



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, March 15, 2017.

The following members were present constituting a quorum:

Chairperson:	Jamie Anderson
Commission Members:	Kelly Luthi
	Jackie Hancock
	Wade Campbell
	Stephen Teuscher
	Casey McCammon
	Bart Caley
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, on 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: Commissioner Caley led the Pledge of Allegiance.

Attendance: Bryant McKay, Mindy Spackman, Lloyd Meyer, Debbie Zilles

Agenda Items:

Workshop Session: Mixed Use overlay zone review and discussion.

Commissioner Teuscher said a Mixed Use zone is a good idea, especially as the community continues to grow. It will help take traffic off the main roads.

Commissioner Campbell noted that there is a lot of merit to a Mixed Use zone and pointed out the positive success the City Creek Center in Salt Lake has had with helping keep downtown vibrant.

Chairperson Anderson noted that the signage section in the Farmington ordinance is quite complex. Ms. Izatt pointed out that the Commission has the ability to forward

recommendations for signage to the City Council. She felt the Cottonwood Heights ordinance was a good example and covered areas such as conditional uses, building height and design standards. The idea of keeping the maximum to 10,000 SF is a good idea within a Mixed Use development where businesses are usually smaller.

Commissioner Hancock likes the idea of having different uses in one area, similar to downtown Logan where there is main level commercial with residential areas above.

Commissioner Luthi said there are areas in other states where residential is being built around commercial and recreational areas to provide a pedestrian-friendly environment. Ms. Izatt likes the idea of having areas away from Main Street which would encourage walking and biking opportunities.

Chairperson Anderson encouraged the Commission to review the information that has been distributed and begin compiling items they would like to see included in a Mixed Use ordinance. This will be on the next meeting agenda as a workshop item.

Commissioner Caley commented that this idea is supposed to reduce parking, however, when businesses go in, it would stand to reason that there would be more vehicles. This issue will need to be reviewed so there are not similar situations as there are in downtown Logan where parking behind some of the businesses is quite difficult. Commissioner Teuscher agreed that there will be a chance to analyze and develop better parking, Logan City did not have that opportunity as downtown grew. He also noted that access roads need to be carefully considered.

Presentation of plaque to Bryant McKay for recognition of his years of service on the Planning Commission.

Mindy Spackman was sworn in as an alternate Commissioner by Char Izatt.

Resident Input: None

Consideration of Consent Agenda and minutes of the February 15, 2017 Planning

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

Public Hearing to consider a request by Lloyd J. Meyer, agent for Meyer Properties LLC, for a rezone of property located at 350 West 200 North from R-1-12 (Single Family Residential 12,000 SF) to GC (General Commercial), Parcel #08-081-0025, 1.08 acres.

Chairperson Anderson Opened the public hearing at 7:13 p.m.

Mr. Meyer, the property manager of Meyer Properties and Meyer Honey Inc. requested a zone change from residential to commercial. He provided a brief background of the property and company. They have owned the land and been in business for 82 years as a commercial honey company. The property was used for extracting honey and processing it for consumer use. The buildings were used for storage of honey and

other operating equipment. There is a small woodshop on the site for family use. Three years ago, the bees were sold and as the equipment is sold and the buildings become vacant, it is his desire for it to be used for rental storage (RV's or boats). This property is not practical for a residential use. There are currently four buildings on the property, the largest is 180' long and 50' wide with a loading dock. They have always maintained the property and the buildings.

There was no public input.

7:23 p.m. Public Hearing Closed

Commissioner Caley asked about the type of storage Mr. Meyer is envisioning. Mr. Meyer said he thinks it might be a good location to accommodate cars, boats or other large storage items, or any other allowable use within the GC zone.

MOTION: A motion was made by Commissioner Campbell to approve a request by Lloyd J. Meyer, agent for Meyer Properties LLC, for a rezone of property located at 350 West 200 North from R-1-12 (Single Family Residential 12,000 SF) to GC (General Commercial), Parcel #08-081-0025, 1.08 acres. Commissioner Teuscher seconded the motion. The motion was approved (7-0).

Vote

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

Commissioner Campbell mentioned an article recently published in the Herald Journal regarding canal trails. Councilmember Wall advised that Councilmember Kris Monson is over trails and is working with the Cache County Trails Planner, Dayton Crites. Cache County will be hosting some upcoming public meetings regarding the preservation of canal trails which she will be attending.

Ms. Izatt indicated that Mr. Crites has been very proactive and involved with the ordinance that was redlined a couple of months ago.

Chairperson Anderson asked when the General Plan would go before the City Council. Councilmember Wall advised that the Council approved the General Plan last Wednesday (March 8, 2017). Councilmember Hunsaker did not vote in favor because he felt that roads need to be addressed before development.

Councilmember Wall reported on the Cache County Chamber of Commerce Community Outreach Program which he serves on. The Chamber provided a presentation at the last City Council meeting regarding onsite locations for new businesses in small communities. There will be site selectors coming to Cache Valley in the next few months to tour the area for potential business opportunities. He would like to identify vacant buildings in the area where businesses could possibly relocate. Ms. Izatt will provide a list of vacant buildings in Smithfield for Councilmember Wall to review.

MOTION TO ADJOURN: Motion by Commissioner Caley to adjourn the meeting at 7:40 p.m. The motion was seconded by Commissioner Campbell. Motion passed unanimously.

Vote

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

Minutes submitted by: Debbie Zilles

Jamie Anderson, Chairperson

Attested:

Charlene Izatt, Deputy Recorder

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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, March 15, 2017 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Presentation to Bryant McKay

Workshop Session: Mixed Use overlay zone review and discussion.

Agenda items:

1. 7:03 p.m. Swearing in of alternate Commissioner, Mindy Spackman
2. 7:04 p.m. Resident Input
3. 7:09 p.m. Consideration of Consent Agenda
Minutes of the February 15, 2017 Planning Commission Meeting
4. 7:10 p.m. **Public Hearing** to consider a request by Lloyd J. Meyer, agent for Meyer Properties LLC, for a rezone of property located at 350 West 200 North from R-1-12 (Single Family Residential 12,000 SF) to GC (General Commercial); Parcel #08-081-0021, 1.08 acres.
5. 7:15 p.m. Adjournment

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