



SMITHFIELD CITY PLANNING COMMISSION MINUTES June 17, 2020

The Planning Commission of Smithfield City met in the City Council Chambers
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, June 17, 2020

The following members were present constituting a quorum:

Chairman: Andrew Soelberg

Members: Katie Bell, Hutch Daniels, Brooke Friedenberger, Scott Gibbons, Jasilyn Heaps, Stuart Reis,

City Engineer: Clay Bodily

Zoning Administrator: Brian Boudrero

City Councilmember: Jon Wells

Attendance: Josh Runhaar, Bryce Goodin, Debbie Zilles

6:30 p.m. Meeting called to order by Chairman Soelberg.

Commissioner Reis led the Pledge of Allegiance.

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Soelberg declared the meeting agenda and the minutes from the May 20, 2020 meeting to stand as submitted.

RESIDENT INPUT - None

AGENDA ITEMS

Discussion and possible vote on the request by Bryce Goodin for approval of the Final Plat for Smithfield Meadows, a (6) lot/unit subdivision located at approximately 400 North 100 West. Zoned R-1-10.

MOTION: Motion made by Commissioner Heaps to **approve** the request by Bryce Goodin for approval of the Final Plat for Smithfield Meadows, a (6) lot/unit subdivision located at approximately 400 North 100 West. Zoned R-1-10. Commissioner Daniels seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Daniels, Gibbons, Bell, Soelberg, Reis, Heaps, Friedenberger

Public Hearing, no sooner than 6:45 P.M., for the purpose of discussing Ordinance 20-16, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Section 17.89.010 "Objectives and Purposes" and 17.89.050 "Maximum Lot Coverage".

6:51 p.m. Public Hearing Opened

6:52 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 20-16.

Chairman Soelberg pointed out that this includes the changes discussed at the last meeting.

MOTION: Motion made by Commissioner Gibbons to forward a recommendation to the City Council to **approve** Ordinance 20-16, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.89.010 “Objectives and Purposes” and 17.89.050 “Maximum Lot Coverage”. Commissioner Bell seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Daniels, Gibbons, Bell, Soelberg, Reis, Heaps, Friedenberger

Public Hearing, no sooner than 7:00 P.M., for the purpose of discussing Ordinance 20-19, an Ordinance rezoning 0.11 acres of Parcel Number 08-085-0036 from GC (General Commercial) to RM (Multiple Family Residential). The parcel is located at 60 North 400 West.

7:01 p.m. Public Hearing Opened

7:02 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 20-19.

Mr. Bodily pointed out the parcel on the map and explained that the rezone will match the zoning to the north and west.

Chairman Soelberg noted that the request fits with the Master Plan zoning of the area.

Commissioner Heaps said the rezone makes sense and will make the property more usable.

Mr. Bodily explained that the applicant had a boundary line adjustment completed.

MOTION: Motion made by Commissioner Friedenberger to forward a recommendation to the City Council to **approve** Ordinance 20-19, an Ordinance rezoning 0.11 acres of Parcel Number 08-085-0036 from GC (General Commercial) to RM (Multiple Family Residential). The parcel is located at 60 North 400 West. Commissioner Heaps seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Daniels, Gibbons, Bell, Soelberg, Reis, Heaps, Friedenberger

Continued discussion on Ordinance 19-15, an Ordinance adding in its entirety to the current Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “MPC Zone”, Sections 17.81.010 “Purpose”, 17.81.020 “Allowed Uses”, 17.81.030 “Definitions”, 17.81.040 “Rezone Required”, 17.81.050 “Development Standards”, 17.81.060 “Open Space”, 17.81.070 “Streets Circulation & Parking”, 17.81.080 “Walking/Biking Trails”, 17.81.090 “Landscaping”, 17.81.100 “Density Bonuses”, 17.81.110 “Approval Process”, 17.81.120 “Failure to Progress”, 17.81.130 “Development Agreement”, and 17.81.140 “Modification of Approved Plan”.

Mr. Boudrero outlined possible modifications to the Ordinance.

17.81.050 Development Standards

- C 1. Single-family detached housing must make up at least forty percent (40%) of the total housing units in the project but shall not make up more than sixty percent (60%) of the total housing units in an MPC.
- C 2. In no case shall the percentage of single-family detached housing be less than thirty-five percent (35%) of the total required housing units.

17.81.060 Open Space

B. In exchange for an increase in the amount of open space provided, developers may reduce the required percentage of single-family detached housing. The reduction shall be equal to the increase in open space (e.g., an additional 5% open space would decrease the required single-family detached housing to 55%). In no case shall the single-family detached housing drop below 50% of the total required housing units.

17.81.100 Density Bonuses

Recreational Facilities	Provide recreational facilities such as playground equipment, swimming pools, recreation centers, etc.	Cost of recreational facilities/total project cost *1.0 = density bonus	10
Off-Site Infrastructure Improvement	Improve City infrastructure with a reasonable nexus to the project that may be deficient and could be negatively impacted by growth directly related to the development	(cost of off-site infrastructure improvements/total project cost) *1.0 = density bonus	30

Commissioner Gibbons said part of the incentive is to allow developers to use smaller lots, in exchange for other things to make it a nice community. The concept must be feasible for it to be used.

Mr. Boudrero said high-density is necessary in order to afford to put in quality recreation facilities, private open space areas, and other nice amenities.

Commissioner Gibbons said density refers to living units and not buildings.

Commissioner Heaps said one of the goals with this Master Planned Community is to provide a good mix of housing types in a livable community, rather than just rows of small homes on small lots.

Commissioner Bell said open space is not clearly defined as “private” or “usable”. Mr. Boudrero said that was the way it was previously written, and he did not make any changes to the definition. She thinks it should be redefined. Commissioner Gibbons said the current definition does include “usable space”. Mr. Boudrero was asked to review all the definitions to ensure they fit with the intent of the ordinance.

Mr. Boudrero said in his research, he determined that the .08 density bonus was too low and should be adjusted to 1.0 to make it financially feasible. This will allow more bonus for the density which will allow developers to have more ability to put in better open space and recreational amenities. The Commission agreed with the adjustment. Chairman Soelberg said when this was originally put together, it was done very conservatively, these changes help balance it.

Commissioner Heaps suggested reviewing lot sizes. This currently allows a lot as low as 7,500 SF and she would like to make sure the sizes will work with the density bonuses. Mr. Boudrero said he would review this. Councilmember Wells said the numbers are from the current multi-family zone.

Councilmember Wells pointed out some redundancy (e.g. pages 4 and 8). Mr. Boudrero said he will review it and make sure information references the applicable section(s).

Commissioner Friedenberger asked if the goal is to provide low-income affordable housing. Commissioner Gibbons said this is to provide affordable housing options, but not necessarily low-income housing. Chairman Soelberg noted that it will also help with urban sprawl as the City continues to grow. Commissioner Friedenberger asked if it would be beneficial to put this type of development near public transportation stops. Commissioner Heaps said there are already many limitations where this type of development can be located, and it shouldn't be further restricted. Commissioner Daniels said transportation often changes routes to accommodate development.

Mr. Boudrero said projects will be successful with good design and enough space.

Chairman Soelberg asked Mr. Boudrero to make the changes as discussed and review the entire document to identify any areas that may need to be addressed at the next meeting.

MEETING ADJOURNED at 7:22 p.m.

Minutes submitted by Debbie Zilles

Andrew Soelberg, Chairperson