



## Smithfield City Planning Commission

Wednesday, September 18, 2019

96 S. Main  
Smithfield, UT

6:30 PM Call to Order  
Approval of Agenda & Minutes

1. Public Comment
2. **PUBLIC HEARING:** ~~a public hearing to receive comment concerning a request by VHD, LLC to rezone Parcel 08 119 0002, a 10.36 acre parcel located at approximately 325 East 800 South, Smithfield, from Agricultural A 10 to Residential R 1 10 (10,000 sq ft minimum). The public hearing has been cancelled due to not receiving the annexation paperwork from the State of Utah. The hearing will be held on Wednesday, October 16, 2019.~~
3. Discussion and consideration of a final plat for Smithfield Ridges- Phase 11 (4 lots), located at approximately 420 South 1140 East. (Applicant: Travis Taylor/Westates Companies)
4. Discussion and consideration of a conditional use permit for a home to be designated a two-family residence located at 34 West 100 South (Applicant: Bob Hanselman)
5. Discussion and consideration of a conditional use permit for Kristi's Daycare, LLC, a home-occupation day care located at 166 West Center. (Applicant: Kristi Inman)
6. Workshop: Discussion of an ordinance regulating Master Planned Communities in the City of Smithfield.
7. Staff Report
8. Adjournment

*With consent of the Commission, items on the agenda may be considered in a different order than listed. The exception to this is any scheduled public hearing, which shall not be heard any earlier than the time published.*

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify, Smithfield City Offices, at 435-563-6226 at least three (3) working days prior to the meeting.*



## Smithfield City Planning Commission Staff Report

To: The Smithfield City Planning Commission  
 Re: September 18, 2019 Planning Commission Meeting

Hi all-

Are you all as ready for Fall as I am? I was driving back from Bear Lake last week and nearly ran off the road when I saw the first trees changing color. I love, love sweater season! Here is what we have on the agenda for this week's meeting:

<b>Agenda Item</b>	Discussion and consideration of a final plat for Smithfield Ridges- Phase 11 (4 lots), located at approximately 420 South 1140 East. (Applicant: Travis Taylor/Westates Companies)
<b>Presented By</b>	Shari Phippen, City Planner/Clay Bodily, City Engineer
<b>Action Needed</b>	Make a recommendation to the City Council.
<b>Staff Remarks</b>	<p>This is the next phase of the Smithfield Ridges subdivision. The lot sizes meet or exceed the minimum required in the R-1-12 zone. The layout is consistent with what was presented/approved in the preliminary plat.</p> <p>Clay can speak to any engineering concerns that you all need to be aware of. From a zoning perspective, I have no issue with recommending to the City Council that the final plat be approved.</p>
<b>Staff Recommendation</b>	Recommend to the City Council that the final plat of Smithfield Ridges- Phase 11 be approved, subject to any changes required by the City Engineer or City Attorney.
<b>Agenda Item</b>	Discussion and consideration of a conditional use permit for a home to be designated a two-family residence located at 34 West 100 South (Applicant: Bob Hanselman)
<b>Presented By</b>	Shari Phippen, City Planner
<b>Action Needed</b>	Review and act on the CUP request
<b>Staff Remarks</b>	<p>Mr. Hanselman's home is just West of A&amp;W on 100 South. It is presently situated to have the main unit and an accessory apartment.</p> <p>The home is a residential use in the community commercial zone. Mr. Hanselman is requesting that the home be designated as a two-family dwelling, in order to rent out both the main unit and the accessory apartment. A two-family dwelling is a conditional use in the community commercial zone.</p> <p>Smithfield Municipal Code 17.04.070 defines a two-family dwelling as: "A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units under one ownership." The code does not dictate how the units are to be arranged, so it fits within our code to have a main unit and an accessory apartment in a two-family dwelling.</p> <p>My only concern with this request is the parking. There is a wide enough driveway to accommodate two units, plus the garage parking. But I would like to limit the # of cars so that we are not creating a perpetual parking problem with the cars in the driveway and in the garage. Between the driveway and the garage, there is room for 6 cars, which meets our parking standard.</p>

	<p>We do have regulations on multiple family dwellings in a commercial zone. However, we also define multiple family dwellings as buildings situated for four (4) or more families. Since this building is only designed for two-families, it does not fall within those regulations. As you are aware, conditional uses are to be granted, if identified concerns can be reasonably mitigated. I believe that there are some conditions that are appropriate to the request. I have outlined those below.</p>
<b>Staff Recommendation</b>	<p>Based on the above information and my review of City code, I believe Mr. Hanselman is entitled to approval of his request. I recommend granting the conditional use permit, subject to the following conditions:</p> <ul style="list-style-type: none"> <li>- That the units each be limited to a maximum of two-cars per unit</li> <li>- That all parking by residents be done off-street</li> <li>- That the property be retained under a single owner</li> <li>- That no potentially disruptive home occupations be allowed</li> </ul>
<b>Agenda Item</b>	Discussion and consideration of a conditional use permit for Kristi's Daycare, LLC, a home-occupation day care located at 166 West Center. (Applicant: Kristi Inman)
<b>Presented By</b>	Shari Phippen, City Planner
<b>Action Needed</b>	Review and act on the CUP request
<b>Staff Remarks</b>	<p>Mrs. Inman is proposing to have a home-occupation daycare. She will be having the daycare in her home 5 days a week (Monday-Friday) from 530 am until 530 pm. She will have a maximum of 8 children that she can watch at any given time.</p> <p>My concerns with preschools and daycares are generally two-fold: is the yard fenced? And, how will pick-up and drop-off be done so that children are not at risk? The Inman's yard appears to be fully fenced and their lot is sufficiently wide so that more than one-car can pull up curb side at a time and drop off the children without having to back in or out of the driveway.</p>
<b>Staff Recommendation</b>	<p>I believe Mrs. Inman has met all the requirements to have her conditional use permit application granted. I recommend granting the conditional use permit, subject to the following condition:</p> <ul style="list-style-type: none"> <li>- That all policies stated in her application be strictly adhered to.</li> <li>- That all pick up and drop off be done curbside and not pulling in and out of the driveway.</li> </ul>
<b>Agenda Item</b>	Workshop: Discussion of an ordinance regulating Master Planned Communities in the City of Smithfield
<b>Presented By</b>	Shari Phippen, City Planner
<b>Action Needed</b>	None currently- this is still a workshop item.
<b>Staff Remarks</b>	I have gone through the minutes from the last meeting and the notes I took and have made the corrections/changes I found. I am hopeful that I will be able to send you each a couple of more examples/sketches of mixed residential projects that have significant open space. I have marked where we left off in the last meeting.
<b>Staff Recommendation</b>	That the discussion on this ordinance be ongoing and that the Commissioners review and make comments/suggestions on the proposed draft.

Please let me know if you have questions/concerns with any of this leading up to Wednesday. Have a safe and happy weekend!



Shari Phippen, City Planner