



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, June 19, 2019

The following members were present constituting a quorum:

Vice-Chairman: Jackie Hancock

Members Present: Kelly Luthi
Casey McCammon
Scott Gibbons
Jasilyn Heaps
Nathan Wright
Hutch Daniels (Alternate)

Members Excused: Andrew Soelberg
Greg Gardner (Alternate)

City Engineer: Clay Bodily
City Councilmember: Curtis Wall

Presentation to former Commissioner Stephen Teuscher.

New Planning Commissioner, Hutch Daniels, was given the Oath of Office by Vice-Chairman Hancock.

OPENING CEREMONY

The Pledge of Allegiance was led by Derik Winegar

ATTENDANCE

Burke & Kathy Smith, Troy Benson, Barbara Kent, Katie Griffin, Rob Griffin, Bryce Goodin, Jeff Jackson, Cleon Chambers, Derik Winegar, Wade Campbell, Matt Burnham, Stephen Teuscher, Debbie Zilles

AGENDA ITEMS

Resident Input: Barbara Kent, former Planning Commissioner and City Councilmember, thanked the Commission for all their work. She is very concerned with connectivity. When she served on the Commission years ago the General Plan was just finishing up and there were very serious opinions that everything west of 400 West should remain rural and much of the planning at that time, was done with that in mind. Smithfield was originally designed to “end at the 4ths” 400 South, 400 North, 400 West and 400 East. There are areas where this is quite evident, for example, on 400 West, 100 North goes through with UDOT and 200 North ends because a home was built there. Since then, a school, a church and a subdivision have all gone into that area. She suggested that the City take a close look at connectivity, both now and in the future.

Derik Winegar was present on behalf of the residents who live along 300 North. They all love the street because it is a small, rural road. With the rezoning that has occurred in the farmlands to the west, this area will change. The residents are not against, nor are they trying to stop development. The concern is how this will impact the street, the residents and the properties along 300 North because of failure to properly plan for the levels of traffic that this will create. The residents feel like they do not matter in this conversation. 300 North is just wide enough for light traffic. Many residents have narrow driveways that only accommodate one vehicle and they use the shoulder of the street for overflow parking. The residents are currently able to use the street just fine. When the surrounding area was rezoned, there was no consideration given to how to move traffic out of the area. There is no grid system. A future 450 North and future annexation of County lands are only concepts, 300 North is a real road with real residents who live along it. If the current plan goes through, 600 West will be permanently blocked off with no way to alleviate traffic. The residents want to have a say in what will happen to the road since they are the ones who understand what it is like to live and drive there every day and are invested economically and emotionally. Residents do not want the road to be widened. Many homes have small front yards and are already close to the road. The road cannot handle more traffic. He would like the City to find a way to not “dump traffic onto this road”. Residents have not complained about the road, however, additional traffic will create a dangerous situation. He asked that a plan for lateral movement of traffic away from 300 North be developed. A petition, signed by 24 residents who live along 300 North was submitted (see Attachment). He encouraged Commission members to visit the area.

Matt Burnham lives on Summit Drive next to an empty lot. He is considering purchasing the vacant, 25-acre lot to add a mother-in-law accessory, however, the City ordinance does not allow a detached dwelling. The property is not large enough to build a separate home on and the zoning is R-1-12. He asked about the possibility of an exception or guidance for how to proceed. Mr. Bodily said two homes are not allowed, however, a small accessory can be attached to the main dwelling. Mr. Burnham said they have consulted with an architect and because of the slope of the lot, this would not be a good option. Commissioner Heaps said the only alternative would be a change to the ordinance. Mr. Gibbons agreed and said the City has not tool to work through this issue currently.

Consideration of Consent Agenda and approval of Meeting Minutes:

After consideration by the Commission, Vice-Chairman Hancock declared the meeting agenda approved and the minutes from the May 15, 2019 meeting to stand as submitted.

Troy Benson, agent for Verizon Wireless, has request consideration of a Conditional Use Permit to allow an unmanned Communications Facility consisting of antennas mounted to a new 80’ monopole with an outdoor equipment cabinet and generator, on property owned by Cleon & Annette Chambers, located at 500 South 200 West. Zoned A-3 (Agricultural – 3 acres)

Mr. Bodily advised that the airport was not notified until today. Verizon will need to apply for an FAA license, which will need to be a condition of approval. Mr. Benson said this is standard for all sites.

Commissioner Gibbons asked if this should move forward without the FAA approval. Mr. Benson said this is a common occurrence and most cities approve a project with the condition that it conform to all FAA requirements.

Mr. Benson confirmed that the request is for an 80' tower and referenced SMC 17.91.090.7 *"Within ten thousand feet (10,000') of the centerline of runway 17/35 the following height limitation shall apply:*

- 1. From five thousand feet (5,000') of the centerline of the runway, the height of all structures, uses and trees shall not exceed fifty feet (50') above the contour of the land on which it is proposed to be located.*
- 2. From five thousand feet (5,000') to ten thousand feet (10,000') of the centerline of the runway, the height of all structures, uses and trees shall not exceed seventy-five feet (75') above the contour of the land on which it is proposed to be located.*
- 3. For structures or uses from five thousand feet (5,000') to ten thousand feet (10,000') of the centerline of the runway, may apply to the city planning commission to exceed the seventy-five feet (75') height limitation, if the structure or use does not pose a threat based on the conditions outlined in SMC C of this section."*

Commissioner Luthi asked about possible collocation options. Mr. Benson said their first option was to try and co-locate on a tower about 3 blocks away, however, there was no space for ground equipment. Commissioner Daniels asked if this proposed tower would have co-locating capability. Mr. Benson said there would be room on the tower, however, another carrier would have to work with the land owner to lease space for ground equipment.

MOTION: Motion by Commissioner Gibbons to **approve** the request for a Conditional Use Permit to allow an unmanned communications facility consisting of antennas mounted to a new 80' monopole with an outdoor equipment cabinet and generator located at 500 South 200 West. Zoned A-3 (Agricultural – 3 acres) with the conditions listed below. Commissioner Heaps seconded the motion. Motion approved (7-0).

1. Conditional Use Permit to be valid for three (3) years; verify compliance of these conditions.
2. Tower be designed with the cables inside
3. Tower approval pending FAA approval and tower can be no higher than 94'.
4. No signs on structure/tower unless required by FAA & FCC.
5. Lights or flood lights only if required by FAA.
6. If the tower is abandoned for twelve (12) consecutive months, it will need to be removed at the permit holder's expense.
7. Bond be registered to pay for removal of the tower if abandoned and include removal of concrete to 3' below grade.
8. Certificate of occupancy issued and proof of liability insurance required.
9. A 6' security fence with a locked gate and top lined with barbed wire.
10. Climbing aids be inaccessible to the tower and that the aids be no closer to the ground than 15' to base of the tower.
11. Logan-Cache Airport Authority approves the location of the tower.

Vote

Aye: Luthi, Hancock, Gibbons, Daniels, McCammon, Heaps, Wright

Discuss the intersection at 300 North 400 West in reference to concerns for future increase in traffic.

Commissioner Heaps appreciates the public comments that were presented tonight as this is the type of input the Commission is seeking to help make decisions.

Commissioner Gibbons noted the Commission's approval for the new development was to provide two accesses (Saddleback Road and 600 West) and discussed that as development continues it would connect with 800 West.

Commissioner Gibbons spent some time in the area earlier in the day to observe. He parked for a while at 300 North 400 West (where the intersection is offset) and noted that there are quite a few blind spots which could be addressed. The yield signs were not always utilized. Most of the traffic was on 400 West; he did agree that 300 North is a quite narrow road.

Ms. Kent said the area is very busy during school. Birch Creek Elementary (675 West 220 North) will not let the traffic come out onto 600 West. Commissioner Gibbons said in these types of circumstances, it is best to have the school administration and the police department work together to better manage the traffic flow plan.

Mr. Winegar said if a road connects to the top curve of Saddleback, it will open the entire new subdivision up to Saddleback Road, which is why it became a cul-de-sac originally. Packing in traffic below a road creates a funnel. Commissioner Gibbons said the other exit in the plan will be onto 600 West (going south to 100 North). The problem is that all the traffic cannot go to either 300 North or 600 West, which is why it was approved with two accesses.

Councilmember Wall said there are areas that the City does not own, and roads cannot be put in until if/when the property is developed and/or annexed.

Review of a proposed draft ordinance for a Master Planned Community (MPC) zone.

Commissioner Heaps said Chairman Soelberg will include density bonus numbers for review at the next meeting. Page 2 contains definitions for different types of dwellings that other cities commonly use. Commissioner Daniels said the definition of a dwelling group "*Two (2) or more dwellings placed upon a single lot*" would have addressed Mr. Burnham's issue from earlier. Commissioner Heaps agreed and explained that one of the goals for this type of zone is to include a variety of housing types and define the number of units allowed within a building. This is not necessarily being considered for the ordinance, but is information found during research. One matter to consider is whether to count units, or shared walls, as living quarters.

Commissioner Gibbons said one thing to consider is how to define the number of units with a common wall, i.e. homes that are turned into rental units. Commissioner Heaps said Ogden City has mitigated this concern by defining the number of families that are allowed.

Commissioner Wright pointed out that units per acre has not been capped. He likes Providence City's ordinance which does not allow more than 50% of one specific type of housing and requires a minimum of 20% single-family housing. Although he does not have a specific numerical recommendation at this point, he does agree with the idea of a higher percentage of single-family housing, however, capping it with a maximum amount per acre. Diversity of housing is needed, but it should be designed so that it is truly a mix of housing types. Because this is not an overlay zone, a base density needs to be defined. He suggested possibly 4.5 units/acre, which is 8,200 SF as a base with the possibility for bonus density.

Councilmember Wall said the City has hired a planner who will be at the next meeting and may have more input.

Commissioner Wright likes the idea of "off-site infrastructure improvements" as one option for a density bonus. He said too much open space can be a detriment if it is not well planned. He suggested that the maximum bonus not be higher than 80% for density and 40% for open space. Affordable housing has been considered by other communities, however, the purpose of this ordinance helps create affordable housing. He will work with Chairman Soelberg on coming up with some figures to review at the next meeting.

Commissioner Heaps pointed out that everything from the PUD ordinance has been added in and/or altered to fit this ordinance. She will work with Mr. Bodily to ensure that all references to information elsewhere in the Code is identified.

Discussion will be continued to the next meeting.

Councilmember Wall reminded the Commission that the next meeting will begin at 6:00 p.m. with a combined session with the City Council to discuss land use issues. Questions can be submitted to Justin Lewis, who will forward them to the attorney prior to the meeting.

MOTION TO ADJOURN

The meeting adjourned at 8:35 p.m.

Minutes submitted by Debbie Zilles

Andrew Soelberg, Chairperson

Attested: