



## 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 19, 2017

The following members were present constituting a quorum:

Chairperson: Jamie Anderson  
Commission Members: Kelly Luthi  
Jackie Hancock  
Wade Campbell  
Stephen Teuscher  
Casey McCammon  
Bart Caley

Excused: Mindy Spackman (Alternate)  
Andrew Soelberg (Alternate)

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 Anderson at 7:00 p.m.

**Opening Ceremonies:** Commissioner Teuscher led the Pledge of Allegiance.

**Attendance:** Michelle Anderson, Jeff Jackson of Ironwood Development, Zane & Susan Hyer, Duane Williams, Debbie Zilles

### **Agenda Items:**

**Consideration of Consent Agenda and minutes of the June 21, 2017 Planning Commission Meeting:** After consideration by the Planning Commission, Chairperson Anderson declared the consent agenda for the July 19, 2017 meeting approved and the minutes from the June 21, 2017 meeting to stand as submitted.

Ms. Izatt distributed an article on the growing trend of “tiny homes”. She has been starting to get calls on this issue. The current ordinance does not allow for these, however, she wanted to the Commission to be aware of the movement regarding this innovative housing alternative and encourage possible forward-thinking ideas.

Chairperson Anderson asked if there was a limit on the size of a dwelling structure if it met all the setbacks of the property. Ms. Izatt said the regulation is 10,000 SF minimum lot size; additionally, trailers located on residential properties are not allowed to be used as living quarters.

Councilmember Wall pointed out that American Fork ordinances allow for the construction of up to a 20'x20' shop to be built in a backyard, which would be about the size of a tiny home. The difference in classification would be based on the need for sewer/water services, however, many tiny homes have a self-contained bathroom (similar to an RV), some use solar power and many are mobile. He said this is something that should be considered.

**Public Hearing to consider approval of proposed Ordinance #17-15 which amends the Smithfield Municipal Code Title 16: "Subdivision Regulations": Section: 16.09.020 "Application And Fees"; 16.09.030 "Preliminary Plat Required Information"; 16.12.020 "Filing Deadline, Application and Fees"; 16.12.090 "Expiration Of Final Approval"; and Title 17 "Zoning Regulations": Section 17.48.060 "Modifying Regulations"; 17.52.050 "Modifying Regulations"; 17.56.050 "Modifying Regulations"; 17.60.050 "Modifying Regulations"; 17.92.020 "Conditions"; 17.92.030 "Application Procedures".**

**Public Hearing opened at 7:10 p.m.**

No public comment.

**Public Hearing Closed at 7:11 p.m.**

Commissioner Teuscher likes the proposed changes.

Commissioner Hancock is pleased that the side and rear yards will be larger (3' to 5').

Commissioner Luthi questioned whether the language that is proposed to be stricken in 16.090.030 Preliminary Plat Required Information "~~6. Signature block containing signatures of representatives for each of the four (4) public utilities (gas, power, telephone, cable TV) indicating they have been made aware of the pending development~~" should be kept in. Chairman Anderson noted that his concern was that people have come to previous meetings claiming that due diligence was not done by allowing subdivisions, and the signatures indicate that approvals have been received. Ms. Izatt explained that this utilities signature requirement on a preliminary plat has not been enforced; only for the final plat, which cannot be recorded without the signatures.

Ms. Izatt clarified for Commissioner Caley that both a hard copy and an electronic version of a final plat is required (16.090.020).

**MOTION:** A motion was made by Commissioner Campbell for approval of proposed Ordinance #17-15 which amends the Smithfield Municipal Code Title 16: "Subdivision Regulations": Section: 16.09.020 "Application And Fees"; 16.09.030 "Preliminary Plat Required Information"; 16.12.020 "Filing Deadline, Application, and Fees"; 16.12.090

“Expiration Of Final Approval” and Title 17 “Zoning Regulations”: Section 17.48.060 “Modifying Regulations”; 17.52.050 “Modifying Regulations”; 17.56.050 “Modifying Regulations”; 17.60.050 “Modifying Regulations”; 17.92.020 “Conditions”; 17.92.030 “Application Procedures”. Commissioner Caley seconded the motion.

**The motion was approved (7-0).**

Vote

Aye: Luthi, Hancock, Campbell, Anderson, Teuscher, McCammon, Caley

**Craig Winder of Ironwood Development has requested approval of Phase 2 (14 lots) of the Final Plat for North Creek Meadows Subdivision located at 300 South 830 East. Zoned R-1-12.**

Jeff Jackson, with Ironwood Development, explained that Phase 1 of this project is complete and they are ready to continue with Phase 2. Nothing in the proposed concept plan has changed from the original proposal.

Mr. Bodily confirmed that the City met with the developer and worked out infrastructure concerns and the water model has been completed.

Chairperson Anderson asked about the issue, and possible concerns, regarding the runoff coming out of the canyon. Mr. Bodily said this is not a concern with Phase 2. During Phase 3, it will be piped down to the canal. The spring flooding did not affect this particular area. There is a storm water pond (located on lot 24) that will handle water from this phase. Mr. Jackson said the completion of Phase 3 will help with any potential flooding concerns because of the piping.

Commissioner Luthi asked about development of a trail along the canal setback. Mr. Bodily said the City would like to see the developer put this in, however, it is beyond the scope of the project so it cannot be required. Mr. Jackson explained that the owner is dedicating this area to the City, so it will be available to be improved.

Commissioner Caley asked about previous discussions regarding landscaping encroaching into the canal setback area. Mr. Bodily advised that was in Phase 1, this phase is on the east side of the canal and he is not aware of any concerns. Mr. Jackson explained that the property lines do not run all the way to the bank of the canal, so homeowners should not be landscaping areas next to the canal.

**MOTION:** A motion was made by Commissioner Teuscher for approval of Phase 2 (14 lots) of the Final Plat for North Creek Meadows Subdivision located at 300 South 830 East. Zoned R-1-12. Commissioner Campbell seconded the motion.

**The motion was approved (7-0).**

Vote

Aye: Luthi, Hancock, Campbell, Anderson, Teuscher, McCammon, Caley

**Craig Winder of Ironwood Development has requested approval of the Concept Plan for Phase 4 of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12.**

Mr. Jackson explained that the issues related to Upper Canyon Road have been resolved and they are ready to move forward. When the first three phases were developed there was a sewer stub put in on the north; due to the slope, it runs through lot 31 to get the sewer into the cul-de-sac lot (work was completed last year). Chairperson Anderson asked if the existing home was taking up two lots (lot 31). Mr. Jackson advised that the easement runs through the lot; the home is on the east side of the easement and the garage on the west side.

Commissioner Luthi asked how lot 34 would work. Mr. Jackson explained that there is a 25' unrestricted driveway behind lot 6, of what was the Highland Subdivision, which allows access across the ravine. He pointed out the location of the storm drain easement and water retention basin. There could be no construction in the ravine, however, there is flat area beyond the ravine which could be developed. Chairperson Anderson asked how the lot is being accessed. Mr. Jackson advised that it is accessed from Upper Canyon Road, in the southwest corner of the area which abuts lot 6.

Commissioner Campbell asked about the resident's concerns that were voiced at the last meeting. Mr. Jackson said he has talked with the residents, however, noted that they are representing the property owner, Carl Quinton, who formerly lived in the existing home. Mr. Quinton has advised that he will develop the area regardless of the neighbor's desires; Mr. Jackson, who lives in the area, feels that his involvement will help protect the neighbor's interests. Another developer could try and split the area into multiple lots.

Commissioner Teuscher noted that residents said they had been told that there would never be development on that property, as a realtor he said that a homebuyer should never be told that. Mr. Jackson agreed, this land is owned by Mr. Quinton and he is in control of the property.

**MOTION:** A motion was made by Commissioner McCammon for approval of the Concept Plan, by Craig Winder from Ironwood Development, for Phase 4 of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12. Commissioner Hancock seconded the motion.

**The motion was approved (7-0).**

Vote

Aye: Luthi, Hancock, Campbell, Anderson, Teuscher, McCammon, Caley

**Craig Winder of Ironwood Development has requested approval of the Preliminary Plat for Phase 4 (7 lots) of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12.**

Commissioner Campbell asked about the detention pond. Mr. Jackson said the storm water will be taken from the cul-de-sac into the existing pond. Mr. Bodily said there is a recorded easement for the storm drain.

**MOTION:** A motion was made by Commissioner Hancock for approval of the Preliminary Plat for Phase 4 (7 lots) of the Smithfield Heights Subdivision located at

approximately 680 East Upper Canyon Road. Zoned R-1-12. Commissioner Teuscher seconded the motion.

**The motion was approved (7-0).**

Vote

Aye: Luthi, Hancock, Campbell, Anderson, Teuscher, McCammon, Caley

**Craig Winder of Ironwood Development has requested approval of the Final Plat for Phase 4 (7 lots) of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12.**

**MOTION:** A motion was made by Commissioner Luthi for approval of the Final Plat for Phase 4 (7 lots) of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12. Commissioner Hancock seconded the motion.

**The motion was approved (7-0).**

Vote

Aye: Luthi, Hancock, Campbell, Anderson, Teuscher, McCammon, Caley

**Resident Input:** Duane Williams explained that they are brainstorming ideas for the 4.64-acre property located at 777 North Main (which was denied for rezone to General Commercial on 1/18/17). Because there is a need for more affordable housing, the thought is to develop smaller homes on smaller lots in this area as a Planned Unit Development (PUD). There are no new townhomes available and recent costs have increased from \$150,000 to \$200,000 for a townhome. The idea for this development is for 14-17, 1.7-acre lots, with garages and smaller yards. The homes would be more affordable because of less frontage and smaller roads. Green space will be situated up front for privacy from the highway and a walking path designed around the unusable space near the power lines.

Mr. Williams confirmed for Chairperson Anderson that this idea works out to be about 7,500 square feet, individual PUD lots. Commissioner Hancock asked about the lot sizes located behind the cemetery. Ms. Izatt advised that they are 8,000 square feet.

Chairperson Anderson said he is not opposed to this type of development, however, questioned what type of zone this would be allowed in. Ms. Izatt said it would be under the PUD overlay. Chairperson Anderson said years ago Kartchner Homes approached the City to consider 8,000 square foot lots and they were denied.

Commissioner Teuscher said he would like to see something developed there because currently the area is an eyesore. He noted the trend for millennials desiring smaller lots.

Commissioner McCammon said it would blend in with the nearby single-family area.

Chairperson Anderson asked what Oak Street was zoned. Mr. Bodily said it is R-1-10.

Mr. Williams said he will work with staff on a possible project.

## **Review and discussion of the Mixed-Use Overlay Zone Ordinance and amendments to the Land Use Matrix.**

Ms. Izatt clarified the intent for Chairperson Anderson. She would like the Commission to review, become familiar with, and make suggestions for any updates that should be made to the Land Use Matrix and whether the Commission wanted to keep the list of permitted and conditional uses in the ordinance or just in the Land Use Matrix. Chairperson Anderson's preference was to have the uses listed in the Land Use Table, rather than in both locations.

Chairperson Anderson asked about consideration for consolidating the Commercial zones, which can often be confusing. (CB-Central Business District, CP-Commercial Professional, CC-Community Commercial and GC-General Commercial). Ms. Izatt said this is the time to do it. The Commercial Professional (CP) zone has never been officially used and the only parcel zoned CP is where Jerry's Floral was located on 100 East, which is now apartments (because the CP zone allows for apartments).

Chairperson Anderson asked about Dr. Brown's office on 300 South Main. Ms. Izatt advised that is Community Commercial (CC).

Ms. Izatt suggested reviewing a section of the Use Allowance Matrix each meeting. The last change to the table was the addition of smoke/vapor/tobacco shops as an allowed conditional use in the General Commercial (GC) and Manufacturing (M-1) zones.

Chairperson Anderson requested that the Commission review information for the next meeting, focusing on the Resident/Domestic section of the matrix to determine if the uses are the correct designation and if any other changes need to be made.

Ms. Izatt asked whether uses that are not permitted should contain a dash (-) or an (N) to identify non-permitted. The Commission preferred the use of a dash. Commissioner Campbell suggested adding a legend indicating that the dash would represent a non-permitted use.

Commissioner Hancock asked about thoughts regarding combining the Commercial zones. Ms. Izatt suggested combining the CP and CB zones and review of both the sections for anything that differs. Chairperson Anderson recommended that members read through the zoning definitions and see if they need to be adjusted.

Ms. Izatt advised that there are many different definitions regarding Mixed Use. She provided a definition that she liked "*Mixed Use Development is – in a broad sense – any urban, suburban or village development, or even a single-building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections*".

Ms. Izatt asked if there were any items in the ordinance that should be further defined for clarification. She noted that some ordinances broke down lot sizes.

Commissioner Caley asked when the last time the City was approached about a mixed-use project. Chairperson Anderson said he could not recall any requests. Commissioner Teuscher said this is preparation for future projects. Chairperson Anderson agreed and felt that this would give developers a good idea about what might be available.

Commissioner Caley suggested talking to developers to determine what they thought were good items to include in an ordinance. Ms. Izatt noted that Mixed Use areas encourage a pedestrian-friendly environment. Chairperson Anderson stated that the idea for more areas of livable/walkable mixed use (retail, dining, residential) was brought up during the General Plan discussions. Cindy Gooch, from J-U-B, had some good concepts and examples from other areas. Commissioner Caley pointed out that Traeger Grills in the Sugar House area is a good example. Councilmember Wall said there is also a good example in Bountiful. Chairperson Anderson noted that the hope is to designate the corridor and have developers come up with ideas on how to move forward.

Ms. Izatt pointed out that upstairs from Jim's Grill used to be an apartment before it was turned into an office. Somebody's Attic has an apartment located above the store. Mixed development is a historical use that is coming back around. The General Plan indicates the corridor is a good area, even though there is not a lot of current space available. Working through this idea now will allow the City to be ready when it begins to expand.

Ms. Izatt advised that the Planned Unit Development Overlay and the Central Business District have facets of mixed use in both ordinances. She asked the Commission to review these and suggested adding a disclaimer in the ordinance in the event that there are conflicts.

Councilmember Wall said the Utah League of Cities & Towns (ULCT) might have some future training on this issue.

Ms. Izatt said the ordinance indicates 20' setbacks, currently they are on the property line in the Central Business District. She suggested possibly 10' depending on how flexible the Commission would like to be. Currently the CB area is only two blocks but that can be extended.

Commissioner Caley recommended talking with contractors/developers about what they think is feasible and what their mindset is.

Ms. Izatt said there is a lot of potential.

Mr. Jackson said this is an interesting topic and asked if this is expanding out into the residential areas. Chairperson Anderson said right now it is confined to the Main Street corridor. Mr. Jackson said Ironwood Development is currently working on a 40-acre mixed use project in River Heights/Providence. Both cities expressed interest in a development containing a mix of housing types (traditional single-family, active adult community and townhomes) with 14 acres of community and neighborhood residential

amenities (higher density for more open space area). River Heights voiced interest in saving an area for a small residential-scale grocery store.

Chairperson Anderson said he would not be opposed to that type of development in Smithfield, the key would be to find the right area. Ms. Izatt pointed out that it would be an overlay zone which could allow for that type of development. Chairperson Anderson explained that the notion behind this ordinance was for commercial mixed use along Main Street to help grow the commercial tax base.

Chairperson Anderson said there is an interesting development of mixed residential in Draper.

Ms. Izatt said that recently a small developer expressed enthusiasm about amenities, such as a splash pad, which help entice residents. The changing preference among millennials is for more affordable, smaller homes/townhomes near services.

Ms. Izatt called attention to the suggestion for no curb cuts allowed for lots that abut alleys. She explained that idea is that driveways that cross sidewalks pose safety risks and disrupt pedestrian movement and should be a rare exception in neighborhood-oriented mixed-use areas. Mr. Bodily said the goal is to provide a pedestrian-friendly environment and for parking to be in one location. Commissioner Caley said the Wilmington Avenue area in Salt Lake City has apartments with balconies, terraces, patios, garden, and dining areas. Councilmember Wall described an area in Boise that offers amenities near a senior care center.

Ms. Izatt asked the Commission to consider setbacks, drives and maximum height of luminaries (complying with dark-sky ordinance) and Gateway Overlay District. She recommended that Section 17.89.100 Site Plan Required be combined with 17.89.150 Site Plans.

**MOTION TO ADJOURN:** Motion by Commissioner Campbell to adjourn the meeting at 8:11 p.m. The motion was seconded by Commissioner Teuscher. The motion passed unanimously.

Minutes submitted by: Debbie Zilles

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Jamie Anderson, Chairperson

Attested:

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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, July 19, 2017 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

**Agenda items:**

1. 7:01 p.m. Resident Input
2. 7:04 p.m. Consideration of Consent Agenda  
Minutes of the June 21, 2017 Planning Commission Meeting
3. 7:05 p.m. **Public Hearing** to consider approval of proposed **Ordinance #17-15** which amends the Smithfield Municipal Code Title 16 “Subdivision Regulations”: Section: 16.09.020 “Application And Fees”; 16.09.030 “Preliminary Plat Required Information”; 16.12.020 “Filing Deadline, Application, And Fees”; 16.12.090 “Expiration Of Final Approval” And Title 17 “Zoning Regulations” Sections: 17.48.060 “Modifying Regulations”; 17.52.050 “Modifying Regulations”; 17.56.050 “Modifying Regulations”; 17.60.050 “Modifying Regulations”; 17.92.020 “Conditions”; 17.92.030 “Application Procedures”.
4. 7:10 p.m. Craig Winder of Ironwood Development has requested approval of Phase 2 (14 lots) of the Final Plat for North Creek Meadows Subdivision located at 300 South 830 East. Zoned R-1-12
5. 7:15 p.m. Craig Winder of Ironwood Development has requested approval of the Concept Plan for Phase 4 of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12
6. 7:18 p.m. Craig Winder of Ironwood Development has requested approval of the Preliminary Plat for Phase 4 (7 Lots) of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12
7. 7:21 p.m. Craig Winder of Ironwood Development has requested approval the Final Plat for Phase 4 (7 Lots) of the Smithfield Heights Subdivision located at approximately 680 East Upper Canyon Road. Zoned R-1-12

8: 7:25 p.m. The Commission will continue review & discussion of the Mixed-Use Overlay Zone ordinance and the amendments to the Land Use Matrix.

9. 7:30 p.m. **ADJOURNMENT**

Posted this 14th day of July 2017 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 14th day of July 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.