



SMITHFIELD CITY PLANNING COMMISSION MINUTES September 16, 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, September 16, 2020

The following members were present constituting a quorum:

Chairman: Andrew Soelberg

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

City Staff: Clay Bodily (City Engineer), Brian Boudrero (Zoning Administrator), Jon Wells (City Council)

Others in Attendance: Hutch Daniels, Michael Sauer, Delene Sundstrom, Robert Sundstrom, Lori Barnhart, David Barnhart, John Berryhill, Rigo Chaparro, Lisa Chaparro and 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 August 19, 2020 meeting to stand as submitted.

RESIDENT INPUT - None

AGENDA ITEMS

Discussion and possible vote on the request by Rigo Chaparro for approval of the Preliminary Plat for Creek Side Crossing, a three (3) lot/unit subdivision located at 64 South Main. Zoned CBD (Central Business District).

Rigo Chaparro said he and his wife sold their office building to another business who will be using the entire building. This property was purchased; the first building will be a State Farm office, the second will be a physical therapy office and the third building could be a tentative attorney's office. They would like to split the parcel into three lots.

Mr. Bodily talked with the County Recorder who indicated that the common area would be fine and would be maintained by all the businesses, it would not have to become a fourth lot.

Mr. Bodily confirmed for Commissioner Heaps that the parking requirement will be reviewed and approved with a building permit (based on the use of the building).

Commissioner Weber asked if there was only one access, and if so, who would be responsible for it. Mr. Bodily confirmed that there was one access and all three businesses would be responsible to maintain it.

There were a few audience members who were angry that they could not make comment. Chairman Soelberg explained the process and because this is not a public hearing, the time for comments would have been during the resident input portion of the meeting.

MOTION: Motion made by Commissioner Weber to **approve** the request by Rigo Chaparro for approval of the Preliminary Plat for Creek Side Crossing, a three (3) lot/unit subdivision located at 64 South Main. Zoned CBD (Central Business District). Commissioner Heaps seconded the motion. **Motion approved (7-0).**

Vote:

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

Initial discussion on animal right land use in the City Code.

Mr. Wells explained that the proposal for the change to this Code was reviewed by the City Council in January 2020. The Council determined that it should be sent back to the Planning Commission for further review to iron out some of the discrepancies because the Code Enforcement Officer said it is difficult to enforce. Due to the busy schedule of the Commission, it was decided to discuss at this meeting due to the shorter agenda. The goal is to simplify so it can be easily understood by residents. The animal point values for rabbits, chickens, goose and pigeons was proposed to be reduced.

There was some discussion as to the appropriate value for horses, mules and donkeys. Commissioner Gibbons questioned why cattle and cow would be a lower value than a donkey. Mr. Wells agreed and said the impact to the land should be considered in the determination.

Mr. Bodily suggested having the Code Enforcement Officer review it and offer possible suggestions for change. Mr. Gibbons agreed and said the person enforcing the law should have some say in what is needed and what makes sense.

Mr. Boudrero said the current ordinance is much easier to understand than the proposal.

Mr. Gibbons asked what the Council did not like about the proposal. Chairman Soelberg said the ordinance was tweaked by the previous planner and the Council did not like all the proposed changes. Mr. Wells said there have been some issues with the number of chickens being reduced. Chairman Soelberg said some of the changes were proposed to allow 4-H student to raise animals on smaller lots for a short time, however, this can be done in the current Code.

Mr. Wells asked Mr. Boudrero to meet with the Code Enforcement Officer and also contact a veterinarian who deals with multiple sized animals for input. If it is determined that changes need to be made, the proposal can come back before the Commission with those changes.

Mr. Boudrero noted that 90% of the time, the issues are with smaller animals, not the larger ones.

Mr. Bodily confirmed for Commissioner Bell that issues are complaint based.

Mr. Boudrero said there is a \$25.00 charge for the application which lasts for three years. Mr. Wells said this may be something that could be considered. Mr Bodily said the fee covers the cost of staff's time.

OTHER

Chairman Soelberg announced that this will be his last meeting. He was thanked for his service on the Commission. Ms. Heaps is the current vice-chair and she will chair the next meeting and a vote for a new chair will be placed on the next agenda.

Commissioner Friedenberger asked about the reason that public input is not after the projects rather than before. Mr. Bodily said the public is always given time during the resident input portion of the meeting. If the item is a public hearing than time for comment is also given during that discussion. The Commission is a recommending body. The City Council makes the final decisions and there is public comment during those meetings. He reminded members that projects should be considered on the merits of the application and not based on public comment or clamor.

MEETING ADJOURNED at 7:10 P.M.

Minutes submitted by Debbie Zilles

Jasilyn Heaps, Vice-Chairperson