



SMITHFIELD CITY PLANNING COMMISSION MINUTES August 19, 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, August 19, 2020

The following members were present constituting a quorum:

Chairman: Andrew Soelberg

Members: Katie Bell, Scott Gibbons, Jasilyn Heaps, Stuart Reis, Juli Weber

City Staff: Clay Bodily (City Engineer), Brian Boudrero (Zoning Administrator), Jon Well (City Council), Mayor Barnes.

Others in Attendance: Spencer Gunn, Kenneth Bell, Bryce Goodin, Debbie Zilles

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

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 July 15, 2020 meeting to stand as submitted.

RESIDENT INPUT – Spencer Gunn coaches soccer at Forrester Acres and advised that there needs to be a better area for kids play on (soccer and baseball). He has reached out to the City several times. Water builds up on the soccer field because it does not drain properly. He also noted the recent tax increase. Chairman Soelberg encouraged Mr. Gunn to voice these types of concerns to the City Council as they are outside the purview of the Planning Commission.

AGENDA ITEMS

Discussion and possible vote on the request by VHD, LLC, for approval of the Final Plat for East View Landing, a 35-lot/unit subdivision located at approximately 340 East 600 South. Zone R-1-10.

Bryce Goodin said a boundary line adjustment will be completed to meet the ordinance.

Mr. Bodily confirmed for Commissioner Gibbons that the easement for the sewer (as discussed at the last meeting) will not affect this proposal because the ordinance that addresses that was completed after this project.

MOTION: Motion made by Commissioner Heaps to **approve** the request by request by VHD, LLC, for approval of the Final Plat for East View Landing, a 35-lot/unit subdivision located at approximately 340 East 600 South, Zone R-1-10, with a condition that it meets all City Code requirements. Commissioner Bell seconded the motion.

Motion approved (6-0).

Vote:

Aye: Gibbons, Bell, Soelberg, Reis, Weber, Heaps

Public Hearing on Ordinance 20-23, an ordinance rezoning Parcel Number 08-048-0020 from A-10 (Agricultural 10-acre) to R-1-12 (Single-Family Residential 12,000 square feet). The parcel is located at approximately 30 South 1250 East and is 13.56 acres.

6:45 p.m. Public Hearing Opened

Spencer Gunn questioned where all the future water will come from.

6:46 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 20-23

Commissioner Heaps noted that this rezone matches the Future Land Use Map and what is planned for that area.

Commissioner Gibbons asked about the zoning around this parcel. He was advised that it is R-1-12 to the west and south and the north is A-10.

MOTION: Motion made by Commissioner Gibbons to forward a recommendation to the City Council to **approve** ordinance 20-23, rezoning Parcel Number 08-048-0020 from A-10 (Agricultural 10-acre) to R-1-12 (Single-Family Residential 12,000 square feet). The parcel is located at approximately 30 South 1250 East and is 13.56 acres. Commissioner Bell seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Gibbons, Bell, Soelberg, Reis, Weber, Heaps

Discussion and possible vote on the request by Blue Ox Development for approval of the Final Plat for Elk Ridge Subdivision Phase 5, a 12-lot/unit subdivision located at approximately 1300 East 120 South. Zoned R-1-12.

Mr. Boudrero explained that this is the final phase of the development. It has gone through all the steps to ensure the requirements are met.

Councilmember Wells explained that the bottom two lots will have to be connected (1150 and 1200). Mr. Bodily said the connections will have to go in before a Certificate of Occupancy can be issued.

Mr. Boudrero explained that the rezone was done to enable the project to be completed and ensure that all the code requirements are met.

MOTION: Motion made by Commissioner Bell to **approve** the request by Blue Ox Development for approval of the Final Plat for Elk Ridge Subdivision, Phase 5, a 12-lot/unit subdivision located at approximately 1300 East 120 South. Zoned R-1-12. Commissioner Gibbons seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Gibbons, Bell, Soelberg, Reis, Weber, Heaps

Discussion and possible vote on the conditional use permit application by Smithfield City for a flagpole greater in height than 35 feet at 102 South Main. Zoned CC (Community Commercial).

Mayor Barnes said several weeks ago, the old water fountain and flagpole were removed from the park strip south of the City building. Mr. Watts would like to put in a new 50' flagpole on City property, this will be a donation to the City. Councilmember Wells explained that any structure higher than 35' needs a Conditional Use Permit.

Councilmember Wells said it will not require a marker light, but will have lights for night (as per etiquette). An agreement between Mr. Watts and the City will be put together for ongoing maintenance.

Chairman Soelberg suggested that the height should be capped, the Commission agreed.

MOTION: Motion made by Commissioner Gibbons to **approve** the conditional use permit application by Smithfield City for a flagpole greater in height than 35 feet, not to exceed 55' in height, at 102 South Main. Zoned CC (Community Commercial). Commissioner Heaps seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Gibbons, Bell, Soelberg, Reis, Weber, Heaps

OTHER

Mr. Bodily advised that Terry Johnson will be building on the brow of the hill on his property between upper/lower canyon. The road on private property has begun to be put in. Mr. Boudrero said the property has been divided and the plot has been sold to a grandson who will be building a home. The driveway will go all the way to Canyon Road so that it meets the requirements of the Code.

MEETING ADJOURNED at 7:10 p.m.

Minutes submitted by Debbie Zilles

Andrew Soelberg, Chairperson