



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 21, 2017.

The following members were present constituting a quorum:

Chairperson Pro Tem: Bart Caley
Commission Members: Mindy Spackman (Alternate)
Jackie Hancock
Andrew Soelberg (Alternate)
Stephen Teuscher
Casey McCammon

Excused: Jamie Anderson
Wade Campbell
Kelly Luthi

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 Pro Tem Caley at 7:00 p.m.

Opening Ceremonies: Commissioner Hancock led the Pledge of Allegiance.

Attendance: Derek Moss (J-U-B Engineers), Jared Nielson (Elk Ridge LLC), Debbie Zilles

Workshop Session: Mixed Use overlay zone review and discussion.

Commissioner McCammon said the outline, drafted by Commissioner Campbell, covered the issue well, stated the objective and the specifics and included good features from other city examples. Commissioner Teuscher agreed and said it is a good place to begin.

Ms. Izatt advised that an ordinance number needs to be assigned and asked if the Commission had any preference. The Commission agreed to let Ms. Izatt sign the appropriate ordinance number.

Ms. Izatt added the Mixed-Use Overlay section to the land use matrix table and asked the Commission to go online and review it to see if there are any other uses that should be included. Currently the concentration is having the Mixed Use overlay the Central Business (CB) section; eventually it will go further into other commercial areas. The General Plan does show those overlays. The Gateway Overlays are north and south because that is where commercial is located. Right now, this will not blend into that, however, there is reference to it in the ordinance because the ordinance that this was borrowed from has more commercial area than Smithfield. This will have to be defined more thoroughly.

Ms. Izatt said that signs will have to be reviewed. Most of the current Central Business (CB) zone adheres to the 0' setbacks, which makes projecting signs (i.e. Smithfield Implement boot and Jim's Grill block) quite difficult.

Commissioner McCammon said it would be nice to get Commissioner Campbell's input on some of the areas that he highlighted and what his thoughts were.

Ms. Izatt noted that Commissioner Campbell did a great job putting the ordinance together. The section on Maximum Height of Structures (page 3) should be considered.

Commissioner McCammon likes that the draft affords some latitude and flexibility. There are structured requirements, however the Planning Commission and City still have options regarding future uses and/or changes that may need to be addressed.

Chairperson Pro Tem Caley noted the language under the Maximum Height section "*The Planning Commission, after receiving favorable recommendation from the DRC, may increase the maximum height of a structure in an MU zone to no more than three stories, upon a finding that such increased height will not adversely affect the public health, safety or welfare*" will be helpful as Smithfield moves forward.

Councilmember Wall said the City Council likes the flexibility and is excited for this to move forward. Commissioner Campbell did a good job. He noted that the Council will meet before the Commission next month (due to a change in schedule) and he can have extra time added to the agenda for discussion, specifically related to signage.

Ms. Izatt pointed out that this is still a workshop item and may not be ready to go forward next month. Chairperson Pro Tem Caley asked the Commission to continue to review and make suggestions.

Agenda Items:

Resident Input: None

Consideration of Consent Agenda and minutes of the May 17, 2017 Planning

Commission Meeting: After consideration by the Planning Commission, Chairperson Pro Tem Caley declared the Consent Agenda for the June 21, 2017 meeting approved and the minutes from the May 17, 2017 meeting to stand as submitted.

Commissioner Hancock asked what the registration deadline for the September training was. Ms. Izatt said registration should be taken care of at least a month prior.

Councilmember Wall said the ULCT training for Planning Commission is very informative with relevant topics and great speakers. Commissioner Teuscher agreed.

Public Hearing to consider approval of proposed Ordinance #17-13 which amends the Smithfield Municipal Code Title "Subdivision Regulations": Sections: 6.04.050 "General Responsibilities"; 16.04.060 Compliance Required";16.05.010 "Purpose"; 16.06.070 "Required Improvements"; 16.07.050 "Improvements"; 16.12.30 "Preparation and Required Information"; 16.12.040 "Review By The City Engineer"; 16.16.010 "General Layout Standards"; 16.16.020 "Lot Layout Standards"; 16.16.030 "Street Layout Standards"; 16.16.040 Protection Strips"; 16.16.060 "Public Access Along Waterways"; 16.16.070 Storm Water"; 16.20.010 "Department Standards"; 16.20.020 "Subdivision Improvements";16.20.030 "Sanitary Sewer"; 16.20.040 "Culinary Water"; 16.20.050 "Storm Drainage"; 16.20.060 "Street Improvements"; 16.22.010 Security For Subdivision Improvements";16.22.020 "Warranty Period and Warranty Deposit".

7:15 Public Hearing Opened

No public comment.

7:16 Public Hearing Closed

Commissioner Hancock said the changes make it easier to read.

Commissioner McCammon had no concerns about the content, he had a few proof-reading and formatting suggestions that he will give to Ms. Izatt.

MOTION: A motion was made by Commissioner Spackman to approve proposed Ordinance #17-13 which amends the Smithfield Municipal Code Title "Subdivision Regulations": Sections: 6.04.050 "General Responsibilities"; 16.04.060 Compliance Required";16.05.010 "Purpose"; 16.06.070 "Required Improvements"; 16.07.050 "Improvements"; 16.12.30 "Preparation and Required Information"; 16.12.040 "Review By The City Engineer"; 16.16.010 "General Layout Standards"; 16.16.020 "Lot Layout Standards"; 16.16.030 "Street Layout Standards"; 16.16.040 Protection Strips"; 16.16.060 "Public Access Along Waterways"; 16.16.070 Storm Water"; 16.20.010 "Department Standards"; 16.20.020 "Subdivision Improvements";16.20.030 "Sanitary Sewer"; 16.20.040 "Culinary Water"; 16.20.050 "Storm Drainage"; 16.20.060 "Street Improvements"; 16.22.010 Security For Subdivision Improvements";16.22.020 "Warranty Period and Warranty Deposit". Commissioner Teuscher seconded the motion. The motion was approved (6-0).

Vote

Aye: Spackman, Hancock, Soelberg, Teuscher, McCammon, Caley

Jared Nielson, agent for Elk Ridge Estates LLC, has requested re-approval of the Elk Ridge Estates Preliminary Plat (67 Lots) located at approximately 120 South 1000-1300 East. Zoned R-1-12.

Mr. Nielson explained that he has been working on the easements, which took longer than expected, and the original approval expired. They are ready to move forward now.

MOTION: A motion was made by Commissioner McCammon for re-approval of the Elk Ridge Estates Preliminary Plat (67 lots) located at approximately 120 South 1000-1300 East. Zoned R-1-12. Commissioner Hancock seconded the motion. The motion was approved (6-0).

Vote

Aye: Spackman, Hancock, Soelberg, Teuscher, McCammon, Caley

Jared Nielson, agent for Elk Ridge Estates LLC, has requested re-approval of the Final Plat, Phase 4 (12 Lots) of Elk Ridge Estates located at approximately 120 South 1250 East. Zoned R-1-12.

Councilmember Wall said the Council is considering changing the expiration time frame from 6 months to 12 months to be more in line with other cities. Mr. Nielson said this would be a good idea, often times final plats can take longer to complete.

MOTION: A motion was made by Commissioner Hancock for re-approval of the Final Plat for Jared Nielson, agent for Elk Ridge Estates LLC, for Phase 4 (12 Lots) of Elk Ridge Estates located at approximately 120 South 1250 East. Zoned R-1-12. Commissioner Teuscher seconded the motion. The motion was approved (6-0).

Vote

Aye: Spackman, Hancock, Soelberg, Teuscher, McCammon, Caley

Ms. Izatt reminded the Commission about the change of the meeting date in November due to the election. The meeting will be held on November 8, 2017.

Ms. Izatt noted that there are many webinars that the Commissioners can take advantage of for training; she will forward the information on available training as it comes up. She also encouraged the Commissioners to review the ULCT Friday Reports pertaining to the Land Use section. The legislature has many recent changes.

There will be some housekeeping items that need to be taken care of. Ms. Izatt will forward the information to the Commission to review prior to next month's public hearing. Chairperson Pro Tem Caley reminded Commissioners to check emails often and pick up packets prior to the meeting.

An updated list of Commission members and expiration dates was distributed.

MOTION TO ADJOURN: Motion by Commissioner Teuscher to adjourn the meeting at 7:28 p.m. The motion was seconded by Commissioner Soelberg. The motion passed unanimously.

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, June 21, 2017 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Workshop Session: The Commission will continue discussion and review of the proposed Mixed-Use overlay zone (MU).

Agenda items:

1. 7:10 p.m. Resident Input
2. 7:14 p.m. Consideration of Consent Agenda
Minutes of the May 17, 2017 Planning Commission Meeting
3. 7:15 p.m. **Public Hearing** to consider approval of proposed **Ordinance #17-13** which amends the Smithfield Municipal Code Title 16 "Subdivision Regulations": Sections: 16.04.050 "General Responsibilities"; 16.04.060 Compliance Required"; 16.05.010 "Purpose"; 16.06.070 "Required Improvements"; 16.07.050 "Improvements"; 16.12.30 "Preparation and Required Information"; 16.12.040 "Review By The City Engineer"; 16.16.010 "General Layout Standards"; 16.16.020 "Lot Layout Standards"; 16.16.030

“Street Layout Standards”; 16.16.040 Protection Strips”; 16.16.060 “Public Access Along Waterways”; 16.16.070 Storm Water”; 16.20.010 “Department Standards”; 16.20.020 “Subdivision Improvements”; 16.20.030 “Sanitary Sewer”; 16.20.040 “Culinary Water”; 16.20.050 “Storm Drainage”; 16.20.060 “Street Improvements”; 16.22.010 Security for Subdivision Improvements”; 16.22.020 “Warranty Period and Warranty Deposit”.

4. 7:20 p.m. Jared Nielson, agent for Elk Ridge Estates LLC, has requested re-approval of the Elk Ridge Estates Preliminary Plat (67 Lots) located at approximately 120 South 1000-1300 East. Zoned R-1-12
5. 7:25 p.m. Jared Nielson, agent for Elk Ridge Estates LLC, has requested re-approval of the Final Plat, Phase 4 (12 Lots) of Elk Ridge Estates located at approximately 120 South 1250 East. Zoned R-1-12
6. 7:30 p.m. **ADJOURNMENT**

Posted this 16th day of June 2017 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 16th day of June 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.