in October of 2018, but will be for sale once the lease is up. Infrastructure, such as gas, electric, water, and sewer are in close proximity to the property.



#### **Action Step 2: Develop a welcome center for visitors to market the coal heritage of the area**

The Upper Kanawha Valley has an incredible history in coal that is not well-known to those outside of the region. A welcome center would allow the city and region to educate residents and visitors on the history of the area, as well as regional attractions nearby. The welcome center could also highlight arts and crafts made by local residents, as well as food products and beverages. A local farmer's market could also be held weekly at the welcome center.

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### **Action Step 3: Develop a marketing and branding campaign to raise awareness of all that Smithers has to offer**

The city needs to develop a marketing and branding campaign. The campaign should include an updated city website and Facebook page. The city should make an effort to post to the Facebook page at least weekly and publicize the page to as many people as possible. The website can be used to post documents, ordinances, and other important information.

One way to attract visitors into the city is to offer community events. Community events can also increase pride in a community for local residents. Examples of community events include a fall festival, 5k races, geocaching, evening concerts, movie nights, craft nights. The establishment of a Fairs and Festivals Committee could help the City of Smithers in planning for events.

A community calendar should be hosted on the city website that will alert residents and visitors of events.

The City of Smithers is also in need of a gateway to make visitors and travelers aware of their city. A gateway sign can help define the image of the city and welcome visitors traveling on the Midland Trail.

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# Land Use

## Overview

The comprehensive plan includes a thorough examination of land use in the City of Smithers to determine the most suitable uses of land. This section includes an analysis of the existing land use patterns, development constraints, land use regulations, and beautification efforts.

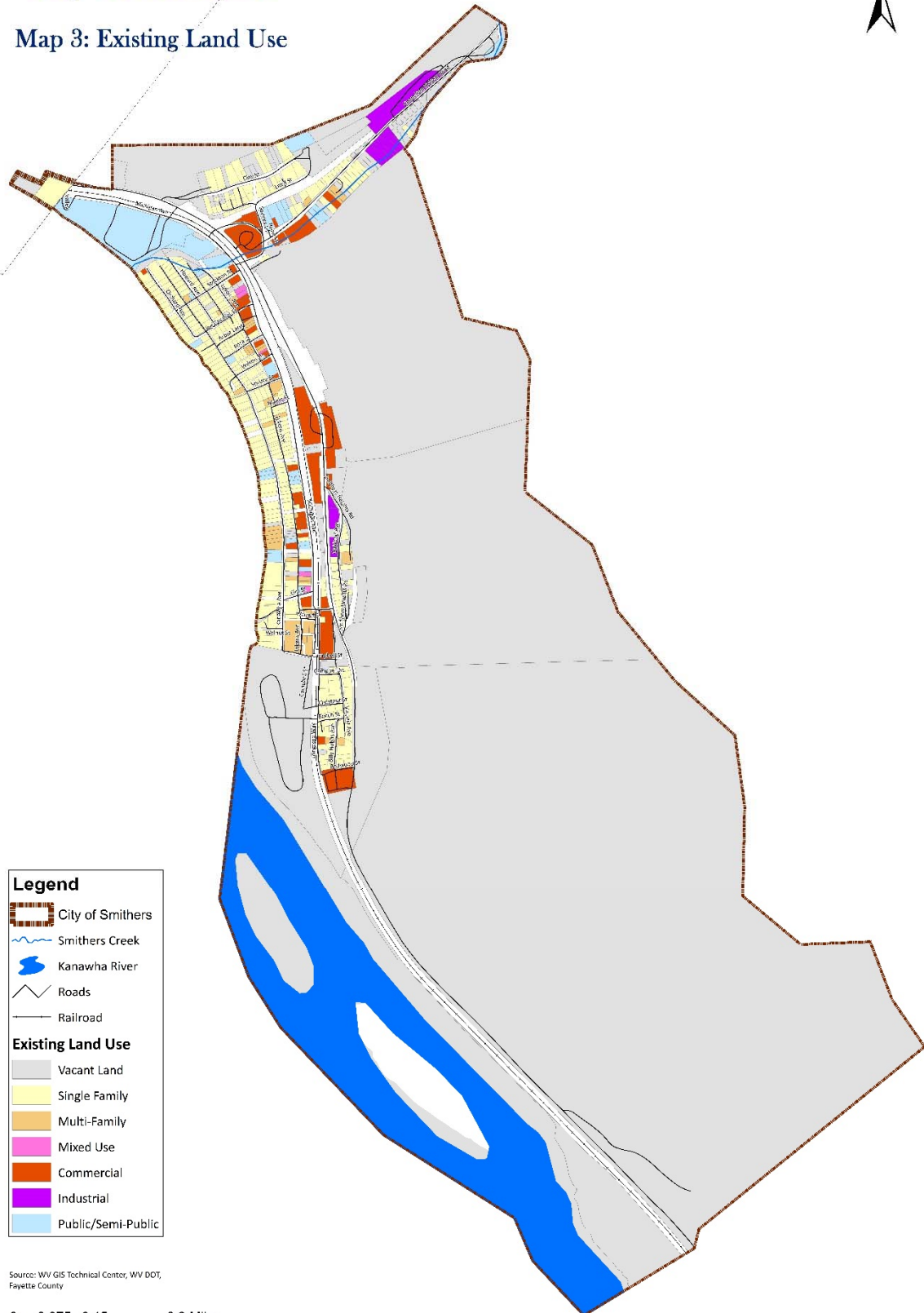
## Existing Land Use

The City of Smithers is primarily a residential community with a population density of 1,626 people per square mile. **Map 3: Existing Land Use** illustrates the different land uses that can be found in the City of Smithers. Residential uses are mostly single family homes, with some pockets of multi-family scattered throughout the city. Most lots within the city are small as the city is more densely developed. Commercial uses are located along US Route 60 and Michigan Avenue. Mixed use development has also occurred along Michigan Avenue. Public uses in Smithers consist of city owned buildings or land, churches, and the Valley Elementary and High Schools. Industrial uses are located along US Route 60 and Cannelton Hollow Road. There is no agricultural land in the City of Smithers.



# City of Smithers

Map 3: Existing Land Use



**Legend**

- City of Smithers
- Smithers Creek
- Kanawha River
- Roads
- Railroad

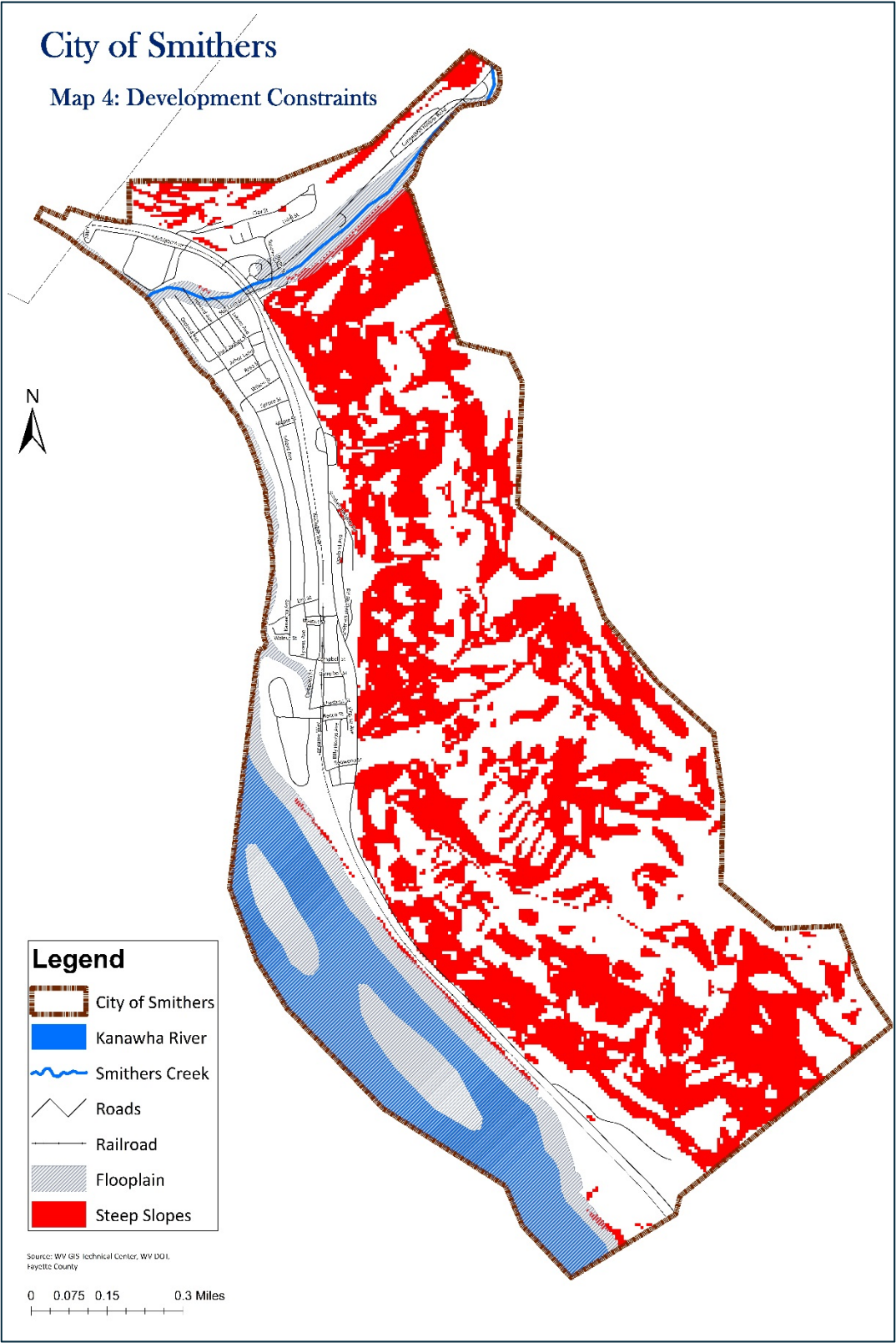
**Existing Land Use**

- Vacant Land
- Single Family
- Multi-Family
- Mixed Use
- Commercial
- Industrial
- Public/Semi-Public

Source: WV GIS Technical Center, WV DOT,  
Fayette County

0 0.075 0.15 0.3 Miles

Development constraints (steep slopes and floodplains) are shown on **Map 4: Development Constraints**. Flooding typically occurs where the river and creek meet. There are no subsidence issues at this time.



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## Land Use Regulations

The City of Smithers enacted zoning in 1982 to regulate the use of land within city limits. The zoning ordinance details six (6) zoning districts:

- \* R-1 Residential- permits single-family residential uses
- \* R-2 Residential- permits single-family and multi-family residential uses
- \* R-3 Residential- permits single-family, multi-family, and mobile homes
- \* G-P General Purpose- permits commercial uses
- \* L-I Light Industrial- permits heavy commercial and light industrial uses
- \* L-C Land Conservation- restricts development due to the location of topography, drainage, and floodplains.

The City of Smithers also enacted a floodplain ordinance. The city does not have subdivision regulations.

## Beautification Efforts

The city is in the process of beautifying Michigan Street, which is the main street in Smithers downtown area. The city received a grant of \$350,000 for a streetscape project for four blocks along Michigan Avenue to repair sidewalks, street lights, signage, and curb cuts. The city recently partnered with the City of Montgomery on another grant to continue beautification efforts in both cities. The scope of work for this grant includes streetscape, sidewalks, and street lights. The goal is to have signage and colors be consistent in both Smithers and Montgomery.

## Needs Assessment

The City's zoning ordinance is in need of an update as it has not been updated since it was enacted. The ordinance also needs updates so that it is in compliance with the West Virginia Code 8A and is consistent with the vision of this comprehensive plan. One of the top concerns of those that took the online survey is the visual appearance of Smithers and the enforcement of ordinances. Without proper land use controls in place, the character of the city is in jeopardy.

An issue brought up by residents in the public survey is the lack of enforcement of existing regulations. Approximately 60 percent of residents rated their level of satisfaction with enforcement of ordinances as fair to poor.

The city is concerned with logging occurring on steep slopes off of US Route 60 as this would impact stormwater runoff into the city. The recent annexation of these lands will allow the city to regulate logging.

Preferred development areas, renewal and/or redevelopment areas, and rural areas were identified during the planning process in accordance with the West Virginia Code Chapter 8A.

The preferred development area identified in Smithers is the area that they city would like to see additional growth. As Smithers is mostly built out, the identified area is the only area left in the city to develop. The preferred development area in Long Acre is 24 acres and is best suited for mixed use development.

The renewal and/or redevelopment areas identified in Smithers are those areas that have a cluster of abandoned and/or dilapidated buildings that mostly likely need to be demolished. The renewal and/or redevelopment area along Michigan Street consists of closed storefronts that need revitalized. These are the areas that the City should focus on to improve the visual appearance of the city and the specific neighborhoods.

The rural areas identified are located on steep slopes in Smithers and should not be developed in the future. They should be kept as open space/wooded areas.



## DEVELOPMENT AREAS

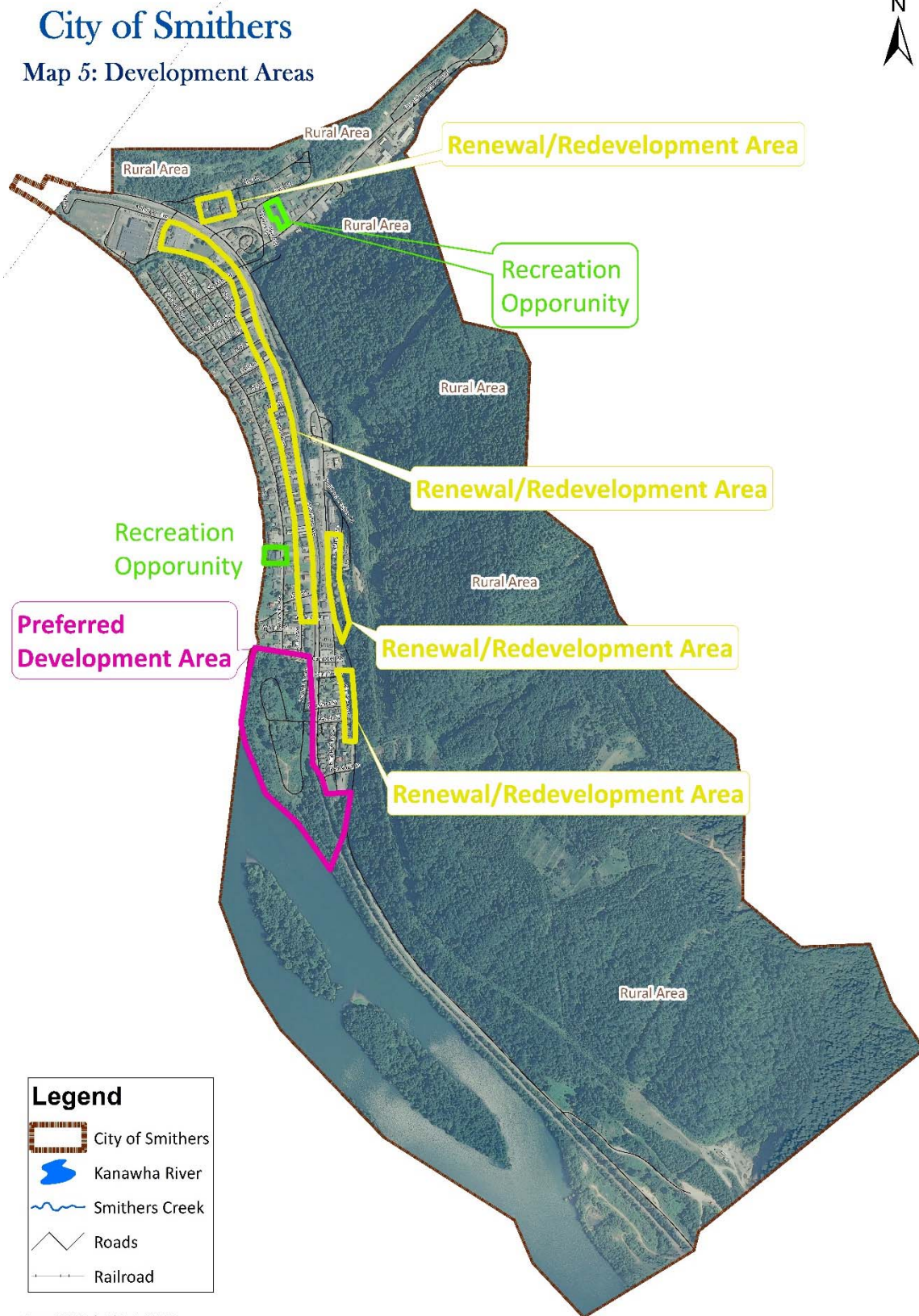
**Preferred development areas-** Consistent with the land use component, identify areas where incentives may be used to encourage development, infill development or redevelopment in order to promote well designed and coordinated communities and prevent sprawl.

**Renewal and/or redevelopment-** Consistent with the land use component, identify slums and other blighted areas and set goals, plans and programs for the elimination of such slums and blighted areas and for community renewal, revitalization and/or redevelopment.

**Rural Areas-** land that is not intended for urban growth.

# City of Smithers

Map 5: Development Areas



**Legend**

- City of Smithers
- Kanawha River
- Smithers Creek
- Roads
- Railroad

Source: WV GIS Technical Center, WV DOT,  
Fayette County

0 0.075 0.15 0.3 Miles

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## Action Plan

Goal 5 focuses on preserving the character of the city for future generations. As residents are concerned with the appearance of the city, city officials need to take action now to prevent undesirable uses of land. Beautification and revitalization of existing development is also important.



### Goal 5: Encourage the most desirable use of land

Objective 1: Ensure regulations protect the character of the city

Objective 2: Consider expanding municipal boundaries

Objective 3: Continue beautification efforts to improve the appearance of Smithers

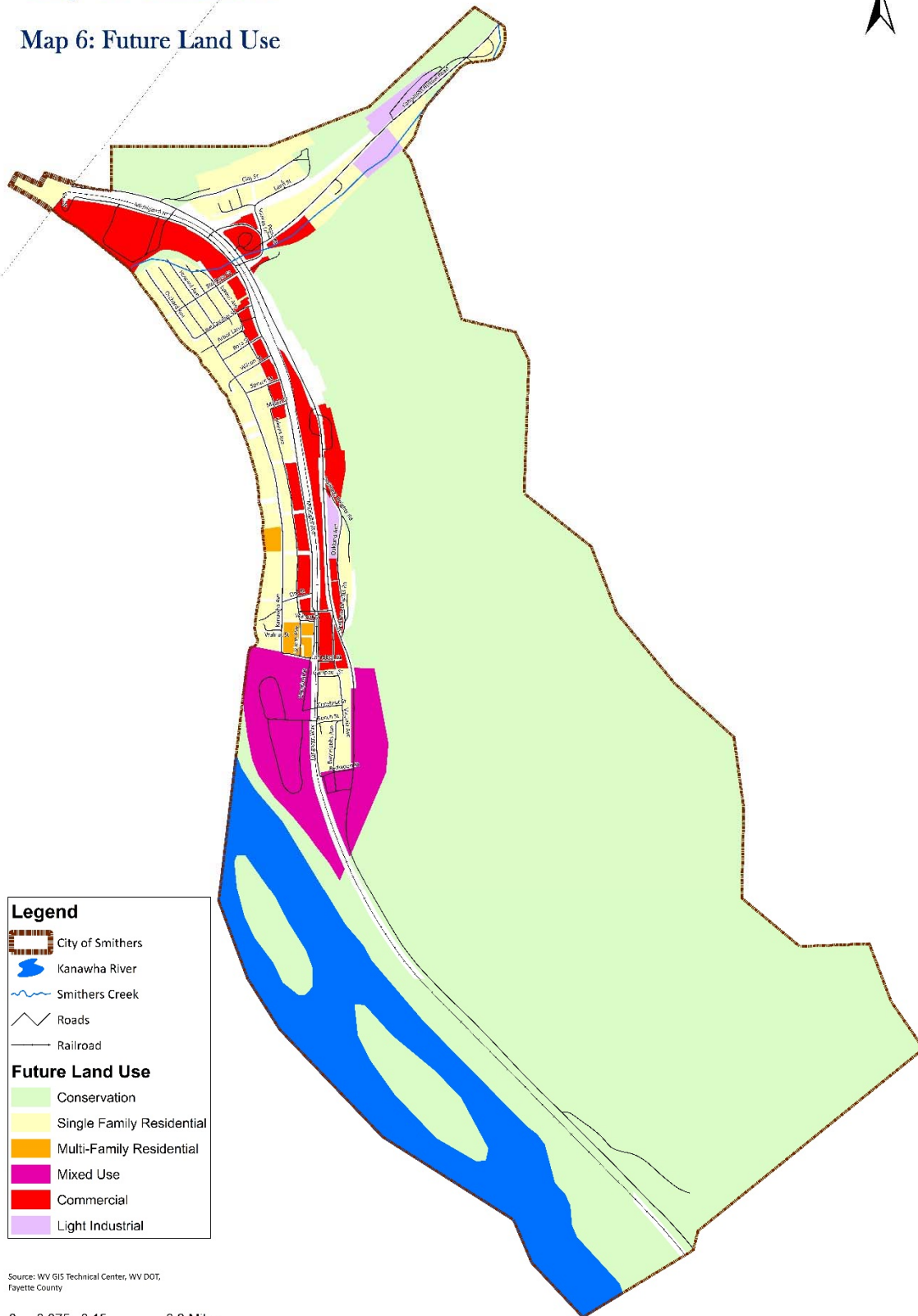
### Action Step 1: Update the zoning ordinance to be consistent with the comprehensive plan

The zoning ordinance should be updated to be consistent with the comprehensive plan and to comply with Chapter 8A of the West Virginia Code. Updates to the definition section, landscaping, and parking requirements are needed. Sign regulations should also be considered. The zoning map should also be consistent with **Map 6: Future Land Use**. The future land use categories are as follows:

- Conservation- designated to stay as either open space or wooded
- Single Family Residential- intended to provide for low density residential uses
- Multi-Family Residential- intended to provide for single-family and multi-family residential uses
- Commercial- intended to provide for small-scale commercial businesses
- Light Industrial- intent of this classification is to accommodate light industrial uses that would not impact adjacent property owners

# City of Smithers

Map 6: Future Land Use



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## **Action Step 2: Review and update all city ordinances**

The City of Smithers Council would like to review all city ordinances to determine if they are still applicable and in compliance with the West Virginia Code. All ordinances should be codified online. This will allow easy access to ordinances for local elected officials and the public. Codification typically includes organization of ordinances based on specific topics. Online codification will also ensure that ordinances cannot ever be lost or destroyed.

Local elected officials should also review the city charter. The charter lays out the form of government in the city, as well as the organizational structure of various departments.

## **Action Step 3: Enforce all city ordinances**

The newly hired code enforcement official should canvas the City weekly to search for code violations. The City should also ask residents to report code violations via a public relations campaign. The police department, mayor, and code enforcement officer should meet at least biweekly to discuss various complaints. Police officers spend a great deal of time canvassing neighborhoods and may have a better understanding of where specific problems are occurring. All city employees should be on the look-out for overgrown grass, junk, graffiti, and junk vehicles as they are early warning signs that a property owner cannot keep up with property maintenance, which could then lead to a vacant and dilapidated property.

The City should also invest in a complaint management system. A complaint management system can take on various forms. The system could be a simple process that is clearly outlined to residents on how to report a complaint via phone or mail. Or the city can invest in an online tracking system that would allow residents to enter their complaints via the Internet. A tracking number is then assigned and residents can track the status of their complaint.

## **Action Step 4: Continue to support beautification efforts on Michigan Avenue**

The City of Smithers was awarded grant money to beautify Michigan Avenue from Stockton Street to Rosa Street. Phase 1 of the project will include sidewalk repairs, installation of street signs, new signage, and curb cuts. After Phase 1 is complete, the city would like to continue to extend the streetscape on Michigan Avenue from Rosa Street to Walnut Street.



**Action Step 5: Develop a wayfinding system with the City of Montgomery with a consistent theme that directs visitors to key attractions, amenities and businesses**

Smithers is in need of comprehensive wayfinding signage system that would include directional signage, parking signs, and interpretive kiosks. Once a gateway is also established it should have the same design as the wayfinding signage. The City of Smithers should partner with the City of Montgomery on this project so that the signage has a consistent theme in both cities.

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## Implementation Matrix

While developing a comprehensive plan can take considerable time and work, implementing the action items listed in the plan takes even more work. The comprehensive plan was organized and developed so that the plan does not merely sit on the shelf and collect dust. The plan should use the vision when preparing budgets and planning for future projects. The plan should always be referenced in grant applications.

### Regional Planning

Many of the projects detailed in the plan are joint projects with the City of Montgomery. Both cities have been working together in order to realize cost savings. The Strategic Initiatives Council will be crucial in implementing some of the recommendations of this plan. The city should also continue to work with the Upper Kanawha Valley Regional Planning Commission on issues within the Upper Kanawha Valley. Additionally, the city should collaborate with Region IV Planning and Development Council to implement and fund projects detailed in the comprehensive plan.

### Financial Implications

Implementation of several of the projects detailed in the Action Plan will be costly for the City of Smithers. However, there are many other funding sources that the City should consider when budgeting for implementation. A list of funding opportunities that should be considered for implementing the plan can be found in **Appendix 6**.

### Implementation Matrix

The implementation matrix is part of the Action Plan. The matrix details priorities, timeframe, potential partners, estimate of probable costs, and potential funding sources. Priorities were established as the city has limited funds and capacity to implement several projects at once. Action steps are identified as either high, medium, or low priority. High priorities are those that were identified during the planning process as being the most important to implement. A timeframe for each action step was also identified. While some projects may be high priority, it may take longer to implement due to funding and resources.

Potential partners are important to implementation of the plan. The implementation matrix details probable costs, as well as funding sources. This is not an exhaustive list of funding sources, but a list of grants that are common for communities to consider. Probable costs are only estimates and are not accurate reflections of the total cost of a project.

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The Planning Commission should use this implementation matrix to help begin implementation of the plan immediately after the plan is adopted by City Council. The purpose of the implementation matrix is to help guide the Planning Commission during implementation, so that the plan does not sit on the shelf. The Planning Commission should also review the plan annually to determine the status of each project and any obstacles that have been encountered.

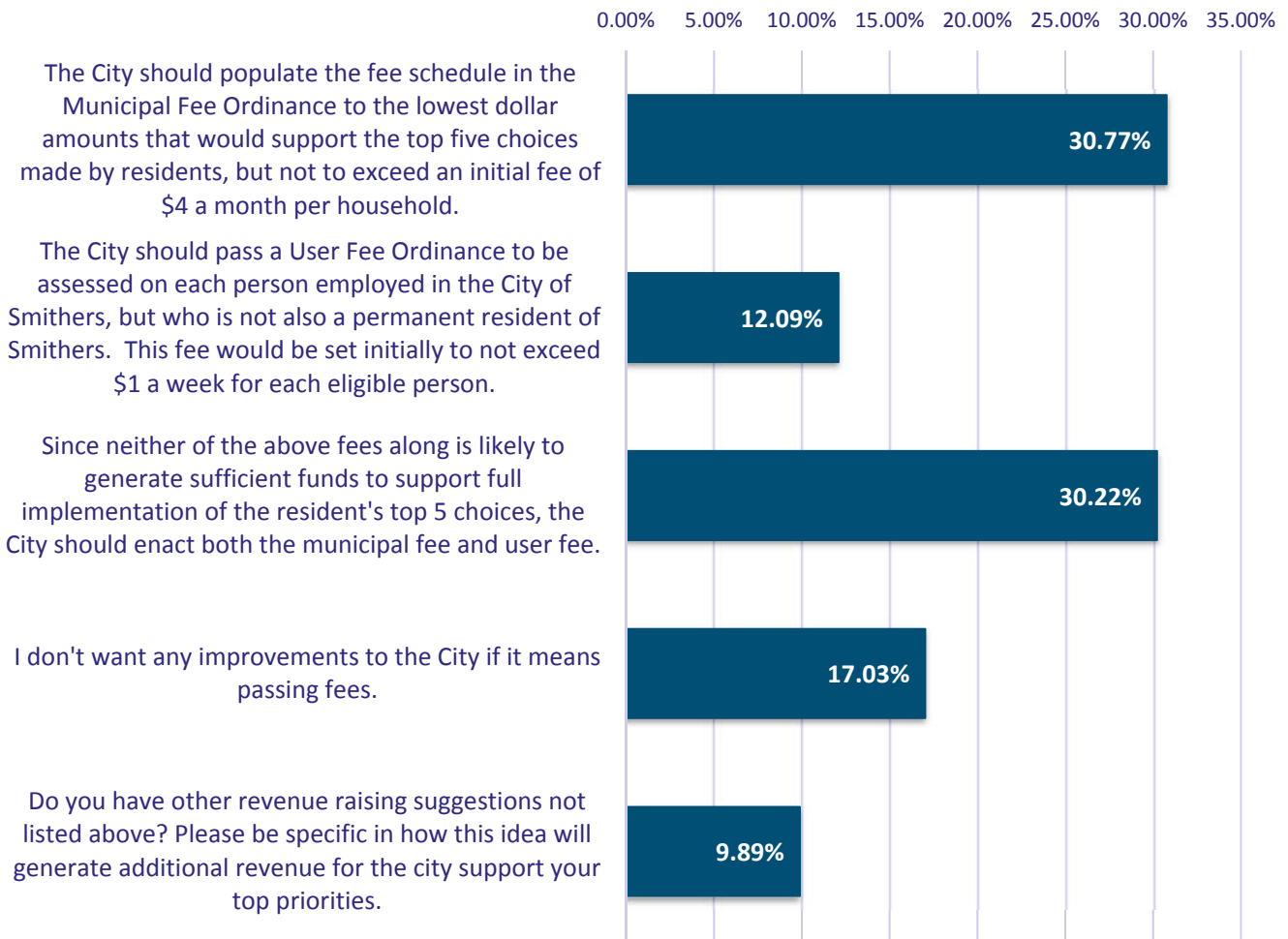
The Planning Commission created a survey to solicit input from the general public on the recommendations and how the city should pay for them. The survey asked residents to pick the top 5 action items they felt the town should focus on implementing first. A total of 219 people participated in the survey. The top 5 action items chosen by the public are as follows:

#### **Top 5 Action Items**

1. Continue to partner with nearby communities to stop the closure of Valley High School. (76.7%)
2. Work with Kanawha Valley Regional Transportation Authority to get a bus stop in Smithers. (35.6%)
3. Develop community orientated policing to address the concerns of residents in Smithers pertaining to crime, including drug related initiatives such as collaborating with Fayette County Sheriff's National Prescription Drug Take Back Day, working with other communities in the UKV region to develop a public awareness campaign on drug addiction, and require owners to register vacant property so police know where to give extra patrol. (33.3%)
4. Develop a marketing program to attract new businesses, residents, and visitors that may include a city website and updates to the official city Facebook page. Develop a branding campaign to raise awareness of all Smithers has to offer. (29.6%)
5. Develop the vacant lot on Cannelton Hollow Road, owned by the City, to add outdoor recreation facilities for residents and visitors, especially children. (29.6%)

The online survey also asked respondents to pick which revenue plans they would support to generate additional income to support the top items selected as the city is barely paying its required monthly bills. The results of this question are shown on **Chart 5: Online Survey Results**. 10 percent of survey respondents had other revenue raising suggestions. The suggestions are shown in Appendix 3 with the complete online survey results.

### Chart 5: Online Survey Results



Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
<b>Goal 1: Ensure community amenities and facilities meet the needs of current residents and business owners</b>							
Continue to partner with nearby communities to stop the closure of Valley High School or establish an alternative high school	High	Less than 1 year	19	City of Smithers	City of Montgomery, Town of Gauley Bridge, Bridge Valley	N/A	N/A
Enact a user fee to help with the cost of providing community services	High	Less than 1 year	20	City of Smithers	N/A	N/A	N/A
Develop community oriented policing to address the concerns of residents in Smithers pertaining to crime	Medium	Less than 2 years	20	City of Smithers	City of Smithers Police Department	Dependent on scope of project	General Fund
Support police and fire department efforts for new equipment	High	Ongoing	20	City of Smithers	N/A	Dependent on scope of project	General Fund, Grants
Work with other communities in the UKV region to develop a public awareness campaign on drug addiction	High	Ongoing	20	City of Smithers	City of Montgomery, Fayette and Kanawha Counties	Dependent on scope of project	General Fund, Grants
Collaborate with the Fayette County Sherriff to participate in the National Prescription Drug Take Back Day	Medium	Ongoing	21	City of Smithers	City of Montgomery, Town of Gauley Bridge, Fayette County Sherriff's Department	N/A	N/A
Develop a disaster plan	High	Ongoing	21	City of Smithers	Fayette County Office of Emergency Management	Dependent on scope of project	General Fund, Grants
Expand the Smithers Volunteer Fire Department station	Medium	1-3 years	21	Smithers Volunteer Fire Department	City of Smithers	Dependent on scope of project	General Fund, Grants
Develop a sidewalk plan to prioritize sidewalk improvements	Medium	1-3 years	21	City of Smithers	N/A	Dependent on scope of project	General Fund, Grants
Work with Kanawha Valley Regional Transportation Authority to get a bus stop in Smithers	Medium	1-3 years	22	Upper Kanawha Valley Regional Planning Commission	City of Smithers, City of Montgomery, Town of Gauley Bridge, Fayette and Kanawha Counties	Dependent on scope of project	Fayette and Kanawha County Commissions
Develop a combined city hall, senior center, and welcome center	Medium	1-3 years	22	City of Smithers	N/A	Dependent on scope of project	General Fund, Grants
Develop a city website and update the official city Facebook page on a regular basis	High	Less than 1 year	22	City of Smithers	N/A	Staff Time	General Fund

Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
<b>Goal 2: Increase rehabilitation efforts to revitalize neighborhoods in Smithers</b>							
Complete a vacant and dilapidated property survey	High	1-3 years	26	City of Smithers	WV Bad Buildings	Dependent on scope of project	General Fund
Adopt the West Virginia State Building Code	High	1-3 years	26	City of Smithers	WVU Land Use and Sustainable Development Law Clinic	Cost of hiring certified building inspector	General Fund
Adopt 8-12-16	High	1-3 years	27	City of Smithers	WVU Land Use and Sustainable Development Law Clinic	Staff Time	General Fund
Enact a vacant property registry	High	1-3 years	27	City of Smithers	WVU Land Use and Sustainable Development Law Clinic	Staff Time	General Fund
Increase code enforcement	High	1-3 years	27	City of Smithers	N/A	Staff Time	General Fund
Consider using public pressure to get property owners to maintain their property	High	1-3 years	28	City of Smithers	N/A	Staff Time	General Fund
Sponsor a monthly yard and home contest	Medium	1 year	28	City of Smithers	N/A	Staff Time	General Fund
Consider participating in the Home Rule Program to better address issues with abandoned and dilapidated buildings	High	When program becomes available	28	City of Smithers	WVU Land Use and Sustainable Development Law Clinic	Staff Time	General Fund
<b>Goal 3: Connect residents to new recreational facilities and amenities</b>							
Develop the FEMA lot into a City Park	Medium	3-6 years	31	City of Smithers	N/A	Staff Time	General Fund; Grants
Develop trail extensions to connect to nearby communities	High	Ongoing	32	City of Smithers	UKV Strategic Initiatives Council	Dependent on scope of project	General Fund; Grants
Develop a water trail to promote the Kanawha River to residents and visitors	High	Ongoing	33	City of Smithers	UKV Strategic Initiatives Council; Fayette County, Town of Gauley Bridge	Dependent on scope of project	General Fund; Grants
Develop and utilize West Mansour Island for recreation use	Medium	Long term	33	City of Smithers	N/A	Dependent on scope of project	General Fund; Grants
Form a Parks and Recreation Commission	High	Ongoing	33	City of Smithers	N/A	Staff Time	N/A
Partner with the City of Montgomery on offering recreational programs	High	Ongoing	33	City of Smithers	City of Montgomery	Staff Time	N/A
Complete a feasibility study of the former Oakland school to determine the highest and best use of the building and property	Medium	Ongoing	34	City of Smithers	N/A	Dependent on scope of project	General Fund; Grants

Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
<b>Goal 4: Enhance economic development efforts to support existing business and increase new business opportunities</b>							
Market available land to developers	High	Less than 1 year	39	Strategic Initiatives Council	City of Smithers; Fayette County	Staff Time	N/A
Develop a welcome center for visitors to market the coal heritage of the area	Medium	1-3 years	39	City of Smithers	Strategic Initiatives Council	Dependent on scope of project	General Fund; Grants
Develop a marketing and branding campaign to raise awareness of all that Smithers has to offer	Medium	1-3 years	40	City of Smithers	Strategic Initiatives Council	Dependent on scope of project	General Fund
<b>Goal 5: Encourage the most desirable use of land</b>							
Update the zoning ordinance to be consistent with the comprehensive plan	High	1-3 years	47	City of Smithers	WVU Land Use and Sustainable Development Law Clinic	New zoning ordinance- \$20,000-\$30,000	N/A
Review and update all city ordinances	High	1-3 years	49	City of Smithers	WVU Land Use and Sustainable Development Law Clinic	Dependent on scope of project	General Fund
Enforce all city ordinances	High	1-3 years	49	City of Smithers	N/A	Staff Time	General Fund
Continue to support beautification efforts on Michigan Avenue	High	Ongoing	49	City of Smithers	City of Smithers Dilapidated Building and Beautification Enforcement Agency	Dependent on scope of project	General Fund; Grants
Develop a wayfinding system with the City of Montgomery with a consistent theme that directs visitors to key attractions, amenities and businesses	High	Ongoing	50	City of Smithers	Strategic Initiatives Council	Interpretive Kiosk- \$3,000-\$5,000 Pedestrian directional mini-kiosk- \$1,500-\$2,400 Parking directional signage- \$300-\$1,000 Vehicular signage- \$2,000-\$3,000	General Fund; Grants



# **APPENDIX 1: PUBLIC INPUT PROCEDURES**

**City of Smithers, West Virginia**  
**Planning Commission**  
**The Comprehensive Plan Procedures for Public Input**

Pursuant to the requirements of W. Va. Code § 8A-3-6(c), the Planning Commission of the City of Smithers, West Virginia ("Smithers Planning Commission") hereby adopts the following procedures to encourage and promote public participation in the drafting of the Upper Kanawha Valley Regional Comprehensive Plan ("comprehensive plan"). The comprehensive plan is being drafted pursuant to W. Va. Code § 8A-1-1. The Smithers Planning Commission will be working with the Upper Kanawha Valley Regional Planning Commission ("Regional Planning Commission").

- (1) The Smithers Planning Commission will request input from other affected governing bodies and units of governments that may be affected by the adoption of the comprehensive plan.
- (2) Under W. Va. Code § 8A-3-6(b), once the Regional Planning Commission has completed a draft of the comprehensive plan, and before the Smithers Planning Commission submits a plan to the City Council for adoption or consent, it must publicize and hold a public hearing on the draft of its plan.
  - a. More particularly, under W. Va. Code § 8A-3-6(b), at least thirty (30) days prior to the date set for the public hearing, the Planning Commission will publish a notice of the date, time and place of the public hearing as a Class I legal advertisement in compliance with the provisions of article three, chapter fifty-nine of the West Virginia Code. The notice shall run in a general circulating publication, the publication area will be the area that will be covered by the comprehensive plan.
  - b. In addition to the requirements at W. Va. Code § 8A-3-6(b), above, the Smithers Planning Commission will publish its draft of the comprehensive plan at least thirty (30) days prior to the public hearing. Specifically, the Planning Commission will post a draft of the plan on the City's website, and will post hardcopies for public review at the Smithers Municipal Building.
- (3) Public notice of Smithers Planning Commission meetings will be given pursuant to the West Virginia Open Governmental Proceedings Act, where applicable.
- (4) No provision herein shall be construed as limiting the Smithers Planning Commission's ability to engage in additional public participation efforts as the Smithers Planning Commission deems appropriate. No provision herein shall prohibit the Smithers Planning Commission from amending these procedures.

Adopted this 17<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
, Chair  
  
\_\_\_\_\_  
, Mayor

Wm. J. Burt

, Vice Chair

Ed. Dwyer

, Member

Patrick L. Williamson

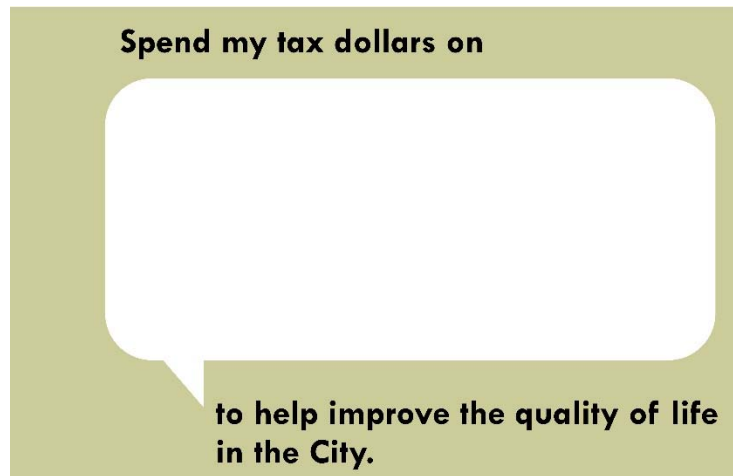
Member

# **APPENDIX 2: OPEN HOUSE RESULTS**

## City of Smithers Open House Results

The city of **Smithers' Planning Commission** held an open house on 8/29/2017 in the KVC Workforce Center of Excellence at Fayette Pike, Montgomery, WV to gain public input on their upcoming comprehensive plan draft. The goal of the open house was to gain public input on where community members would like to see Smithers in 10 years, the town's strengths, opportunities, challenges, and threats, and how the city should change to accommodate growth. The information received will help inform the Smithers Planning Commission of things to include in their Comprehensive Plan draft. The results of the open house are as follows:

### *Exercise 1: "Spend my tax dollars on... to help improve the quality of life in the city."*



- Clear up drugs – more law enforcement
- Keep creek clear – prevent flooding
- Tear down dilapidated buildings
- Park, recreational area, walking trails
- Economic development investments
- Street-scape to make all areas of town beautiful
- Open schools, don't close schools

***Exercise 2: “Visioning – Help us develop a vision for the city!”***

## Station 1: Visioning

*Help us develop a vision for the City!*

In 10 years, what kind of place  
would you like the City to be?

What would you like the  
Comprehensive Plan to address?

What do you feel are the most  
important issues?

*Instructions: In 10 years, what kind of place would you like the City to be? What would you like the Comprehensive Plan to address? What do you feel are the most important issues?*

- Improved housing, larger business district, and all vacant buildings either torn down or renovated to a higher standard.
- Economic development to bring in more revenue.
- More land for economic development.
- Safe environment/ healthy community.
- Senior citizen friendly – services and activities.
- Lodging i.e. hotel/B&B
- Sit down restaurants
- Highly sought after residential community with river recreational opportunities, restaurants, small shops, etc.
- New fire station with paid firefighters.
- Water recreation activities.
- Welcome center – gateway to the Gorge.

### ***Exercise 3: “Strengths and Opportunities.”***

Station 2: Strengths and Opportunities
<p><u>Strengths</u></p> <p>Strengths are typically those elements that currently contribute to the quality of life of a community. They help create a distinct sense of place and can be used as a foundation on which to build positive economic growth. Strengths can also act as major attractions for visitors or potential new residents. Strengths are those qualities that you want to see maintained, protected and used as catalysts for future planning.</p>
<p><u>Opportunities</u></p> <p>Opportunities are typically those elements that may, in the future, contribute to an increased quality of life of a community. They may eventually help create a distinct sense of place and could be used as a foundation on which to build positive economic growth. The community may need to take some active steps in order to realize an opportunity.</p>

*Instructions: Write down things you feel as though are strengths or opportunities in the City of Smithers.*

- On Rt. 60 – high traffic/high visibility.
- Longacre – 25 acres of developable land inside the city limits.
- Use abandoned buildings to renovate into small theater, small bowling alley, skating, etc.
- Waterfront community.
- Railroad, river terminal.
- Entertainment opportunities.
- County health clinic.
- Public school complex.
- Ballfields – football.
- River, mountains, Gateway to Gorge.

#### ***Exercise 4: “Challenges and Threats.”***

### Station 3: Challenges and Threats

Challenges

Challenges negatively influence a resident or visitor's experience in a community. Challenges are those things that you want to see paid special attention to in the creation or updating of a comprehensive plan. Challenges may or may not have an obvious solution, but it is important to identify them regardless of their complexity. Challenges, like strengths, can be anything from a structure to a service.

Threats

Threats could cause problems for the county in the future. Threats are often external and beyond a community's control. It is important to identify threats as communities can prepare for the possible impact they may have in the future.

*Instructions: Write down things you feel as though are challenges or threats to the City of Smithers.*

#### Threats:

- Closing of school and loss of business.
- Drug activity.
- Dilapidated property on Rt. 60 and throughout town.
- Flooding – mouth of Cannelton Hollow.

#### Challenges:

- Community involvement.
- No lodging.
- Lack of eating establishments.
- Keeping trash and grass well maintained.
- Money for economic development investments.
- Lack of full time Eco Dev. Director.
- Older population – need new younger residents.

***Exercise 5: “Future Growth.”***

**Station 4: Future Growth**

**Please identify future growth areas, conservation areas, rural areas, and redevelopment areas!**

Growth areas– areas that you would like to see additional commercial, industrial and/or residential development.

Conservation areas– areas that you want to see conserved and not developed in the future.

Rural areas– areas that will remain undeveloped as either agricultural lands, park land or open space/woods.

Redevelopment areas– blighted areas that are in need of revitalization.

***Instructions: Please identify future growth areas, conservation areas, rural areas, and redevelopment areas!***

- City owned areas on a flood plain
- Unused Park Building – privately owned
- Need to demo houses on Smithers Heights Road
- Old school – City owned
- 25 acres along river that are privately owned

# **APPENDIX 3: ONLINE SURVEY RESULTS**

Q1 How do you feel about the overall quality of life in the City of Smithers?

Answered: 61    Skipped: 0

ANSWER CHOICES	RESPONSES	
Very satisfied	3.28%	2
Satisfied	32.79%	20
Indifferent	9.84%	6
Dissatisfied	39.34%	24
Very dissatisfied	14.75%	9
TOTAL		61

## Q2 Please rate your overall level of satisfaction for each of the following in Smithers

Answered: 61 Skipped: 0

	EXCELLENT	GOOD	FAIR	POOR	NO OPINION	TOTAL	WEIGHTED AVERAGE
Availability of recreation	0.00% 0	1.75% 1	12.28% 7	85.96% 49	0.00% 0	57	1.16
Fire protection	14.75% 9	60.66% 37	11.48% 7	9.84% 6	3.28% 2	61	2.83
Police protection	6.56% 4	52.46% 32	18.03% 11	21.31% 13	1.64% 1	61	2.45
Public school system	5.00% 3	20.00% 12	31.67% 19	31.67% 19	11.67% 7	60	1.98
Library services	0.00% 0	3.28% 2	6.56% 4	73.77% 45	16.39% 10	61	1.16
Job opportunities	0.00% 0	0.00% 0	11.67% 7	78.33% 47	10.00% 6	60	1.13
Arts and Culture	0.00% 0	0.00% 0	8.20% 5	83.61% 51	8.20% 5	61	1.09
Pedestrian / bicycle safety	3.28% 2	24.59% 15	37.70% 23	29.51% 18	4.92% 3	61	2.02
Infrastructure (water / sewer)	1.64% 1	45.90% 28	22.95% 14	21.31% 13	8.20% 5	61	2.30
Enforcement of Ordinances	1.69% 1	16.95% 10	27.12% 16	33.90% 20	20.34% 12	59	1.83
Housing options	1.64% 1	13.11% 8	29.51% 18	39.34% 24	16.39% 10	61	1.73
Sidewalks	1.67% 1	40.00% 24	36.67% 22	21.67% 13	0.00% 0	60	2.22
Street conditions	1.67% 1	31.67% 19	35.00% 21	28.33% 17	3.33% 2	60	2.07
Visual appearance of Smithers	3.28% 2	16.39% 10	31.15% 19	45.90% 28	3.28% 2	61	1.76
Getting information about City events and matters	1.64% 1	19.67% 12	22.95% 14	52.46% 32	3.28% 2	61	1.69
Availability of retail	1.67% 1	0.00% 0	20.00% 12	75.00% 45	3.33% 2	60	1.26
Traffic circulation	5.00% 3	48.33% 29	28.33% 17	13.33% 8	5.00% 3	60	2.47
Public transportation	0.00% 0	1.64% 1	1.64% 1	72.13% 44	24.59% 15	61	1.07
Emergency management	3.33% 2	23.33% 14	25.00% 15	25.00% 15	23.33% 14	60	2.07
Stormwater management	3.28% 2	40.98% 25	18.03% 11	29.51% 18	8.20% 5	61	2.20

Recycling	1.64% 1	3.28% 2	4.92% 3	77.05% 47	13.11% 8	61	1.19
Overall effectiveness of city government	3.28% 2	18.03% 11	27.87% 17	47.54% 29	3.28% 2	61	1.76
Youth activities	0.00% 0	1.64% 1	8.20% 5	83.61% 51	6.56% 4	61	1.12
Historic preservation	0.00% 0	3.39% 2	18.64% 11	54.24% 32	23.73% 14	59	1.33
Health care	0.00% 0	16.39% 10	16.39% 10	50.82% 31	16.39% 10	61	1.59
Abandoned and Dilapidated Buildings	0.00% 0	1.69% 1	13.56% 8	83.05% 49	1.69% 1	59	1.17
Food Access	6.56% 4	29.51% 18	37.70% 23	26.23% 16	0.00% 0	61	2.16
Collaboration with Higher Education Institutions	1.64% 1	8.20% 5	26.23% 16	45.90% 28	18.03% 11	61	1.58

### Q3 What do you think are the 3 MOST important things for Smithers to improve in the next 5 to 10 years? (select 3)

Answered: 61 Skipped: 0

ANSWER CHOICES	RESPONSES	
Availability of recreation	42.62%	26
Fire protection	1.64%	1
Police protection	21.31%	13
Public school system	14.75%	9
Library services	1.64%	1
Job opportunities	37.70%	23
Arts and Culture	6.56%	4
Pedestrian / bicycle safety	0.00%	0
Infrastructure (water / sewer)	9.84%	6
Enforcement of ordinances	14.75%	9
Housing options	6.56%	4
Sidewalks	3.28%	2
Street conditions	13.11%	8
Visual appearance of Smithers	31.15%	19
Getting information about City events and matters	6.56%	4
Availability of retail	18.03%	11
Traffic circulation	0.00%	0
Public transportation	4.92%	3
Emergency management	1.64%	1
Stormwater management	4.92%	3
Recycling	9.84%	6
Overall effectiveness of City government	9.84%	6
Youth activities	24.59%	15
Historic Preservation	3.28%	2
Health care	0.00%	0
Abandoned and Dilapidated Buildings	45.90%	28
Food Access	6.56%	4
Collaboration with Higher Education Institutions	3.28%	2
Other (please specify)	16.39%	10

Total Respondents: 61

#	OTHER (PLEASE SPECIFY)	DATE
1	The youth is our future.	1/17/2018 3:59 PM
2	Bike path to connect to marina; removal of old Oakland grade school and creation of a marina/park area. Use current Valley Elementary as a community center/library	1/17/2018 3:25 PM
3	N/A	1/17/2018 3:18 PM
4	Improve/expand the grocery store (Kroger)	1/17/2018 2:32 PM
5	Speeding on side streets; flooding; drug trafficking; need more retail, food/restaurants, med express, vet	1/17/2018 12:53 PM
6	There are nothing but druggies here abandoned houses everywhere. Pot holes on the streets have bought 8 different on tires in the last four years it horrible. We're trying to move out of this dump"Smithers"	10/4/2017 3:10 PM
7	I would Absolutely Love to see Smithers be the next Gatlinburg. It would take a Lot of work but it's not out of the question.	9/20/2017 8:14 PM
8	Sewer keeps getting backed up, and potholes on both hills in smithers, the company used to fix some potholes said they weren't given enough money to fix all the holes, so there are still bad potholes on both the hill above burgercart, and the hill across from Exxon. Please fix before winter. Thank you	9/5/2017 1:57 PM
9	Clean up the area on Michigan Avenue from Dawns Thrift Shop to Smithers Creek	9/2/2017 11:52 AM
10	It breaks my heart to return "home" to see how far things in general have declined. The Fayette County school crisis will result in further problems.	8/30/2017 2:37 PM

## Q4 What are Smithers' 3 greatest strengths? (select 3)

Answered: 61 Skipped: 0

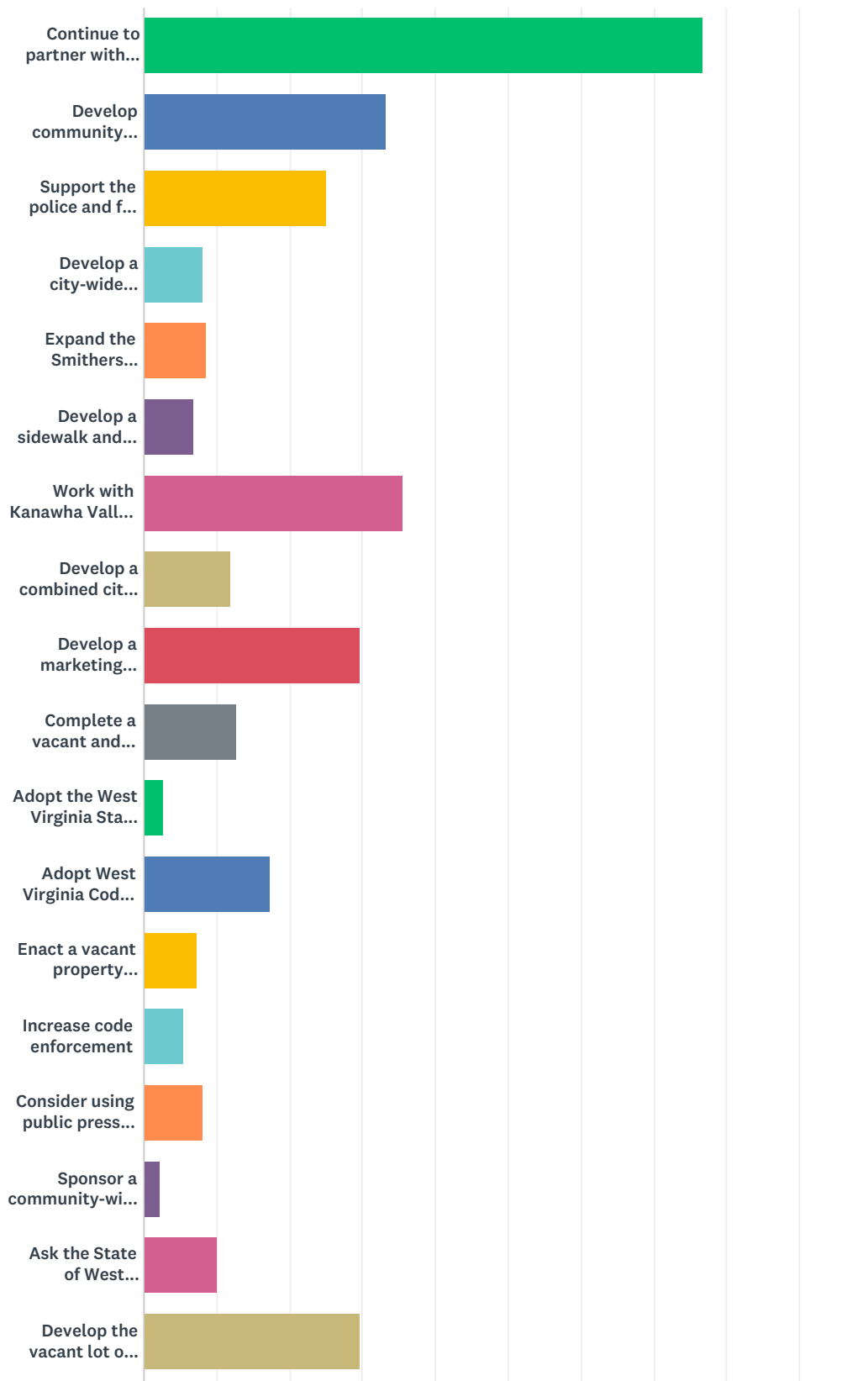
ANSWER CHOICES	RESPONSES	
Availability of recreation	1.64%	1
Fire protection	70.49%	43
Police protection	37.70%	23
Public school system	27.87%	17
Library services	1.64%	1
Job opportunities	4.92%	3
Arts and Culture	0.00%	0
Pedestrian / bicycle safety	6.56%	4
Infrastructure (water / sewer)	16.39%	10
Enforcement of ordinances	1.64%	1
Housing options	8.20%	5
Sidewalks	9.84%	6
Street conditions	21.31%	13
Visual appearance of Smithers	11.48%	7
Getting information about City events and matters	3.28%	2
Availability of retail	3.28%	2
Traffic circulation	21.31%	13
Public transportation	0.00%	0
Emergency management	1.64%	1
Stormwater management	8.20%	5
Recycling	0.00%	0
Overall effectiveness of City government	3.28%	2
Youth activities	3.28%	2
Historic Preservation	4.92%	3
Health care	3.28%	2
Collaboration with Higher Education Institutions	0.00%	0
Other (please specify)	27.87%	17
Total Respondents: 61		

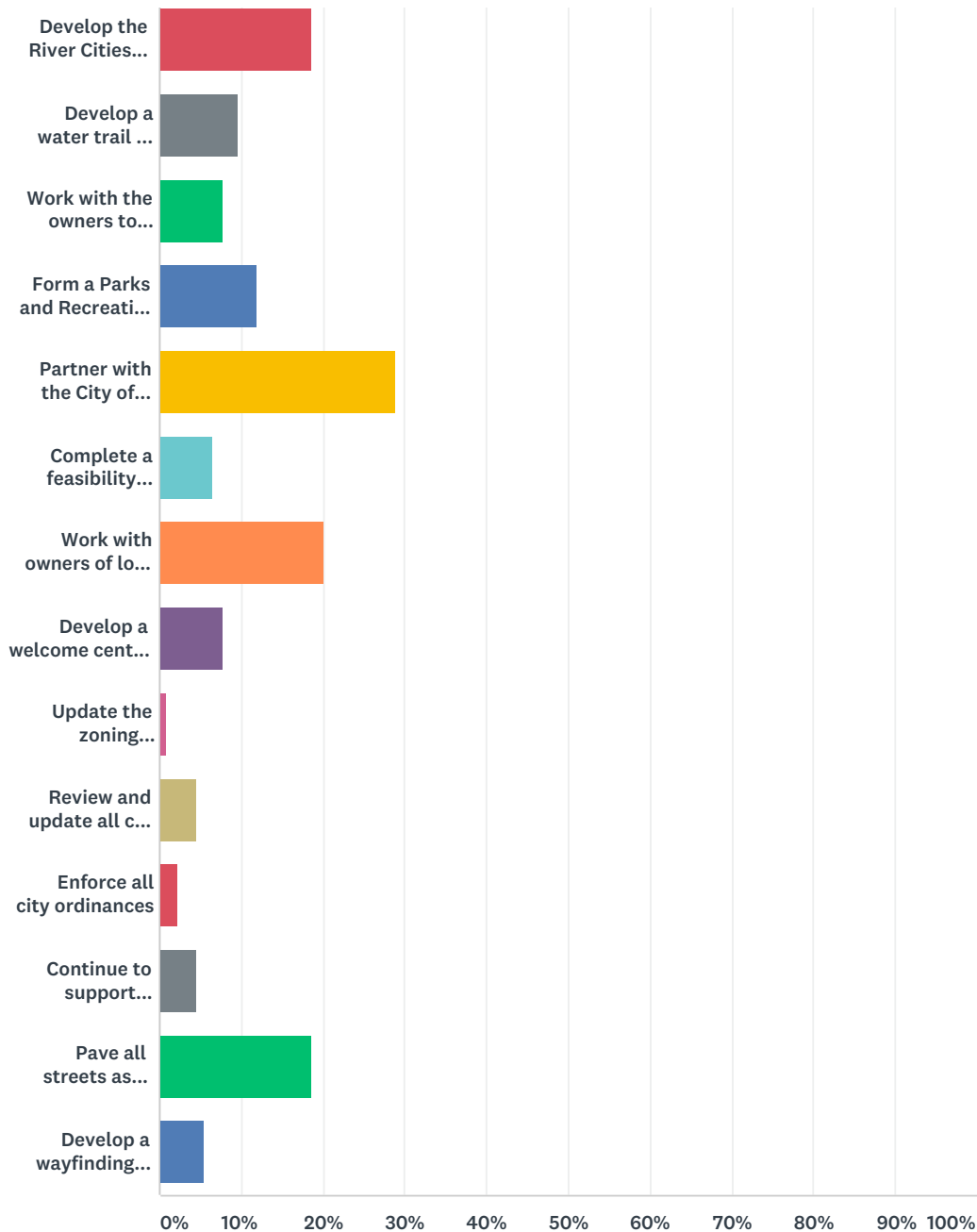
#	OTHER (PLEASE SPECIFY)	DATE
1	Food Access	2/16/2018 8:49 AM

2	Food Access	2/16/2018 8:42 AM
3	Food access	2/15/2018 2:18 PM
4	Food access	1/17/2018 4:12 PM
5	Food access	1/17/2018 3:59 PM
6	Did not list a 3rd	1/17/2018 3:03 PM
7	I don't know of 3- but you really need to work on the appearance coming into town from both directions it really looks bad with trees hanging over the road and old houses with weeds growing all over them on one end and on the other look at Smithers Hill you can't even tell there is a street there for the trees growing over the road.The whole hill is a mess and needs work.REMEMBER THE 1ST IMPRESSION IS USUALLY THE LASTING ONE	10/9/2017 10:41 AM
8	None	10/4/2017 3:10 PM
9	There is no greater strength in Smithers!	9/20/2017 8:17 AM
10	Bunch of druggies here. Want to move asap	9/3/2017 4:37 PM
11	None Smithers is dirty corrupt town	9/3/2017 4:29 PM
12	Nothing	9/3/2017 4:28 PM
13	None	9/3/2017 4:25 PM
14	The people remain resilient. THAT is your greatest strength. Not all the citizens...but enough to give hope that things will improve.	8/30/2017 2:37 PM
15	i lefy here at 24 yrs old back now at 60 yrs old . there wasnt much here then but now there isnt anything . no activities for kids no jobs there is nothing to keep people here i came back to helpm look after my dad after that i will be leaving again there is nothing here	8/30/2017 10:46 AM
16	The location on the river, if there was access	8/29/2017 7:50 PM
17	I do not see any.	8/29/2017 7:16 PM

## Q1 Please pick the top 5 action items that you feel the town should focus on implementing first.

Answered: 219 Skipped: 0





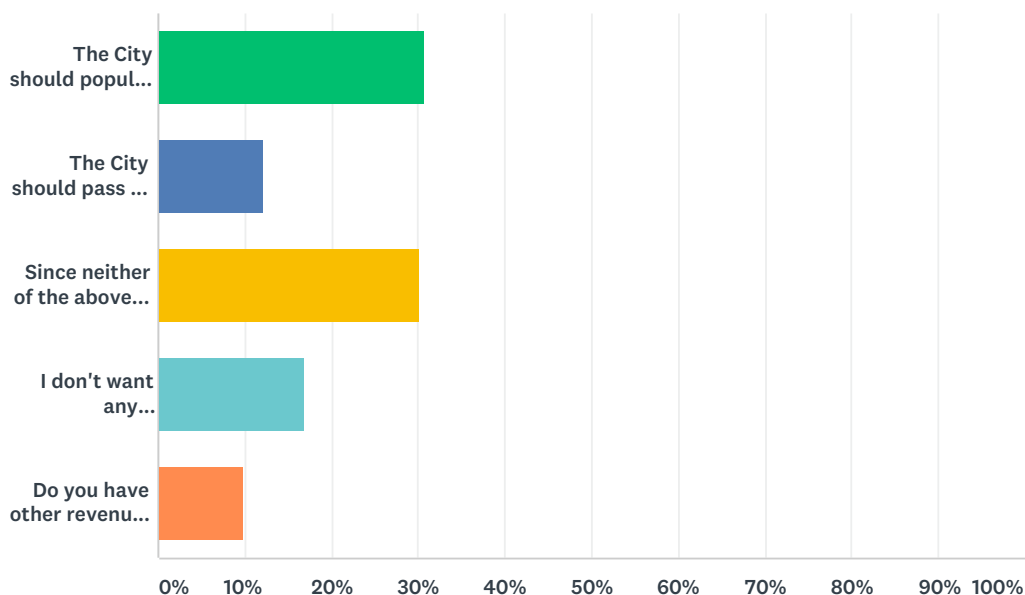
ANSWER CHOICES	RESPONSES	
Continue to partner with nearby communities to stop the closure of Valley High School	76.71%	168
Develop community oriented policing to address the concerns of residents in Smithers pertaining to crime, including drug related initiatives such as collaborating with Fayette County Sheriff's National Prescription Drug Take Back Day, working with other communities in the UKV region to develop a public awareness campaign on drug addiction, and requiring owners to register vacant property so police know where to give extra patrol	33.33%	73
Support the police and fire departments efforts for new equipment, including digital radios for maximum safety and improved response time. Currently the City has analog radios and the County 911 system has changed to digital and too many times police and fire departments can not hear calls.	25.11%	55
Develop a city-wide disaster plan, for both natural and man made disasters, to be coordinated with other communities and agencies to better assure the safety of all	8.22%	18
Expand the Smithers Volunteer Fire Department station to provide for better garaging of fire vehicles and equipment	8.68%	19

Develop a sidewalk and traffic plan to prioritize sidewalk improvements and traffic patterns that are safe for pedestrians and drivers	6.85%	15
Work with Kanawha Valley Regional Transportation Authority to get a bus stop in Smithers	35.62%	78
Develop a combined city hall, senior center, and welcome center in order to better serve all residents and to attract visitors to stop and shop in our town	11.87%	26
Develop a marketing program to attract new businesses, residents, and visitors that may include a city website and updates to the official city Facebook page. Develop a branding campaign to raise awareness of all Smithers has to offer.	29.68%	65
Complete a vacant and dilapidated property survey. This would entail rating properties on their present condition to better understand which structures need demolished.	12.79%	28
Adopt the West Virginia State Building Code. The West Virginia Building Code is a set of rules for construction. The building code protects public health, safety and general welfare as they relate to the construction of and occupancy of buildings and structures.	2.74%	6
Adopt West Virginia Code Section 8-12-16. 8-12-16 allows municipalities to address structures, dwellings or buildings that are unsafe, unsanitary, dangerous or detrimental to the public safety or welfare.	17.35%	38
Enact a vacant property registry that requires all vacant property owners to register their property and pay an annual fee.	7.31%	16
Increase code enforcement	5.48%	12
Consider using public pressure to get property owners to maintain their property. This would entail the city publicizing the most notorious property violators and repeat offenders.	8.22%	18
Sponsor a community-wide monthly yard and home contest to promote pride in keeping lawns and homes safe and attractive	2.28%	5
Ask the State of West Virginia to allow Smithers to participate in the State's Home Rule Program as allowed by law to better address issues with abandoned and dilapidated buildings and to more quickly make decisions that would benefit residents, businesses, and visitors	10.05%	22
Develop the vacant lot on Cannelton Hollow Road, owned by the City, to add outdoor recreation facilities for residents and visitors, especially children	29.68%	65
Develop the River Cities Trail Plan that would expand walking trails to connect to nearby attractions, such as the Marina on Route 60 and the Tech Trail and the YMCA on Route 61	18.72%	41
Develop a water trail to promote the Kanawha River to residents and visitors	9.59%	21
Work with the owners to develop and utilize the islands in the Kanawha River for recreational and tourist use	7.76%	17
Form a Parks and Recreation Commission and provide them an annual budget to organize and sponsor programs for youth, seniors, and all residents	11.87%	26
Partner with the City of Montgomery and the UKV YMCA on offering recreational programs	28.77%	63
Complete a feasibility study of the former Oakland school to determine the highest and best use of the building and property	6.39%	14
Work with owners of local property, including the islands in the Kanawha River and Longacre Bottom, to market available land to developers in order to grow jobs and businesses in the city	20.09%	44
Develop a welcome center for visitors to market the coal and Italian heritage of the area	7.76%	17
Update the zoning ordinance to be consistent with the comprehensive plan	0.91%	2
Review and update all city ordinances	4.57%	10
Enforce all city ordinances	2.28%	5
Continue to support city-wide beautification efforts from the City Garage through Longacre, Cannelton Hollow Road and Smithers Hill	4.57%	10
Pave all streets as needed to assure safety of people and vehicles	18.72%	41

Develop a wayfinding system with the City of Montgomery with a consistent theme that directs visitors to key attractions, amenities and businesses	5.48%	12
Total Respondents: 219		

**Q2 Thank you for thinking through the needs of the City and choosing the top 5 you believe would make living and working in Smithers better for you and your neighbors. The City is just barely paying its required monthly bills at this time, so we recognize that the above programs and initiatives you selected will require an additional source(s) of funding beyond the current financial resources available to the City. Therefore, below are ways the City can generate additional income to support the top items you selected. The Mayor and City Council would have final review and approval of any revenue generating ordinance, but to guide us in these important efforts, we ask that property owners, renters, and non-household entities tell us which revenue plans you would be willing to support.**

Answered: 182 Skipped: 37



ANSWER CHOICES	RESPONSES	
The City should populate the fee schedule in the Municipal Fee Ordinance to the lowest dollar amounts that would support the top five choices made by residents, but not to exceed an initial fee of \$4 a month per household.	30.77%	56
The City should pass a User Fee Ordinance to be assessed on each person employed in the City of Smithers, but who is not also a permanent resident of Smithers. This fee would be set initially to not exceed \$1 a week for each eligible person.	12.09%	22
Since neither of the above fees along is likely to generate sufficient funds to support full implementation of the resident's top 5 choices, the City should enact both the municipal fee and user fee.	30.22%	55
I don't want any improvements to the City if it means passing fees.	17.03%	31
Do you have other revenue raising suggestions not listed above? Please be specific in how this idea will generate additional revenue for the city support your top priorities.	9.89%	18

TOTAL	182
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# **APPENDIX 4:**

# **STAKEHOLDERS**

## City of Smithers Stakeholder List

### Stakeholders who completed questionnaires

RE/MAX Realty

Smithers Police Department

Smithers Public Works

Smithers Senior Center

Smithers Volunteer Fire Department

# **APPENDIX 5:**

## **SOURCES**

## Sources

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United States Department of Transportation- Federal Highway Administration, Transportation Alternatives Program website, <http://www.fhwa.dot.gov/map21/guidance/guidetap.cfm> Accessed September 2013.

Upper Kanawha Valley YMCA website, <https://ymcaofkv.org/aboutus/> Accessed October 2018.

West Virginia Code, Chapter 8A: Land Use Planning website, <http://www.legis.state.wv.us> Accessed September 2013.

West Virginia Department of Commerce, Community Resources website, <http://www.wvcommerce.org/people/communityresources/default.aspx>  
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West Virginia Department of Transportation website, <http://www.transportation.wv.gov/ports> Accessed March 2014.

Yeager Airport website, <https://yeagerairport.com/> Accessed June 2018.

# **APPENDIX 6: FUNDING OPPORTUNITIES**

## *Funding Opportunities*

### *Appalachian Regional Commission*

The Appalachian Regional Commission (ARC) provides federal grant funds for the support of economic and community development in West Virginia. The goal of ARC is to create opportunities for self-sustaining economic development and improved quality of life.

Projects approved for ARC assistance must support one of the four general goals:

- Strengthen the capacity of the people of Appalachia to compete in the global economy.
- Increase job opportunities and per capita income in Appalachia to reach parity with the nation.
- Develop and improve Appalachia's infrastructure to make the Region economically competitive.
- Build the Appalachian Development Highway System to reduce Appalachia's isolation.

Activities generally eligible for funding include, but are not limited to, projects that:

- Improve infrastructure for community and economic development.
- Improve educational opportunities and workforce skills.
- Increase civic and leadership capacity.
- Increase entrepreneurial opportunities.
- Improve health care resources.

### *Benedum Foundation*

The mission of the Benedum Foundation is to encourage human development in West Virginia and Southwestern Pennsylvania through strategically placed charitable resources. The foundation gives two types of grants; education and economic development.

### *Governors Community Participation Grant Program*

The Governor's Community Partnership Grant program provides state grant funds for community and economic development projects throughout West Virginia. The program enables communities to expand, build and improve a variety of public facilities and services.

Eligible activities include but are not limited to permanent public improvements related to the following:

- City hall and courthouse facilities
- Community centers
- Construction and renovation of public facilities
- Demolition
- Economic development
- Flood and storm drainage
- Business and industrial parks
- Land and property acquisition
- Libraries
- Parks and recreation
- Parking facilities
- Preservation and beautification
- Street and sidewalk repair

- Technology
- Water and wastewater facilities and services

### ***KaBOOM***

KaBoom is a non-profit organization that is dedicated to creating play spaces for children throughout the United States. KaBoom offers three types of grants:

- **Build it with KaBOOM!**- work with KaBOOM! and their corporate partners. This grant provides coaching and facilitation of an experienced Project Manager to help design and build a permanent play structure
- **Build it Yourself**- grant (\$15,000) to be used toward the purchase of playground equipment
- **Creative Play Grants**- used to design play equipment that encourages creativity, communication, and collaboration in play

### ***Land and Water Conservation Fund***

The Land and Water Conservation Fund program (LWCF) provides supplemental federal funding for the acquisition and/or development of high- quality, public outdoor recreational areas throughout West Virginia. Proposed projects must be consistent with the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Park renovations, expansions to promote active lifestyles, innovation in community cores, attracting or retain visitors to an area, development of trailheads or preservation of other natural areas to impact community health objectives and brownfields renewal efforts will receive funding priority.

Eligible activities include but are not limited to the development of outdoor recreation resources related to the following:

- “ Land acquisition for parklands
- “ Development or renovation of the following types of outdoor recreational facilities:
- “ Campgrounds
- “ Picnic areas
- “ Sports and playfields
- “ Golf courses
- “ Swimming facilities
- “ Boating facilities
- “ Fishing facilities
- “ Hunting areas
- “ Trails
- “ Winter sport facilities
- “ Support facilities (walks, utilities, bathrooms, etc.)
- “ Amphitheaters
- “ Lake impoundments
- “ Visitor information centers
- “ Interpretive centers

### ***Neighborhood Investment Program***

The Neighborhood Investment Program (NIP) increases charitable giving to local nonprofit organizations. The program allows 501(c)3 designated charitable organizations to apply for tax credit vouchers. These organizations distribute the vouchers to contributing businesses and individuals. By donating to approved NIP organizations, contributors can support their communities and earn credits to reduce certain West Virginia taxes.

The West Virginia Legislature sets aside \$2.5 million annually in state tax credits for the NIP. To participate, a 501(c)3 charitable organization must apply to the West Virginia Development Office. Upon meeting program requirements and obtaining approval from the NIP Advisory Board, organizations are awarded tax credit vouchers. Businesses and

individuals that contribute to NIP-approved organizations are eligible to receive up to 50 percent of the contributed amount in the form of state tax credits. Donors may use the credits to reduce liability for the Corporate Net Income Tax, the Business Franchise tax or the Personal Income Tax.

Projects generally eligible for program participation include but are not limited to the following:

- Health clinics
- Homeless shelters
- Educational programs
- Housing programs
- Preservation/revitalization activities
- Domestic violence shelters
- Children's shelters
- Meal delivery programs
- Senior citizens' centers
- Community foundations
- Scholarship programs
- Hospice care
- Transportation programs
- Day care centers
- Counseling services
- Services for the disabled

### *Small Cities Block Grant Fund*

The Small Cities Block Grant program (SCBG) provides federal funds for community and economic development projects throughout West Virginia. The program supports job creation and retention efforts, local government efforts to provide affordable infrastructure systems and community efforts to improve the quality of life for low- to moderate-income citizens. Eligible units of local government may receive SCBG funds if they are documented to fulfill one of three national objectives:

- Activities benefiting low- and moderate-income people.
- Activities that aid in the prevention or elimination of slums or blight.
- Activities designed to meet community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

Activities generally eligible for funding include but are not limited to permanent public improvements related to the following:

- Community centers/senior citizen centers
- Construction and renovation of public facilities
- Demolition
- Economic development
- Flood and storm drainage
- Acquisition
- Parks and recreation
- Preservation and beautification
- Technology
- Water and wastewater facilities and services
- Community facilities renovation/construction

### *Smart Growth Implementation Assistance*

The Smart Growth Implementation Assistance (SGIA) program provides assistance from national experts to help communities explore barriers to smart growth implementation and pilot innovative ideas that create more sustainable communities. EPA will provide technical assistance to successful applicants.

### *Transportation Alternatives Program (TAP)*

TAP provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

The TAP program now funds projects that would have previously been considered under the Transportation Enhancement and Safe Routes to Schools Programs.

### *The Greater Kanawha Valley Foundation (GKVF)*

The Greater Kanawha Valley Foundation (GKVF) encompasses Kanawha, Putnam, Boone, Clay, Lincoln, and Fayette Counties in West Virginia. The Foundation helps individuals, families, businesses, and nonprofits improve the lives within the community now and for generations to come. They assist donors in creating charitable funds, each with its own philanthropic purpose, and provide grants to nonprofits that meet the needs of the community.

There are two discretionary grantmaking tracks:

- Proactive collaborative grants in education, health, and civic engagement and community building
- Responsive grants in basic needs or arts and culture

To be eligible for both discretionary grantmaking programs, an applicant must:

- Be a 501(c)(3) nonprofit, public school, or government entity
- Demonstrate the ability to build community wealth
- Serve Kanawha, Putnam, Lincoln, Boone, Clay, and/or Fayette Counties of WV
- Have an audit, financial review, or financial compilation

# **APPENDIX 7:**

## **ADOPTION**

## **MATERIALS**

# *CITY OF SMITHERS*

*518 Michigan Avenue Post Office Box 489  
Smithers, West Virginia 25186*

*Phone: (304) 442-5282*

*Fax: (304) 442-4497*

*D. Anne Cavalier Ed. D., Mayor  
Pasty C. Tucker, Recorder*

*Council Members*  
*Alma Bowles  
Rhea Cavalier  
Stephen Giannini  
Robert Keglör  
Thomas Whittington, Jr.*

January 16, 2019

Regional Planning and Development Council 3  
315 D Street  
South Charleston, WV 25303

Dear Regional Planning and Development Council 3,

The City of Smithers Planning Commission has developed a comprehensive plan in accordance with the West Virginia Code. The final draft is now available for review and comment. The draft plan is available for review at Smithers City Hall (518 Michigan Avenue, Smithers, WV 25186) or online at <https://tinyurl.com/SmithersCP>.

We have opened the public comment period on the draft plan, and wanted to make sure municipal officials had an opportunity to review and provide input. The Planning Commission will hold a public hearing on the draft plan on Monday, March 4, 2019 at 6 PM at Smithers City Hall. Please submit any written comments by 4 PM on Friday, March 1, 2019 via mail or email at [teresa.dorsey@suddenlinkmail.com](mailto:teresa.dorsey@suddenlinkmail.com)

Thank you for your consideration in this matter.

Sincerely,

Teresa Dorsey  
City of Smithers Clerk

# BECKLEY NEWSPAPERS

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**Client:**

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PO BOX 489  
SMITHERS, WV 25186-0000  
(304) 442-5282

ACCOUNT NUMBER: 104563

*Ad ID:* 197806

*Start:* 01/16/19

*Stop:* 01/16/19

*Total Cost:* \$17.05

*# of Lines:* 33

*Columns Wide:* 1

*# of Inserts:* 2

*Ad Class:* Legals

*Ad Taker:* Sonya Mitchell

*Phone #:* (304) 442-4156

*Email:* [ftclassified@register-herald.com](mailto:ftclassified@register-herald.com)

*Publications:*

Montgomery Herald  
[montgomery-herald.com](http://montgomery-herald.com)

**PUBLIC HEARING  
AND MEETING**

**NOTICE** that the City of Smithers Planning Commission will hold a public hearing and meeting on Monday, March 4, 2019 at 6 p.m. at Smithers City Hall, 518 Michigan Avenue, Smithers, WV 25186.

The public is invited to attend and submit comments on the recently drafted City of Smithers Comprehensive Plan. Beginning on January 16, 2019, a copy of the comprehensive plan can be reviewed at Smithers City Hall, 518 Michigan Avenue, Smithers, WV 25186 during normal business hours (Monday through Friday 8 a.m. to 4 p.m.). The plan can also be viewed online at <https://tinyurl.com/SmithersCP>.

Members of the public can call City Hall at 304-442-5282 if they are unable to review the plan at city hall.

Written comments can be submitted prior to the scheduled hearing at Smithers City Hall, 518 Michigan Avenue (PO Box 489), Smithers, WV 25186. 1-16-1-MH; 197806

**RESOLUTION APPROVING A COMPREHENSIVE PLAN PREPARED BY THE PLANNING COMMISSION OF  
THE CITY OF SMITHERS, WEST VIRGINIA**

**WHEREAS**, the Planning Commission for the City of Smithers, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a comprehensive plan for the City;

**WHEREAS**, the Planning Commission has adopted procedures for public input throughout the comprehensive plan process;

**WHEREAS**, the Planning Commission has identified and addressed all required objectives and components pursuant to Chapter 8A of the West Virginia Code;

**WHEREAS**, pursuant to West Virginia Code §8A-3-6, notice was published in the Montgomery Herald on January 16, 2019;

**WHEREAS**, further pursuant to West Virginia Code §8A-3-6, a public hearing was held before the City of Smithers's Planning Commission on Monday, March 4, 2019;

**WHEREAS**, all written comments presented to the planning commission pursuant to the notice of public hearing were duly considered; and,

**WHEREAS**, no oral comments were presented to the planning commission pursuant to the notice of the public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission for City of Smithers, West Virginia, that, pursuant to Chapter 8A of the West Virginia Code, the comprehensive plan prepared by the Planning Commission for the City of Smithers, West Virginia, bearing the date of January 2018 [sic], is made a part of this resolution by reference and is hereby recommended to City Council;

**PASSED and APPROVED** at a special meeting of the Planning Commission of the City of Smithers, West Virginia, held on March 4, 2019.

**ATTEST:**



President, City of Smithers Planning Commission

March 5, 2019

Smithers City Hall  
518 Michigan Avenue  
Smithers, WV 25186

Dear Council Members,

On behalf of the City of Smithers Planning Commission I would like to submit the recommended comprehensive plan, which has been prepared by the Planning Commission. The Planning Commission has taken great strides to ensure that this Plan is in conformance with Chapter 8A of the West Virginia Code, which governs land use planning in West Virginia. This includes the adoption of public input procedures, by the Planning Commission, which have been followed throughout the planning process.

After holding a properly advertised public hearing on March 4, 2019, the Planning Commission convened and held a regular meeting where a quorum of the Commission, by way of resolution, recommended the plan and now submits the plan to City Council for review and possible adoption.

At the next City Council meeting the Planning Commission will present the comprehensive plan to Council where we would be happy to answer any question you or members of the Council may have. In order to present the comprehensive plan the Planning Commission requests that the matter be placed on the next Council's meeting's agenda.

Best Regards,

David Beal

President, City of Smithers Planning Commission

Enclosure

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## Affidavit of Publication

### STATE OF WEST VIRGINIA COUNTY OF FAYETTE,

I, Sonya Mitchell, of The Montgomery Herald, a weekly newspaper published in the Municipality of Montgomery, Fayette County, West Virginia, do certify that the notice attached hereto under the caption; Public Hearing and Meeting

was published in the said Montgomery Herald 1 time(s) on the following day(s), namely 03/14/19

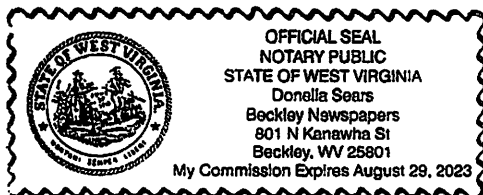
Publication Fee: \$15.61

Signed: Sonya Mitchell

Subscribed and sworn to before me this day  
03/14/2019

My commission expires: August 29, 2023

Notary Public: Donella Sears



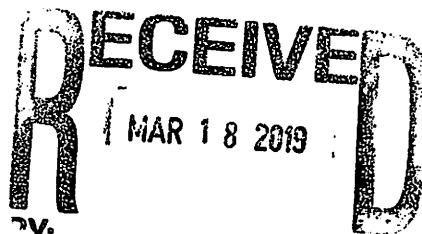
#### PUBLIC HEARING AND MEETING

NOTICE that the Smithers City Council will hold a public hearing and meeting on Monday, April 8, 2019 at 6:00 p.m. at Smithers City Hall, 518 Michigan Avenue, Smithers, WV 25186.

The public is invited to attend and submit comments on the recently drafted City of Smithers Comprehensive Plan.

A copy of the comprehensive plan can be reviewed at Smithers City Hall, 518 Michigan Avenue, Smithers, WV 25186 during normal business hours (Monday through Friday 8 a.m. to 4 p.m.). The plan can also be viewed online at

<https://tinyurl.com/SmithersCP>. Members of the public can call City Hall at 304-442-5282 if they are unable to review the plan at city hall. Written comments can be submitted prior to the scheduled hearing Smithers City Hall, 518 Michigan Avenue (PO Box 489), Smithers, WV 25186. 3-14-1-MH; 222365



**RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF SMITHERS, WEST VIRGINIA**

**WHEREAS**, the Planning Commission for the City of Smithers, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a recommended comprehensive plan for the city;

**WHEREAS**, the Planning Commission has recommended that City Council adopt the comprehensive plan;

**WHEREAS**, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the City of Smithers's Planning Commission on Monday, March 4, 2019;

**WHEREAS**, the planning commission presented the comprehensive plan to City Council on Monday, March 11, 2019;

**WHEREAS**, pursuant to §8A-3-7, a public hearing was held before City Council on Monday, April 8, 2019;

**NOW, THEREFORE, IT BE RESOLVED** by the City Council for the City of Smithers, West Virginia, that, pursuant to West Virginia Code §8A-3-8, the comprehensive plan prepared by the Planning Commission for the City of Smithers, West Virginia, bearing the date of January 2018 [sic], is made a part of this resolution by reference and is hereby adopted without any amendments thereto entered into the official minutes of the City Council.

**BE IT FURTHER RESOLVED**, that a copy of this adopted comprehensive plan shall, pursuant to West Virginia Code §8A-3-9, be filed in the office of the clerk of the county commission for Kanawha and Fayette Counties, West Virginia.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Smithers, West Virginia, held on Monday, April 8, 2019.

**ATTEST:**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Recorder

Council Vote:

Alma Bowles: Yes

Stephen Giannini: No Vote - Absent

Robert Keglör: Yes

Rhea Cavalier: Yes

Thomas Whittington, Jr.: Yes