



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, July 17, 2019

The following members were present constituting a quorum:

Chairman: Andrew Soelberg
Members Present: Jasilyn Heaps
Jackie Hancock
Scott Gibbons
Hutch Daniels
Nathan Wright
Members Excused: Greg Gardner (Alternate)
Kelly Luthi
Casey McCammon
City Engineer: Clay Bodily
City Councilmember: Curtis Wall
City Planner: Shari Phippen

Others in Attendance: Dallas Nicoll (Visionary Homes), Dan Turner, Debbie Zilles

6:00 p.m. Presentation on laws, rules and ordinances governing land use in the State of Utah by Attorney Seth Tait.

7:00 p.m. Meeting called to order by Chairman Soelberg.

Consideration of Consent Agenda and approval of Meeting Minutes:

After consideration by the Commission, Chairman Soelberg declared the meeting agenda approved and minutes from the June 19, 2019 meeting to stand as submitted.

PUBLIC COMMENT - None

AGENDA ITEMS

Discussion of a Petition for Annexation on certain real property under provisions of Sections 10-2-406 and 10-2-405, Utah Code Annotated, as amended. The parcels being considered for annexation are located at 560 North 400 West. The parcels total approximately 4.52 acres. Parcels 08-043-0009, 08-043-0042 and 08-043-0043.

Ms. Phippen explained that it is not common for annexation petitions to come before the Planning Commission, however, City Code recommends that the Commission review the request and forward a recommendation to the City Council.

This property is located immediately adjacent to the Smithfield City boundaries and is within the annexation boundaries. From the standpoint of the current and future land use policies, there is no concern. The property may have been illegally split while in the County, however, that will be addressed by the Council.

Councilmember Wall pointed out that this is property that was formerly de-annexed and is now requesting to be annexed back into the City. Commissioner Gibbons asked if property that is annexed into the City has to conform to City standards. Mr. Bodily said they are required to meet all the current standards and make all required improvements. Ms. Phippen said there are times when property is de-annexed to get around certain conditions, however, requiring the property to meet current requirements is a reasonable exaction.

Councilmember Wall asked if future annexation petitions should come to the Commission; it was determined by Mr. Bodily and the Commission that they should because it is a land use matter.

Commissioner Heaps noted that street improvements (curb, gutter, sidewalk) are a priority. Mr. Bodily noted that the motion should also include widening the road and water and sewer main extension.

MOTION: Motion by Commissioner Hancock to **recommend approval** of the petition for annexation of certain real property under provisions of Sections 10-2-406 and 10-2-405, Utah Code Annotated, as amended. The parcels being considered for annexation are located at 560 North 400 West. The parcels total approximately 4.52 acres. Parcels 08-043-0009, 08-043-0042 and 08-043-0043; with the recommendation for curb, gutter, sidewalk, widening the road, and water and sewer main extension to the City standards. Commissioner Wright seconded the motion. **Motion passed (6-0).**

Vote

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

Discussion of a Petition for Annexation on certain real property under the provisions of Sections 10-2-406 and 10-2-405, Utah Code Annotated, as amended. The parcel being considered for annexation is located at 325 East 800 South. Parcel 08-119-0002. The parcel is approximately 10.36 acres.

Ms. Phippen advised that the parcel is just over 10 acres and is located within the annexation boundaries. In the General Plan (Parks & Trails section) there is a future City park slated for this area.

MOTION: Motion by Commissioner Gibbons to **recommend approval** of the petition for annexation of certain real property under the provisions of Sections 10-2-406 and 10-2-405, Utah Code Annotated, as amended. The parcel considered for annexation is located at 325 East 800 South, Parcel 08-119-002, approximately 10.36 acres; with the recommendation that the Council review the Master Plan regarding a future City park to be in this area. Commissioner Daniels seconded the motion. **Motion passed (6-0).**

Vote

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

Workshop: Discussion of an ordinance regulating Master Planned Communities in the City of Smithfield.

Ms. Phippen asked for an understanding as to what the Commission sees as the overall goal of this ordinance.

Commissioner Heaps explained that the idea for this type of zone would be to allow for different types of housing in a general area – as a primarily residential area, rather than a Community Commercial area. An overlay zone was discussed and considered, however, it was determined that this should be a standalone zone. The PUD ordinance was reviewed and it was found to be quite restrictive and complicated. The goal is to provide for a good mix of housing types, with ~60% to be single-family homes, and to provide incentives for additional open space and/or other amenities.

Chairman Soelberg said this conversation was spurred by the idea of having smaller lots (smaller than R-10) but avoid creating a zone that only provided for small lots.

Mr. Phippen asked how small the Commission would be willing to allow the lots to be and what the average size should be. Commissioner Gibbons said the City currently does not allow anything smaller than R-10 and the market has indicated a desire for smaller lots. The concern was not wanting an entire area of only small lots, but more of a mixture of housing styles. The objective is for the community to embrace the idea and have it be more of a master planned community.

Commissioner Heaps said one of the challenges was trying to determine where to allow smaller lots. The goal of this ordinance is to provide the flexibility and design for this type of zone to be able to fill in the gaps and not just become a buffer zone.

Commissioner Gibbons would like it to allow relief for areas of high concentrations of townhomes and to give developers a little more flexibility.

Ms. Phippen said there are some nice homes located on 7,000 SF lots in Logan City (specifically the south part along 200 East). She suggested adding architectural standards to produce a more palatable product. Commissioner Wright said he is hesitant because it may limit flexibility. Ms. Phippen said there are ways to employ standards that still allow for flexible creativity (i.e. a mixture of materials, rather than specific materials). Commissioner Wright is concerned that this will still limit options. This idea works well in a downtown historic area, however, landowners like being able to make their own decisions. Commissioner Heaps said many subdivisions have HOAs, which have requirements. There could be a few basic elements required to provide variety. Commissioner Gibbons said another concern is how to enforce requirements and restrictions. The hope is that this will be a workable ordinance that will be used. He likes the idea that an HOA should maintain City design standards, especially if the City may have to take over maintenance. Ms. Phippen said large areas of open space can contain low-maintenance type of landscaping.

Commissioner Gibbons suggesting removing the wording of “recreation center” in incentive bonuses because the City has a center. Commissioner Wright said it is meant to be more of a small type of use. Commissioner Heaps suggested having a broader vision as to what will be beneficial in the future.

Chairman Soelberg said the idea of incentivizing the improvement of surrounding areas is a positive element.

Ms. Phippen will begin working on a draft. She is going to add information about a development agreement being worked out and recorded on the property at a preliminary stage. This binds the property to the specific type of development and any future purchaser(s) would have to adhere to the agreement. Commissioner Wright asked if there would be wisdom in putting in a requirement about phasing development. Ms. Phippen said that can be included.

Workshop: Discussion of Commission priorities for the remainder of 2019.

Ms. Phippen said she would like to develop yearly priorities to work on. She has simplified the business license application considerably. One goal she will be working on is reviewing and cleaning up the land use matrix.

Commissioner Heaps said accessory dwelling units are worth more conversation and consideration. This might help increase density without completely changing zoning. Ms. Phippen will send the members a link to a presentation on ADUs by the Utah League of Cities and Towns.

Commissioner Heaps suggested possibly getting together with other Planning Commissions to discuss how similar issues are being addressed. Ms. Phippen said she meets monthly with the planners from the Valley to discuss relevant issues and concerns. She will forward information from those meetings to the Commission.

Ms. Phippen will have the meeting information available one week prior to the meeting date. She encouraged members to review the information and come to the meetings ready for active discussions.

Councilmember Wall is working on iPad/iCloud access for the Commission.

Commissioner Heaps said the City's website is difficult to navigate and find information. She recommended exploring ways to improve it. She also pointed out the importance of educating the public about the process of the Commission.

Staff Report

Ms. Phippen will provide monthly information to the Commission.

Mr. Bodily reported that the State has indicated that 800 South warrants a traffic light (due to left turns). To get one, the land will have to be acquired, plans developed and apply for funding – it is a long process.

Mr. Bodily updated that Smithfield Ridges has water and sewer in and are considering coming in for approval for the next phase. North Creek Meadows will be paved in the next couple of weeks. There will be asphalt treatment happening until the end of July.

Commissioner Gibbons asked about the phasing of the subdivision across from Sky View High School. Mr. Bodily said the LDS church was phase one, phase 2 was done over a year ago and phase 3 was recently completed.

Councilmember Wall said Roolee just won entrepreneur and designer of the year for the state of Utah. They will be coming to Smithfield.

Commissioner Daniels asked about plans for future commercial. Chairman Soelberg said the Commission's purview is related to the land use matrix, which has been updated recently to provide more flexibility.

MOTION TO ADJOURN

The meeting adjourned at 8:25 p.m.

Minutes submitted by Debbie Zilles

Andrew Soelberg, Chairperson

Attested: