



SMITHFIELD CITY PLANNING COMMISSION

City Council Chambers
96 South Main
Smithfield, Utah 84335

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah at 7:00 p.m. on Wednesday, February 15, 2017. The following members were present constituting a quorum:

Chairperson: Jamie Anderson
Commission Members: Kelly Luthi
Wade Campbell
Stephen Teuscher
Casey McCammon
Bart Caley

Excused: Jackie Hancock

City Engineer: Clay Bodily
Deputy Recorder: Charlene Izatt
City Councilmember: Curtis Wall

Notice was provided to the Herald Journal, delivered to each Commission member and posted at the City Office Building, the Smithfield City webpage and the Utah Public Meeting notice website.

The meeting was called to order by Chairperson Anderson at 7:00 p.m.

Opening Ceremonies: Bryant McKay led the Pledge of Allegiance.

Attendance: Mark Andreasen (AB Storage), Jeff Gilbert (CMPO), Bryant McKay, Mindy Spackman, Lloyd Meyer, John Hoy (CJ Automotive), Ron Bowen (AB Storage), Debbie Zilles, Clayton Gefre (Herald Journal)

Workshop Session: Guest Speaker: Jeff Gilbert, Transportation Planner with the Cache Metropolitan Planning Organization (CMPO), a federally designated transportation and planning agency for 10 cities in Cache County providing long-range transportation planning, and helping prioritize highway, public transit and bicycle and pedestrian facility investments. CMPO was formed in 1990 and works with UDOT to plan multi-modal transportation and program regional federal funds.

Funds for CMPO are allocated through a federal gas tax; approximately 1.5 million annually for regional use. The Cache County Council of Governments (CCCOG), which is comprised of local mayors and the Cache County Executive, administers and

allocates proceeds from a one-quarter of 1% local sales tax which was approved by voters in 2008. These local funds generate approximately 3 million dollars a year. The prioritization process is governed by state code. Oversight and direction for CMPO is provided by its Executive Council, which is a board comprised of elected officials from the 10 participating communities, the Cache County Executive, and a voting member from both UDOT and Cache Valley Transit District (CVTD).

CMPO is working on finding cost effective ways to serve transportation needs of current and future development, especially regarding technology trends which have an impact on land use, road, and infrastructure planning. There is a delicate balance between the need for reasonable access to properties and the need to provide smooth and safe traffic flow. Cache Valley is one of the largest metro areas in the nation not directly associated with an interstate freeway system, therefore, the challenge is to strike the right balance. The objective is to minimize access onto main roadways without making it difficult for economic development and vitality. Misalignment of accesses and additional curb cuts can often diminish the safety of a road. There is a need to determine the hierarchy of roads and plan them accordingly. CMPO meets with cities and property owners twice a month regarding requests for access onto UDOT roads.

Access management includes effective planning and design of driveways, median openings, separation/channelization, auxiliary lanes, street connections, traffic signals and spacing.

J-U-B Engineering has completed a study to develop a corridor access plan to balance the long-term operational needs of Hwy 89/91, specifically regarding signal spacing and minimization of access points. One of the goals of the plan is to provide local planning commissions a guideline to better plan for, and establish, a good access management scheme. The benefits of effective management include safety, operational mobility, environmental and economic.

Chairperson Anderson asked if there was any intention of making Hwy 89/91 a 4-lane road on both sides. Mr. Gilbert explained that the Regional Transportation Plan focuses more on access characteristics (a copy of the plan was distributed), however based on current traffic modeling, it is anticipated that Hwy 89/91 will eventually need to become a 6-lane road from Logan to Smithfield.

Chairperson Anderson asked about authority to make decisions regarding the highway. Mr. Gilbert explained that CMPO plans and works closely with UDOT for improvements. Wayne Barlow is the local representative serving on the Transportation Commission.

Chairperson Anderson asked what the commission should look for when considering new development. Mr. Gilbert encouraged support for the Regional Transportation Plan 2040, which includes road project improvements. Federal law requires that the plan be updated every four years, however, the plan can be amended at any time. 1200 East and 200 East have been identified as higher-functioning secondary corridors (regionally significant road projects) and need to be protected, and to the extent possible, have access come from secondary roads. He suggested minimizing access onto collector roads and planning layouts that help roads function effectively and safely.

Commissioner Teuscher asked if there was any projection for a freeway system to run through the valley. Mr. Gilbert said, at this point, Cache Valley will most likely not be part of an interstate system, the plan is to work on the highway and arterial roads. There is a western arterial road in the plan, proposed to run from 3200 South in Nibley to Smithfield. Improvements on 1000 West have helped, however, as population grows, there will be more need for alternative travel routes.

Commissioner Teuscher asked about any coordination with Idaho. Mr. Gilbert said the MPO boundary ends at Smithfield. CMPO works with Idaho on transit and air quality issues.

Commissioner Caley asked if there was a reason the proposed arterial road stopped at Amalga. Mr. Gilbert explained that CMPO did not know what the demand would be to go further, or what the Idaho connection would be. Rural areas can be more difficult. The plan is a generalized idea and can be changed as necessary.

Agenda Items:

Resident Input: Brent McKay noted that last month there were some considerations expressed regarding the trail system. He suggested that the trail that goes north on 400 West be dropped down to the bottom of Forrester Acres and go south on 800 West. He does not know if a study has been done on the feasibility or costs. There are narrow roads and houses on the west side of town and vehicles generally travel well above the speed limit on 800 West. He hopes that the trail, if incorporated in that area, would be located far enough away from the road for safety. He also suggested bringing the trail to the south, off 400 West, however, there might be concern with the railroad tracks and homes on east side of road. He has heard that 800 West will be widened, which may impact this consideration.

Consideration of Consent Agenda and minutes of the January 18, 2017 Planning Commission Meeting: After consideration by the Planning Commission, Chairperson Anderson declared the Consent Agenda for the February 15, 2017 meeting approved and the minutes from the January 18, 2017 meeting to stand as submitted.

Continuation of discussion and possible vote on the proposed updates and changes to the General Plan.

A summary of the changes and updates based from comments received at the public hearings include:

Future Land Use Map:

- Took off commercial on the western portion of SR 218.
- Changed the commercial at the northern area of the community from General Commercial (GC) to Community Commercial (CC).

Existing and Future Trails Map:

- Moved the future trail along 600 West down to 800 West.

Document Updates:

- Typos and edits from Barbara Kent on pages 3,4 and 12.
- Additions to the goals on page 27 to add the goal to consolidate the commercial zones from four (4) zones to two (2) zones.
- Changes to the wording on page 47 from Jeff Barnes.

Chairperson Anderson advised that the general planning committee met after the last public hearing and reviewed all the remarks that were received and made changes according to the consensus of the comments.

Commissioner Teuscher said he likes the changes that have been made.

Commissioner Caley asked about the possibility of a feasibility study for trails near a railroad right-of-way and what would be required (in reference to Mr. McKay's public comment). Mr. Bodily said that 800 West is planned to become a 66' right-of-way. There is a modified 66' right-of-way on 600 East that has a 10' trail (5' behind the curb) which could be used as an example. Chairperson Anderson asked who the governing agency over railroad right-of-way requirements would be. Mr. Bodily said regulation is 33' from the center of the road. Ms. Izatt said she believed it would stay standardized.

Commissioner Campbell asked about Councilmember Hunsaker's email that was received. Councilmember Wall has not had an opportunity to talk to Councilmember Hunsaker. He suggested approving the changes and forwarding the recommendation to the City Council.

Chairperson Anderson noted that the process began almost a year ago. There was a 4 to 6-month period where feedback from the Planning Commission and City Council was requested. There have been two joint meetings and a public hearing held which has provided ample time for review and comment.

Commissioner Campbell said he has talked to people who did not feel it was very well publicized and asked if there would be another public hearing at the City Council level. Chairperson Anderson advised that all the proper noticing requirements were followed regarding the public hearing; it would be the decision of the Council if they want to hold another public meeting.

MOTION: A motion was made by Commissioner Campbell to forward the updates to the General Plan to the City Council. Commissioners Teuscher/Caley seconded the motion. The motion was approved (6-0).

Vote

Aye: Luthi, Campbell, Anderson, Teuscher, McCammon, Caley

Public Hearing to consider a request by Ronald S. Bowen LLC for a rezone of property located at 355 West 100 North from R-1-12 (Single Family Residential 12,000 SF) to GC (General Commercial) Parcel #08-081-0021, 1.16 acres.

7:46 p.m. Public Hearing Opened

Mark Andreasen explained that last month they appeared before the Commission regarding this issue and have now submitted a formal application for the rezone of the property to allow for improvements and future additions as setbacks and zoning allow.

Commissioner Caley asked if the intention was to expand. Mr. Andreasen said there has been consideration for adding smaller units to the north and east sides because all the current units are full.

Chairperson Anderson noted that this property was rezoned to R-1-12 during the last General Plan update, years ago, even though it has remained as a commercial use. At the last meeting, the question was whether to keep the property as residential, which would limit possible expansion.

7:48 p.m. Public Hearing Closed

Commissioner Campbell asked if there was any attempt to rezone the property to the north (owned by Mr. Meyer). Mr. Andreasen said he was unaware of Mr. Meyer's intention.

Chairperson Anderson pointed out that this request is only for this particular parcel.

Commissioner Teuscher said this makes sense.

MOTION: A motion was made by Commissioner McCammon to approve a request by Ronald S. Bowen LLC for a rezone of property located at 355 West 100 North from R-1-12 (Single Family Residential 12,000 SF) to GC (General Commercial) Parcel #08-081-0021, 1.16 acres. Commissioner Campbell seconded the motion. The motion was approved (6-0).

Vote

Aye: Luthi, Campbell, Anderson, Teuscher, McCammon, Caley

Public Hearing to consider approval of proposed Ordinance #17-02 which amends the Smithfield Municipal Code Title 17 "Zoning Regulations": Sections 17.72.060 "Modifying Regulations"; 17.080.060 "Modifying Regulations" and 17.120.010 "Use Allowance Matrix".

7:50 p.m. Public Hearing Opened

No public input.

7:51 p.m. Public Hearing Closed

Chairperson Anderson advised that the proposal seems straightforward, however, asked for clarification on the Use Allowance Matrix. Ms. Izatt said the City has been

approached by the state and Bear River Health regarding Smoke/Vapor and Tattoo Shops. The goal is to remain business-friendly and still be proactive regarding safety. The request is to remove the allowed use from the Community Commercial (CC) zone and only permit it in the General Commercial (GC) and Manufacturing (M-1) zones.

Chairperson Anderson pointed out that one of the things that came out of the public hearing last month was the possibility that there are too many commercial zones. There was some consideration for combining some of those zones. Although this is not the point to do this, he wanted the Commission to consider the idea as ordinances are refined going forward.

MOTION: A motion was made by Commissioner Campbell for approval of proposed Ordinance No. 17-02 which amends the Smithfield Municipal Code Title 17 “Zoning Regulations”: Sections 17.72.060 “Modifying Regulations”; 17.080.060 “Modifying Regulations” and 17.120.010 “Use Allowance Matrix”. Commissioner Teuscher seconded the motion. The motion was approved (6-0).

Vote

Aye: Luthi, Campbell, Anderson, Teuscher, McCammon, Caley

Jonathan Hoy, agent for CJ Automotive, has applied for consideration for approval of a Commercial Conditional Use Permit to allow full service auto repair, major and minor, to include, but not limited to, emissions, brakes, engine, and transmission service. Existing uses are lube and oil change and other minor repairs, located at 60 East 800 South. Zoned CC.

Mr. Hoy said he purchased the building and would like to change it from a primarily oil change facility to a full-service auto shop. He confirmed for Commissioner Campbell that it would be the same type of use as most mechanic shops.

Commissioner Luthi asked if there were plans to park vehicles in the dirt area. Mr. Hoy said there is not.

Commissioner Caley noted that there are times when vehicles will have to be stored while parts are being ordered and expressed some concern with having a lot of vehicles parked. Mr. Hoy said the back row (south end of the parking lot) would be used for long-term parking, however, he does not want vehicles parked around for too long. He wants to get them repaired and out.

Mr. Hoy confirmed the working hours will be Mon-Fri and there will never be more than four employees.

Commissioner Campbell asked if there was any thought to enlarging the building. Mr. Hoy said there are no immediate plans, however, he might consider it in the future if an opportunity becomes available.

MOTION: A motion was made by Commissioner Campbell to approve a Commercial Conditional Use Permit for Jonathan Hoy, agent for CJ Automotive, to allow full service

auto repair, major and minor, to include, but not limited to, emissions, brakes, engine, and transmission service. Existing uses are lube and oil change and other minor repairs, located at 60 East 800 South. Zoned CC. Commissioner Luthi seconded the motion. The motion was approved (6-0).

Vote

Aye: Luthi, Campbell, Anderson, Teuscher, McCammon, Caley

MOTION TO ADJOURN: Motion by Commissioner Luthi to adjourn the meeting at 7:58 p.m. The motion was seconded by Commissioner Caley. The motion to adjourn was passed unanimously.

Vote

Aye: Luthi, Campbell, Anderson, Teuscher, McCammon, Caley

Minutes submitted by: Debbie Zilles

Jamie Anderson, Chairperson

Attested:

Charlene Izatt, Deputy Recorder

SMITHFIELD PLANNING COMMISSION
Smithfield City Council Chambers
96 South Main
Smithfield UT 84335

NOTICE and AGENDA

Public Notice is hereby given that the Smithfield Planning Commission will hold a Planning Commission Meeting at **7:00 p.m.** on **Wednesday, February 15, 2017** in the **Smithfield City Council Chambers, 96 South Main**, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Workshop Session: Speaker Jeff Gilbert, Transportation Planner with the Cache Metropolitan Planning Organization (CMPO), which performs long-range transportation planning and helps prioritize highway, public transit and bicycle and pedestrian facility investments.

Agenda items:

1. 7:19 p.m. Resident Input
2. 7:24 p.m. Consideration of Consent Agenda
Minutes of the January 18, 2017 Planning Commission Meeting
3. 7:25 p.m. Continuation of discussion and possible vote on the proposed updates and changes to the General Plan.
4. 7:40 p.m. **Public Hearing** to consider a request by Ronald S. Bowen LLC, for a rezone of property located at 355 West 100 North from R-1-12 (Single Family Residential 12,000 SF) to GC (General Commercial) Parcel # 08-081-0021, 1.16 acres.
5. 7:45 p.m. **Public Hearing** to consider approval of proposed Ordinance #17-02 which amends the Smithfield Municipal Code Title 17 “Zoning Regulations”: Sections 17.72.060 “Modifying Regulations”; 17.080.060 “Modifying Regulations” and 17.120.010 “Use Allowance Matrix”
6. 7:50 p.m. Jonathan Hoy, agent for CJ Automotive has applied for consideration for approval of a Commercial Conditional Use Permit to allow full service auto repair, major & minor, to include, but not limited to, emissions, brakes, engine and transmission service. Existing uses are lube and oil change and other minor repairs, located at 60 East 800 South. Zoned CC
7. 7:20 p.m. ADJOURNMENT

Posted this 10th day of February 2017 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 10th day of February 2017.

Charlene Izatt, Deputy Recorder

ITEMS ON THE AGENDA MAY BE CONSIDERED EARLIER THAN SHOWN ON THE AGENDA.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Charlene Izatt, Smithfield City Offices, at 435-792-7989 at least three (3) working days prior to the meeting.