



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, May 15, 2019

The following members were present constituting a quorum:

Chairperson: Andrew Soelberg

Members Present: Kelly Luthi
Jackie Hancock
Scott Gibbons
Jasilyn Heaps
Greg Gardner
Nathan Wright

Members Excused: Casey McCammon

City Engineer: Clay Bodily
Deputy Recorder: Char Izatt
City Councilmember: Curtis Wall
Mayor: Jeff Barnes

OPENING CEREMONY

The Pledge of Allegiance was led by Don Barringer

ATTENDANCE

Travis Taylor (Smithfield Ridges), Bryce Goodin (Visionary Homes), Hutch Daniels, Debra Smith, Glade Smith, Don Barringer, Derik Winegar, Dallas Niccol (Visionary Homes)

AGENDA ITEMS

Resident Input: Don Barringer expressed concerns about the Fox Meadow Subdivision plat on the agenda this evening. The neighbors have asked from the beginning, that no matter what happens to the 33-acre piece of property that Mr. Jackson is getting ready to develop, that traffic not be increased on 300 North. The road measures 36' with 22' of pavement. There is no room for sidewalks, curb or gutter which creates problems for both vehicle and pedestrian traffic. The neighbors are not opposed to the development of the property or future growth. It is important that it is done right. The proposal tonight is quite troubling. The plat shows that 600 West will be terminated at a new road that will come out on Saddleback Road. 600 West is a wide street with curb, gutter and sidewalk on both sides of the road and would make a nice thoroughfare. This plan puts the new road onto Saddleback, which will increase traffic on 300 North. Saddleback feeds into 300 North, there are problems on both the east and west ends of 300 North, in addition to the narrow roadway. He encouraged the Commission to consider the

magnitude of the decision that will be made. It will not only affect the homes that are there now, but also future homes. The entire plat is problematic. He spoke with Councilmember Wall about the possibility of some of the neighbors meeting with Jeff Jackson to come up with a better plan.

Derik Winegar lives on 300 North, which is a narrow street with many blind spots. There is a lot of traffic with Birch Creek Elementary and at times the vehicle speeds may be up to 40 mph. He had a small dog that was hit just a few feet off the curb. He has two young sons and has lived there for 5 years. There is another development with a cul-de-sac that many children use to access friends in the other neighborhood. He is constantly warning children to be careful. He is not opposed to the development, he is concerned with increased traffic on 300 North. Many vehicles seem to have a “country road” mentality and travel the center of the road. When school lets out it becomes very dangerous. Across the street is owned by the County and any future development there will also have to use the road. The road has a sharp curve and more traffic will make the road much more dangerous.

Debra Smith drives 300 North and agreed with the comments expressed.

Councilmember Wall thanked Ms. Izatt for the many years she has worked for Smithfield City. She will be retiring at the end of the month. Mayor Barnes invited the Commission to stop by on May 23 at Noon to celebrate her retirement.

Glade Smith thanked Ms. Izatt for all she has done for the City.

Consideration of Consent Agenda and approval of Meeting Minutes:

After consideration by the Commission, Chairperson Soelberg declared the meeting agenda approved and the minutes from the April 17, 2019 meeting to stand as submitted.

Travis Taylor, agent for Smithfield Ridges, LLC/J Thomas Homes, LLC, has requested consideration of approval of the **Final Plan** for Phase 10, 8 Lots/units (2.549 acres) for Smithfield Ridges a Planned Unit Development located on approximately 400 South and 1140 East, east end of Ridge Way Drive. Zoned R-1-12/PUD (Single-Family Residential / Planned Unit Development Overlay).

Travis Taylor said there will be four more phases of development. This is a continuation of what has been done. Mr. Bodily asked that the water line loop be completed through what will be Phase 11, which has been done.

Ms. Heaps asked which direction the driveways of the bottom four lots would face. Mr. Taylor said they will face north.

Mr. Taylor updated the Commission on previous concerns from citizens regarding the HOA. He said that 74 surveys were sent out to residents. There were 65 valid responses, the majority of responses were in the middle of “need more or need less” concerns. Eighteen people expressed interest in serving on the advisory committee. All information is posted on the website.

MOTION: Motion by Commissioner Wright to **approve** the request for a **Final Plat** for Phase 10, 8 lots/units (2.549 acres) for Smithfield Ridges a Planned Unit Development located on approximately 400 South and 1140 East, east end of Ridge Way Drive. Zoned R-1-12/PUD (Single-Family Residential / Planned Unit Development Overlay). Commissioner Luthi seconded the motion. Motion approved (7-0).

Vote

Aye: Wright, Gardner, Heaps, Soelberg, Gibbons, Hancock, Luthi

Jeff Jackson of VHST, LLC, agent for Square Top, LLC - property owner, has requested consideration of approval for the **Final Plat** for Fox Meadow Subdivision, Phase 1, 17 Lots/units (6.11 acres) located at approximately 600 West Saddleback Road (300 North). Zoned R-1-10

Bryce Goodin understands the concerns related to the roads and they are doing all they can along the frontage of their development (fully improving their half of the road).

Commissioner Luthi asked what improvements will be done. Mr. Goodin said it will be widened a little bit and asphalt, curb, gutter and sidewalk will be installed.

Mr. Bodily clarified for Commissioner Wright that Saddleback Road is a 60' right-of-way until it gets to where the future t-intersection will be and then it becomes 66'.

Commissioner Gardner asked about future plans for the area. Chairperson Soelberg said that will be something that will have to be addressed at a later date. The focus tonight should be based on the subdivision development.

Commissioner Hancock asked how much wider Saddleback will be from the existing road to where curb, gutter and sidewalk will be put in. Commissioner Gibbons said it would likely be about 30'. Mr. Goodin said it will be widened 3-4'.

MOTION: Motion by Commissioner Hancock to **approve** the request for the **Final Plat** for Fox Meadow Subdivision, Phase 1, 17 lots/units (6.11 acres) located at ~ 600 West Saddleback Road (300 North). Zoned R-1-10. Commissioner Gibbons seconded the motion. Motion approved (6-1).

Vote

Aye: Wright, Heaps, Soelberg, Gibbons, Hancock, Luthi

Nay: Gardner

Chairperson Soelberg asked that an agenda item be added to next month's meeting to discuss the intersection at 300 North 400 West. Commissioner Gibbons recommended that members drive by so they are familiar with the area prior to the discussion.

PUBLIC HEARING to consider recommending approval of proposed **Ordinance #19-05** which amends the Smithfield City Municipal Code Title 17 “Zoning Regulations”, in particular, Chapter 17.04 “General Provisions”; Section 17.04.070 “Definitions”.

7:40 p.m. Public Hearing Opened

No public comment.

7:41 p.m. Public Hearing Closed

Commissioner Hancock said it is clear and easy to understand.

MOTION: Motion by Commissioner Heaps for **approval** of proposed **Ordinance #19-05** which amends the Smithfield City Municipal Code Title 17 “Zoning Regulations”, in particular, Chapter 17.04 “General Provisions”; Section 17.040.070 “Definitions”. Commissioner Luthi seconded the motion. Motion approved (7-0).

Vote

Aye: Wright, Gardner, Heaps, Soelberg, Gibbons, Hancock, Luthi

PUBLIC HEARING to consider recommending approval of proposed **Resolution #19-06** which adopts amendments to the Smithfield City Construction Standards & Designs: Part 1 “Design Standards”; Chapter 2.0 “Street Designs”; Section 2.1 “General”; Paragraph D. “Street Widths”, Number 4 “Turning Area”, paragraph b.

7:42 Public Hearing Opened

No public comment.

7:43 Public Hearing Closed

MOTION: Motion by Commissioner Wright to **approve Resolution #19-06** which adopts amendments to the Smithfield City Construction Standards & Designs: Part 1 “Design Standards”; Chapter 2.0 “Street Designs”; Section 2.1 “General”; Paragraph D. “Street Widths”, Number 4. “Turning Area”, paragraph b. Commissioner Hancock seconded the motion. Motion approved (7-0).

Vote

Aye: Wright, Gardner, Heaps, Soelberg, Gibbons, Hancock, Luthi

The Commission will continue review and discussion of a proposed ordinance for a Master Planned Community (MPC) zone.

Commissioner Heaps explained that proposing this a standalone zone, rather than an overlay, was a conscious decision. As she reviewed the PUD (Planned Unit Development) ordinance, she realized that most of the information needed to be included in this zone. Other overlay zones can be placed on top of this zone. Several other

ordinances were reviewed and much of the wording comes from the Smithfield PUD ordinance, North Ogden's MPC zone and Logan City's NR-6 zone. She believes this is a good starting point.

Commissioner Gibbons agreed that this is a good beginning. He has some concern with how in-depth the bonus incentives are and wondered if some are worth addressing. Commissioner Heaps agreed and said the wording was pulled from the Logan ordinance, but can certainly be adjusted.

Having built several homes, Commissioner Gibbons said the requirement for at least three (3) materials to be used might be too much for smaller homes. He questioned whether the amount should even be defined. Commissioner Wright agreed and asked what the benefit of the requirement would be. Commissioner Heaps said it helps with ensuring variety, however, it may not need to be addressed. Commissioner Wright asked if there were requirements in other ordinances, Ms. Izatt said it is addressed in the Gateway and Mixed-Use zones. It was suggested using the word "shall" and use two materials versus three.

Commissioner Wright questioned whether multi-family has been defined. As previously discussed the addition of multi-family provides for a variety of home styles. Commissioner Heaps said it has not, the table on page 3 was taken from Logan City, however, some areas may need better explanation.

Commissioner Gibbons said one of the considerations is how long and/or how large of a building is desired; for example, there are large apartment buildings in northwest Logan that may not be appropriate for this zone. He recommended limiting it to a 6-unit maximum and possibly incorporating a certain percentage of home types to help provide appropriate variety. Ms. Izatt asked about townhomes, which are individually sold units that share a common wall. Commissioner Gibbons suggested that the majority of the homes should be single-family detached housing.

Commissioner Wright said Providence City's Life Cycle zone is defined as "diversity of housing type, no more than 50% of the total dwellings in any project governed by this ordinance shall be composed of any one type of housing. Regardless of project size, all housing projects are required to have a minimum of 20% of dwelling units be composed of single-family detached housing". Chairperson Soelberg said better definitions can be added. Ms. Izatt agreed that definitions for each type of dwelling structure would be helpful.

Councilmember Wall pointed out that the City will be hiring a new City Planner to fill Ms. Izatt's position. The new Planner can help with this implementation.

Chairperson Soelberg said limits may need to be added to the bonus density section. Commissioner Gibbons would be agreeable to allowing 6,000 SF with a bonus.

Ms. Izatt will email the Commission information on setbacks to consider in the next discussion.

Chairperson Soelberg said open space made needs to be better clearly defined and whether it is counted as common open area.

Commissioner Heaps noted that there may need to be some discussion about public streets versus private roads. Commissioners Hancock and Gibbons said their preference would be for public streets. Commissioner Wright pointed out that if a Mixed-Use overlay is used, then alleys and private roads would be allowed.

Commissioner Gibbons questioned whether landscaping should be so specific; he thinks defining what trees/shrubs should be used might be too much oversight.

Commissioner Gibbons said the focus for incentives should be on recreation and open space and other amenities will naturally follow. Fences should be left up to the individual property owner.

Councilmember Wall and the Commission thanked Ms. Izatt for all her years of service.

MOTION TO ADJOURN

The meeting adjourned at 8:55 p.m.

Minutes submitted by Debbie Zilles

Andrew Soelberg, Chairperson

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, May 15, 2019 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Agenda items:

1. 7:03 p.m. Resident Input
2. 7:08 p.m. Consideration of Consent Agenda
Minutes of the April 17, 2019 Planning Commission Meeting
3. 7:10 p.m. Travis Taylor, agent for Smithfield Ridges, LLC/J Thomas Homes, LLC, has requested consideration of approval of the Final Plan for Phase 10, 8 Lots/units (2.549 Acres) for Smithfield Ridges a Planned Unit Development located on approximately 400 South and 1140 East, east end of Ridge Way Drive. Zoned R-1-12/PUD (Single Family Residential/Planned Unit Development Overlay)
4. 7:15 p.m. Jeff Jackson of VHST, LLC, agent for Square Top, LLC - property owner, has requested consideration of approval for the Final Plat for Fox Meadow Subdivision, Phase 1, 17 Lots/units (6.11 acres) located at approximately 600 West Saddleback Road (300 North). Zoned R-1-10
5. 7:25 p.m. **PUBLIC HEARING** to consider recommending approval of proposed **Ordinance #19-05** which amends the Smithfield City Municipal Code Title 17 "Zoning Regulations" in particular Chapter 17.04 "General Provisions"; Section 17.04.070 "Definitions".
6. 7:30 p.m. **PUBLIC HEARING** to consider recommending approval of proposed **Resolution #19-06** which adopts amendments to the Smithfield City Construction Standards & Designs: Part 1 "Design Standards"; Chapter 2.0 "Street Designs"; Section 2.1 "General"; Paragraph D. "Street Widths", Number 4. "Turning Area", paragraph b.
7. 7:35 p.m. The Commission will continue review and discussion of a proposed ordinance for a Master Planned Community (MPC) zone.
8. 7:45 p.m. **ADJOURNMENT**

Posted this 9th day of May 2019 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 9th day of May 2019.

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.