



## 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, April 18, 2018

The following members were present constituting a quorum:

Chairperson: Andrew Soelberg

Commission Members: Scott Gibbons  
Jackie Hancock  
Mason Niederhauser  
Steve Teuscher  
Nathan Wright

Members Excused: Kelly Luthi  
Casey McCammon

City Council Members: Bart Caley  
Wade Campbell  
Jamie Anderson  
Curtis Wall  
Deon Hunsaker

City Engineer: Clay Bodily  
Deputy Recorder: Charlene Izatt  
City Mayor: Jeff Barnes

The meeting was called to order by Chairman Soelberg at 7:04 p.m.

Presentation to former Planning Commissioner Bart Caley in appreciation for his years of service on the Planning Commission.

### **OPENING CEREMONY**

Bart Caley led the Pledge of Allegiance.

### **ATTENDANCE**

Barbara Gutke, Ann Low, Sheryl & Merlin Humpherys, Lamont Poulsen, Jasilyn Heaps, Matt Sheen, Jeff Jackson (Visionary Homes), Lynn Godderidge, Craig Giles, Sharol Marchant, Chris Chambers, Dianne & Wade Campbell, Michael Taylor (Civil Solutions Group), Jeff & Lynda Gittins, Gary Etherington, Joseph Gittins, Matt Esplin, Jake Young (Lifestyle Homes), Craig Poppleton, Ryan Poppleton, John Duncan, Mont Poulsen, Marcus Reed, Bruce & Julie Godderidge, Trent Cragun (Lifestyle Homes), Wade Lindley, Bryan Lyons (Alliance Engineers), Hollie Downs, Debbie Zilles

### **AGENDA ITEMS**

**Resident Input** - None

Consent Agenda for April 18, 2018 and approval of minutes from the March 21, 2018 Planning Commission meeting.

After consideration by the Commission, Chairman Soelberg declared the meeting agenda approved and minutes from the March 21, 2018 meeting to stand as submitted.

John Duncan has applied for approval of a six (6) month temporary dwelling permit at his residence, located at 21 North 470 East.

Mr. Duncan requested permission to live in a motor home on his property while his home is being rebuilt. The home was destroyed by a fire just after Christmas. He has been living in a motel and now has a motor home to stay in until the home is finished in June or July.

**MOTION:** A motion was made by Commissioner Wright to **approve** a request by John Duncan for approval of a six (6) month temporary dwelling permit at his residence, located at 21 North 470 East. Commissioner Gibbons seconded the motion. The motion was approved unanimously (6-0).

Vote

Aye: Gibbons, Hancock, Niederhauser, Soelberg, Teuscher, Wright

Ms. Izatt encouraged members to register for an upcoming Land Use Webinar regarding legislative updates hosted by the Utah Local Governments Trust (to be held May 3, 2018 at 10:00 a.m.).

Mr. Wall said he will forward the agenda for the semi-annual conference hosted by the Utah League of Cities & Towns (ULCT) in St. George next week.

Ms. Izatt said Meg Ryan, a Land Use Specialist from ULCT has agreed to provide training for the Commission this summer. She asked the Commission to think about what topics they would like covered.

**PUBLIC HEARING** to consider a request by Brian Lyons of Alliance Engineers, agent for Pitcher Family Land, LLC, to **rezone** property from A-10 (Agricultural-10 Acre) to R-1-10 (Single-Family Residential-10,000 SF) located at 250 East 600-800 South, Parcel #08-117-0004 (12.18 acres). **Ordinance #18-04.**

**7:15 p.m. Public Hearing Opened**

Bryon Lyons, from Alliance Engineers, explained that the request is to rezone the property from A-10 (Agricultural-10 Acre) to R-1-10 (Single-Family Residential 10,000 SF) to create a subdivision of residential homes. This area is already in the General Plan as Medium-Density Residential (MDR) land use. There was concern with driveways backing out onto 200 East so the design has been reconfigured so that the lots will front onto the cul-de-sac. Most of the lots are 12,000 SF, however, some of the

narrow lots by the church will be 10,000 SF. There will be a new access to 250 East located south of cul-de-sac.

Commissioner Gibbons asked about the percentage of 10,000 to 12,000 SF lots. Mr. Lyons said approximately 60% will be 12,000+ and 40% will be less than 12,000 SF.

Bruce Godderidge owns property to the east and questioned whether there would be a right-of-way and how the proposed road would work. He is a lifetime resident of Smithfield and enjoys the open space. He is opposed to low-density housing here. One of his neighbors is selling his home out of frustration. Homeowners in this area take care of their property. The City should stay out of the landscape business. Smithfield is recognized as a *Tree City USA*; however, 25 trees have been destroyed along 250 East. He asked if fencing would be required. Smithfield is a great place to live for many lifelong residents.

### **7:22 p.m. Public Hearing Closed**

Commissioner Niederhauser had the same concerns as Mr. Godderidge. The curved road seems to limit future options and he questioned the logic behind the design.

Mr. Lyons explained that this is just a concept plan. There are other options that can be considered, including possibly adding an intersection to go north. If the property is subdivided, a fence can be installed along 250 East and a sidewalk is planned.

Chairman Soelberg reminded the Commission that this is only consideration for a request for a rezone. A concept plan can be presented for review and approval later.

Commissioner Gibbons pointed out that the south and east sides of this project are the County boundaries.

Mr. Lyons said this process began in October 2017. Chairperson Soelberg noted that there has been concern about R-1-10 being too small.

Commissioner Wright pointed out that both R-1-10 and R-1-12 fall into the category of Medium Density. Commissioner Gibbons asked if the Commission could approve R-1-12 rather than R-1-10. Chairperson Soelberg said the request is for R-1-10, therefore, the decision is to either approve or deny that specific request. Ms. Izatt reminded the Commission that the decision will be forwarded to the City Council for final approval.

Commissioner Gibbons pointed out that the lots on the south side will be a challenge unless they are made wider (deeper).

**MOTION:** A motion was made by Commissioner Teuscher to **approve** a request by Brian Lyons of Alliance Engineers, agent for Pitcher Family Land, LLC, to rezone property from A-10 (Agricultural-10 Acre) to R-1-10 (Single-Family Residential-10,000 SF) located at 250 East 600-800 South, Parcel #08-117-0004 (12.18 acres), **Ordinance #18-04**. Commissioner Wright seconded the motion. The motion was approved (4-2).

Vote

Aye: Gibbons, Soelberg, Teuscher, Wright

Nay: Hancock, Niederhauser

**PUBLIC HEARING** to consider a request by LSH Development, agent for Mary Ann H. & Craig Poppleton, to **rezone** property from R-1-10 (Single-Family Residential 10,000 SF) to CC (Community Commercial) located at 465 North Main, Parcel #08-044-0065 (.77 acre), **Ordinance # 18-07**.

**7:33 p.m. Public Hearing Opened**

Jake Young, from Lifestyle Homes, reviewed the request to rezone this property, which used to be a dairy farm, from R-1-10 to Community Commercial (CC). The landowner wants to make a change to the use. Main Street is a very busy highway and the uses are transitioning to more commercial. Two of the three parcels are already zoned CC. The Mixed-Use Overlay is much more restrictive and more amenable to residential living. The concept plan includes townhomes, a mixed-use building with commercial on the ground floor and residential above. The commercial component is anticipated to be office/professional space. The townhomes will have garages with a private drive around the buildings. There will be a fence with a landscape buffer around the project and a common playground area. Affordable housing is an important element and there is quite a deficit in Smithfield. The goal of the commercial building is to create a live/work environment. The property itself is worth about \$350,000 and is currently vacant; this project will total about 8 million, which will be a significant boost to property taxes. It will also create construction jobs. The metal silo will be preserved as part of the heritage from the dairy farm and will be incorporated into the design. There is proposed to be two access points to Main Street (pending UDOT review and approval).

Gordon Geddes, who owns the home to south, said his biggest concerns are noise and increased traffic on Main Street. Safety is a concern with accesses off Main Street. Mrs. Geddes said the property for the proposed commercial building used to be a home years ago. Next to this property are three newer homes. She suggested putting in a cul-de-sac with single-family homes.

Merlin Humpherys said the design is not well thought out. He questioned where parking would be located, especially visitor parking. He agreed with the idea of a cul-de-sac with single-family homes. This is a “dumb idea, and we do not want a great big townhouse in that place”.

Chris Chambers lives on 400 South and 102 new units have been put in behind his house, which has created ridiculous traffic problems.

Ann Low lives across the street and agreed that traffic is already quite heavy in the area and getting in/out of her home is difficult. There is a stake center on the corner of 400

North which adds to the congestion. Older people generally do not want to live in multi-story homes.

Jasilyn Heaps owns a home on the north side of this property and is concerned that this will set a precedent for the land around the neighborhood to become townhomes. Her family decidedly chose an established neighborhood with large lots, mature trees and many young families.

Craig Poppleton owns the subject property. He understands the resident's concerns. There are many people who want smaller lots for easier maintenance. The property used to have 2-story buildings that were used for a dairy and things were a mess. He understands there are people who do not want to see townhomes, but this type of housing is a good alternative for many people. The proposed park will be a nice addition. The project is under 3 acres and he does not think it is going to be a "major deal". Stacked homes can be for older people as well as younger ones. He said he has waited a long time to get this taken care of and it will improve the area.

Sharol Marchant owns property that borders this property. Traffic in the area is a real concern. This area would be better suited for single-family housing, recognizing the fact that a developer may not make as much money. She is concerned that once the property is rezoned, residents will not have a say in how the project will be developed. She is concerned with the amount of density being proposed and questioned how much space there will be between the fence and the buildings and what the building heights will be. She agrees with the previous comments that have been voiced.

Mr. Humpherys said most senior citizens do not want multi-level housing. Before it is rezoned, there should be a layout of what might be developed. If the zone is changed "they can put in whatever they please" and it should be put together before anything is changed. Commissioner Teuscher pointed out that this is not a consideration for a townhome project, only a rezone of the property.

Barbara Gutke said the City rezoned some of her property while she was on a trip to Russia and put in townhomes. She has been happy with the townhouses. At the time of that development, they were told that extra parking and fencing around the playground were necessary. She lives on Main Street and said the traffic is bad, with accidents almost daily. She would prefer to see nice homes in there and it should not become an eyesore or a danger.

### **7:56p.m. Public Hearing Closed**

Chairman Soelberg noted that the Planning Commission spent months reviewing and discussing mixed use zoning before it was approved. It addresses many of the concerns that have been raised. The Mixed-Use Overlay is quite restrictive. A concept plan for development is not under consideration tonight.

Commissioner Gibbons said the zoning around this property is all R-1 and most of the commercial area is further to the south. He is concerned with how the zone fits within the existing neighborhood.

Commissioner Hancock said this piece of property is landlocked and nothing can be done with it if it is not combined with the other two properties. A rezone seems wise to make the property useful. Commissioner Gibbons pointed out that there is frontage.

Ms. Izatt advised that intrablocks are not allowed beyond 450 North and this parcel is landlocked. She pointed out that the other two properties are already zoned Community Commercial (CC), only one lot (currently zoned R-1-10) is under consideration for a change.

Commissioner Niederhauser said another option could be to zone the other two properties to R-1-10 to make it all congruent. He understands the need for affordable housing, however, he is not sure that this is a good location.

Commissioner Teuscher said even though townhomes have been discussed, the idea has not been approved. He suggested making the zoning congruent. Review of a possible project would be reviewed at another time.

Commissioner Wright said traffic is a consideration. He is torn about the decision.

Chairman Soelberg appreciates all the public comments and pointed out that the Commission is carefully considering this issue. Because the property is landlocked, it makes sense to make the zone congruent to make the property usable, however, he is also undecided.

Commissioner Gibbons asked for a definition of landlocked because this property does contain frontage. Ms. Izatt said it does not have the required 80'. Commissioner Wright noted that 80' is for residential, a commercial zone would be different. Ms. Izatt advised that UDOT will have to review and approve any access to Main Street.

Commissioner Gibbons said, regardless of what is put in, it will increase traffic. The question is whether the frontage makes the property landlocked (because there is access). Chairman Soelberg said the property, as currently zoned, makes it unusable because intrablock development is not allowed.

Commissioner Niederhauser pointed out that single-family residential is allowed in the Community Commercial (CC) zone, which would make it consistent with the surrounding area. Chairman Soelberg said a Mixed-Use Overlay would be required to allow for residential, he also pointed out that it does not require townhomes, single-family homes can be developed, the zone allows for a commercial component. Lifestyle Homes have indicated that they would like to put townhomes in, but that does not necessarily mean that is what will happen. There is a requirement for a certain amount of green space.

Commissioner Gibbons asked who would maintain the open space. Chairman Soelberg said townhomes are typically set up with an HOA, single-family homes would be individual land owners.

Commissioner Gibbons said his preference would be to have the entire area zoned residential, considering what is around it.

Commissioner Teuscher said a property owner has a right to develop property, however, the community does have valid concerns; this is not an easy decision to make. The Commission will make a recommendation to the City Council, who will make the final decision regarding the rezone.

**MOTION:** A motion was made by Commissioner Teuscher to **approve** a request by LSH Development, agent for Mary Ann H & Craig Poppleton, to rezone property from R-1-10 (Single-Family Residential 10,000 SF) to CC (Community Commercial) located at 465 North Main, Parcel #08-044-0065 (.77 acre), Ordinance # 18-07. Chairman Soelberg seconded the motion. The motion was approved (4-2).

Vote

Aye: Teuscher, Soelberg, Hancock, Gibbons

Nay: Wright, Niederhauser

**PUBLIC HEARING** to consider a request by LSH Development, agent for Mary Ann H & Craig Poppleton, to **rezone** property from CC (Community Commercial) to CC (MU) Community Commercial Mixed-Use Overlay located at 421, 443 & 465 North Main, Parcel #'s: 08-050-0005; 08-050-0004; 08-044-0065 (2.77 acres), **Ordinance # 18-08.**

### 8:13 p.m. Public Hearing Opened

Mr. Humpherys thinks this is a bad move, if it is changed, they can put in whatever they please. It should be single-family dwellings. UDOT wants to increase the speed limit on the highway and there are thousands of cars using it daily. There should be another access or "Main Street will be a pain in the hemorrhoids".

Ms. Izatt pointed out that this is a request for the Mixed-Use Overlay to be added to the previously approved change to Community Commercial (CC) base. Chairman Soelberg noted that the Mixed-Use Overlay is more restrictive.

Jake Young has spent a lot of time researching the Community Commercial (CC) zone and the Mixed-Use Overlay. Mixed-Use is much more thoughtful and provides clearer direction. In terms of creating a good project, the Mixed-Use Overlay, allows for more specificity and less allowed uses.

Trent Cragun, from Lifestyle Homes, is excited about the Mixed-Use concept. The objective is for a commercial component on the main floor, with residential located above, to provide an opportunity for an affordable live/work space. It is a good idea for the City and the citizens. This allows an opportunity for Smithfield to test the Mixed-Use theory on a small scale, if it is successful, it can broaden Main Street and bring more economic vitality to the City.

Jamie Anderson pointed out that the Mixed-Use being requested is outside of the overlay zone established in the General Plan. If this a “field experiment” the City will be stuck with it for a very long time.

Mr. Geddes understand the need for this type of development, however, he believes this is the wrong location. It would be better to wait and find out exactly what will be put in before it is approved. The developer has said several different things and seems premature at this point. Chairman Soelberg said the Commission is a recommending body, the City Council will make the final determination. A development concept plan is reviewed by the Commission to ensure that it fits within the zone and all requirements are met. The Land Use Matrix, with allowable uses, has been approved. Mr. Geddes asked if public input would be allowed on a concept plan. Ms. Izatt said if it is an allowable use in the zone, there will be public meeting, but there will not be a public hearing.

Mr. Humpherys said he was right, if this is approved, there will be no more public input and the developer can do whatever they please. The residents are being “cut out of the program”. Chairman Soelberg pointed out that the Commission spent the last several months carefully discussing and reviewing what would be allowed in the Mixed-Use Overlay Zone. Public meetings/hearings were held. This may not be exactly what is desired by some individuals, however, the Mixed-Use Overlay is more limited than the Community Commercial (CC) zone.

#### **8:26 p.m. Public Hearing Closed**

Commissioner Gibbons asked for the background of what the Mixed-Use Overlay was designed for. Ms. Izatt said the standards are included in the matrix and the uses are quite limited. Chairman Soelberg said the objective was for this to be focused downtown; this is outside of what the General Plan calls for.

Councilmember Wall pointed out that the two lots have always been zoned Commercial. The change to Community Commercial (CC) has made all three lots congruent, the addition of the Mixed-Use Overlay would make it more restrictive. The Commission reviewed the requirements for the Overlay zone for several months.

Ms. Izatt advised that the Gateway Zone was included in the ordinance. The General Plan is a guideline. The Gateway is a strict zone designed for aesthetic beautification.

Commissioner Gibbons asked if residential could be considered in the Community Commercial (CC) zone if the Mixed-Use Overlay is not approved. Chairman Soelberg said the density requirement allows for high-density housing in the MU Overlay. Ms. Izatt said there is a 50% residential option allowed in the CC zone.

Commissioner Hancock said the overlay would allow for more control over what type of project could go in. Commissioner Niederhauser agreed. Councilmember Wall pointed out that the developer is asking to be a partner in the solution and requesting the more restrictive overlay.

Commissioner Wright asked for background on the overlay area (specifically 400 South to 200 North). Commissioner Hancock said it was because 200 North turned into residential along Main Street. Jamie Anderson (former Commission Chairman) said the City spent over a year updating the General Plan to determine what the City should look like. The Commission went through the Mixed-Use Overlay ordinance in painstaking detail to ensure it would be a beneficial and workable concept. The Commission felt strongly that it should begin at 200 North and go south because that is the area where the commercial should grow. The thought included the notion that having residential above the commercial component would help create a more livable/walkable area. The two commercially-zone parcels involved in this project were not part of the discussion and have been zoned Commercial for a long time.

**MOTION:** A motion was made by Commissioner Hancock to **approve** a request by LSH Development, agent for Mary Ann H & Craig Poppleton, to rezone property from CC (Community Commercial) to CC(MU) Community Commercial Mixed-Use Overlay located at 421, 443 & 465 North Main, Parcel #'s: 08-050-0005; 08-050-0004; 08-044-0065 (2.77 acres), **Ordinance # 18-08**. Commissioner Teuscher seconded the motion. The motion was approved unanimously (6-0).

Vote

Aye: Gibbons, Hancock, Niederhauser, Soelberg, Teuscher, Wright

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| Review/Discussion of a proposed ordinance for Short-Term Rentals. Mont Poulsen presented information. |
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Councilmember Wall introduced Mr. Poulsen who manages some short-term rentals. VRBO has been a positive experience for his family.

Chairman Soelberg asked about restrictions and standards that must be met for a home to be rented. Mr. Poulsen said VRBO's are self-regulating because both the home and the guests are rated on the website.

Mr. Poulsen said he began renting the basement of his home 3 years ago. He has a wife who stays home with their 7 children because of the additional income this generates. It is rented on the average of 15 days per month. They feel very safe with the tenants who stay. He pointed out that Smithfield is generally not a tourist attraction location, most of the rentals he has had experience with is event-related (i.e. weddings, graduation, funerals, community events). He has never had any problems. The VRBO website does a good job of screening tenants and he likes the insurance of background checks through booking agencies. The website handles the sales tax portion. Families are grateful to be able to stay together in a "home" environment. Parking can be difficult in the winter months; however, it should not be offensive if multiple cars are parked for a few hours (no different than a family having guests for a few hours). He has a list of rules posted. He has opted for additional insurance, VRBO has insurance and guests can purchase additional insurance. He has never received any complaints from neighbors. In addition to his basement, he has another home that is rented. He pointed out that homes can be rented long-term just as easily as a VRBO and any type of rental

can have problems, however, short-term rentals generally have more of a personal vested interest to maintain.

Joint Meeting with the City Council to discuss Small Lot Single-Family subdivisions. Michael Taylor, of Civil Solutions Group, agent for Lee Gientke, whose family owns the Lundberg, Johnson, Jacobsen parcels, located north of Birch Creek Elementary at approximately 250-300 North and 800 West, and Jeff Jackson from Visionary Homes, presented information.

Chairman Soelberg advised that this portion of the meeting is not a public hearing, it is a presentation only and no voting will take place. This discussion is only informational. If this is an idea that the City decides to consider, a formal process will take place, which will include appropriate public meetings and hearings.

Michael Taylor is a consultant who has worked on a variety of housing projects. Because of the demand, there are several other local communities that have developed ordinances to accommodate this market segment. He understands the concern about preserving rural lands; densifying can provide cost savings on infrastructure, better use of existing utilities and preservation of agricultural land.

Jeff Jackson said it is often difficult to juggle the demands of growth and desires of current residents. A builder should meet the demands of buyers by providing a desired product. There are three important aspects that need to be addressed:

- Affordability - often carries a negative connotation (low income, increased crime, transient population) however, affordability includes people with secondary education, steady employment and dual-income families. The average annual household income in Cache Valley is \$62,200, of which 25% should be spent on housing, which equates to a house payment of not more than \$1,295/month. A 30-year mortgage with 4% interest would result in a loan of no more than \$229,500, the average new home cost in Cache Valley is currently \$330,000. In 2003, 60% of homes were under \$200,000, today that is under 1%. In 2003, \$300,000-500,000 equated to 5% of the housing starts, today that is almost 25%. Some of the reasons for the increase are affected by zoning regulations.
- Changing Demographics – the impact of demographic change is considered one of the most important challenges of the future. The “baby boomer” generation (1946-1964) is 25% of the population, “millennials” (1980-1994) are 27% and “iGen” (1995-2012) are 29%. The younger generations want urban feel, mobility, eco-friendly, technology and form and function. The idea that there are plenty of older homes to fill the need, is not correct because they have no interest in fixing up homes. These types of developments can be very nice.
- Sustainable Neighborhoods – as the population changes, neighborhoods lose vibrancy and struggle without young families. There are areas that need to be revitalized. Sustainability is created through a mix of land uses, compact building design (preventing urban sprawl), walkable neighborhoods, inner mixing different

demographics through housing variety, and preservation of open space. Younger generations want amenities, smaller lots and a mix of uses and developers need flexibility to provide those desired developments. The idea of a sustainable neighborhood includes all demographics by accommodating housing for all phases of life, encourages investment and involvement, and provides places for recreation and interaction.

Handling growth is a huge task, Mr. Jackson encouraged being proactive and open-minded. 25% of the sales price of a new home should be spent on land. If the goal is for homes to be in an affordable range, it should be approximately \$57,000 per lot. The average price in Smithfield is \$72,000-75,000 per lot.

Mr. Taylor pointed out that the issue is a mismatch between the market demand and what is available. There is a distortion in many communities that try to keep larger lot sizes when buyers want smaller ones. There needs to be more options available for projects with higher density and amenities to work.

Chairman Soelberg asked how many homes could be put on a standard 40-acre lot in the current R-1-10 zone. Mr. Jackson said it would be about 97 homes, however, a good mixed-use development (including open space and amenities) could accommodate up to 211 homes.

Mr. Jackson pointed out that many communities offer density bonuses, however, the list of required amenities (walking trails, parks, etc.) does not give the developer any latitude to provide for affordability.

Commissioner Gibbons asked if smaller-lot developments typically have an HOA. Mr. Jackson said 90% of them are managed by an HOA which maintains the common amenities. Commissioner Wright said HOA fees seem counter-intuitive to affordability. Mr. Jackson said the lower home payment allows for an HOA fee. Younger generations do not want maintenance, they want more flexibility and are willing to pay for it.

Commissioner Gibbons asked about parking (specifically recreational vehicles). Mr. Taylor said younger generations typically like to utilize shared resources (renting recreational equipment rather than buying). Many bigger cities offer recreational vehicle rental as an amenity and/or storage areas.

Mr. Jackson said true mixed-use applies to larger areas where a planned community can be self-sustaining. There are ordinances that require a minimum of 5 acres and 50% single-family homes. Small lots can work on 2-5 acre parcels. Mr. Taylor said an effective ordinance would allow for multiple price points within the same development.

Commissioner Niederhauser asked what some of the hurdles have been. Mr. Jackson said traffic is always challenging and the misconception that higher-density housing increases crime rates is an unfair representation. Crime is based per capita, not density. Mixed-use development can often have lower traffic counts than a standard residential area. People generally like the concept, but do not want it "in their backyard".

Councilmember Caley pointed out that many HOAs offer a low introductory cost, which is delayed as long as possible, during which maintenance decreases until the costs have to increase to an unaffordable amount, which creates a long-term problem. Mr. Jackson said two years ago Utah enacted a law that requires an HOA to perform a reserve study to set fees for long-term maintenance. HOAs can be difficult with smaller projects; larger projects have professional management companies that run the HOA.

Councilmember Hunsaker is surprised by the misconception that smaller lots are for inexpensive homes. Infrastructure costs are skyrocketing. Larger lots use up more agricultural land, whereas smaller lots provide more ability to preserve space.

Commissioner Gibbons asked what size lot \$75,000 would buy. Mr. Jackson said it would be 10,000-12,000 SF. Decreasing frontage can help bring costs down.

Commissioner Gibbons asked about fixed/variable costs from the development side. Mr. Jackson said on a \$40,000 lot price, the average cost is approximately \$4,500 per lot for sewer/water lateral and utilities.

Chairman Soelberg questioned the standard size of a home on a residential lot. Mr. Jackson said a typical home is about 1,650 on the main level. Some people still want a larger home on a smaller lot, which can be achieved if designed right.

Commissioner Teuscher does not have a problem with the concept of smaller lots, the challenge is where to locate them. Mr. Taylor said an ordinance would only create the possibility for flexibility; the City could still legislate where they are allowed.

Commissioner Teuscher said that on a recent realtor tour, there was only one home, out of 16, that was under \$200,000.

Chairman Soelberg asked if there are any examples of smaller lot subdivisions in Cache Valley. Mr. Jackson cited Ashbury Court (1000 North 400 West) and Amber Fields (200 South 1000 West) in Logan.

Commissioner Teuscher asked about the development on 1000 North 400 East. Mr. Jackson said that is a senior living project, which is a good example of larger homes on smaller lots. Mr. Jackson said there is quite a desire in the area but there are very few zoning ordinances that allow them.

Commissioner Wright asked about the mixed-use idea. Mr. Jackson said he believes it is a better use of land. A development with the right amenities works well. Mr. Taylor said the Daybreak development in South Jordan has been very successful. The diversity of housing types creates vibrancy. Commissioner Teuscher said mixed-use allows for a live/work environment which could help eliminate traffic.

Mr. Jackson said mixed-use should be developed with appropriate segregation of uses for the best result

Commissioner Wright said the amenities that are offered help create an inviting environment, but that can be a challenge to write into an ordinance. Everyone has a different vision of what they want. Mr. Taylor said this idea would at least allow proximity to amenities. Mr. Jackson pointed out that North Ogden City has a good ordinance that can be used as an example.

**MOTION TO ADJOURN**

Commissioner Teuscher motioned to adjourn the meeting at 10:05 p.m. Commissioner Wright seconded the motion. The motion passed unanimously.

Minutes submitted by Debbie Zilles

Attested:

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Andrew Soelberg, Chairperson

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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, April 18, 2018 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

- Presentation to former Commissioner Bart Caley

**Agenda items:**

7:03 p.m. Resident Input

7:08 p.m. Consideration of Consent Agenda  
Minutes of the March 21, 2018 Planning Commission Meeting

7:10 p.m. John Duncan has applied for approval of a six (6) month temporary dwelling permit at his residence, located at 21 North 470 East.

- 7:15 p.m. **PUBLIC HEARING** to consider a request by Brian Lyons of Alliance Engineers, agent for Pitcher Family Land, LLC, to **Rezone** property from A-10 (Agricultural-10 Acre) to R-1-10 (Single Family Residential-10,000 sf) located at 250 East 600-800 South, Parcel #08-117-0004 (12.18 acres), Ordinance #18-04.
- 7:20 p.m. **PUBLIC HEARING** to consider a request by LSH Development, agent for Mary Ann H & Craig Poppleton, to **Rezone** property from R-1-10 (Single Family Residential 10,000 sf) to CC (Community Commercial) located at 465 North Main, Parcel #08-044-0065 (.77 acre), Ordinance # 18-07.
- 7:25 p.m. **PUBLIC HEARING** to consider a request by LSH Development, agent for Mary Ann H & Craig Poppleton, to **Rezone** property from CC (Community Commercial) to CC(MU) Community Commercial Mixed-Use Overlay located at 421, 443 & 465 North Main, Parcel #'s: 08-050-0005; 08-050-0004; 08-044-0065 (2.77 acres), Ordinance # 18-08.
- 7:30 p.m. Continued review and discussion of the proposed ordinance for Short-Term Rentals. Mont Poulsen, resident, will present additional information on short term rentals to the commission.
- 7:45 p.m. Joint Meeting with the City Council to discuss a proposed ordinance for Small Lot Single Family subdivisions. Michael Taylor of Civil Solutions Group, agent for Lee Gientke whose family owns the Lundberg, Johnson, Jacobsen parcels, located north of Birch Creek Elementary at approximately 250-300 North and 800 West, and Jeff Jackson of Visionary Homes, will both present information on Small Lot Single Family Subdivisions.
- 8:15 p.m. **ADJOURNMENT**

Posted this 13th day of April 2018 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 13th day of April 2018.

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.