



SMITHFIELD CITY PLANNING COMMISSION

City Council Chambers
96 South Main
Smithfield, Utah 84335

The Planning Commission of Smithfield City met at the City Council Chambers, 96 South Main, Smithfield, Utah at 7:00 p.m. on Wednesday, December 21, 2016. The following members were present constituting a quorum:

Chairperson: Jamie Anderson
Commission Members: Jackie Hancock
Wade Campbell
Casey McCammon
Bart Caley

Excused: Stephen Teuscher
Kelly Luthi
Bryant McKay

City Engineer: Clay Bodily
Deputy Recorder: Charlene Izatt
City Councilmember: Jeffrey Barnes

Notice was provided to the Herald Journal, delivered to each Commission member, and posted at the City Office Building, 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 Ceremony: Daylen Pinger from Boy Scout Troop 22 led the pledge of allegiance.

Presentation to Sharla Archibald on behalf of Smithfield City and the Planning Commission for Doug Archibald's years of service to the Planning Commission.

Attendance: Sid Roderer, Brian Lyon (Alliance Engineering), Debbie Zilles, Boy Scout Troop 22: McKay Crossley, Bryce Larsen, Jordan Abel, Dallis Mahon, Daylen Pinger, Gauge Crockett, Nathan Larsen, Garrett Larsen.

Resident Input: None

Ms. Izatt advised that Jeff Gilbert from Cache Metropolitan Planning Organization (CMPO) is scheduled to provide training in February. There will be other training scheduled as time/weather permits.

Consideration of Consent Agenda and minutes of the October 19, 2016 Planning Commission Meeting: After consideration by the Planning Commission, Chairperson Anderson declared the Consent Agenda for the December 21, 2016 meeting approved and the minutes from the October 19, 2016 meeting to stand as submitted.

Agenda items:

Continuation of consideration of approval for a boundary adjustment request for property belonging to Vincent L. Hansen, located approximately 170 Hillside Drive. Parcel #08-160-0010 and #08-159-0047. Zoned R-1-12

Sid Roderer advised that the survey had been completed and submitted. Chairperson Anderson asked if staff was comfortable with the survey. Mr. Bodily said he had reviewed it and it met all the requirements.

MOTION: A motion was made by Commissioner Campbell for approval for a boundary adjustment for property belonging to Vincent L. Hansen, located approximately 170 Hillside Drive. Parcel #08-160-0010 and #08-159-0047. Zoned R-1-12. Commissioner Caley seconded the motion. The motion to approve was approved (5-0)

Vote

Aye: Hancock, Campbell, Anderson, McCammon, Caley

Public Hearing to consider approval of proposed Ordinance #16-06 which amends the Smithfield Municipal Code Title 16 "Subdivision Regulations" in particular section 16.09.040 "Approval Of Preliminary Plat" and Title 17 "Zoning Regulations" in particular sections 17.14.130 "Permit Required"; 17.16.040 "Nonconforming Uses: Substitution: Extension: Discontinuance"; 17.32.030 "Application Procedures"; 17.32.060 "Notice Of Planning Commission Action"; 17.080.040 "Changes And Amendments"; 17.88.120 "Preliminary PUD Plan Approval".

7:11 p.m. Public Hearing opened.

No Public input.

7:12 Public Hearing closed.

MOTION: A motion was made by Commissioner McCammon for approval of proposed Ordinance #16-06 which amends the Smithfield Municipal Code Title 16 "Subdivision Regulations" in particular section 16.09.040 "Approval Of

Preliminary Plat” and Title 17 “Zoning Regulations” in particular sections 17.14.130 “Permit Required”; 17.16.040 “Nonconforming Uses: Substitution: Extension: Discontinuance”; 17.32.030 “Application Procedures”; 17.32.060 “Notice Of Planning Commission Action”; 17.080.040 “Changes And Amendments”; 17.88.120 “Preliminary PUD Plan Approval”. Commissioner Campbell seconded the motion. The motion to approve was approved (5-0)

Vote

Aye: Hancock, Campbell, Anderson, McCammon, Caley

Consideration of a request by Gib & Janet Cellan for approval of a record survey for a one (1) lot split located at 142 West 400 South. Zoned RM (Multiple Family Residential).

Brian Lyon, from Alliance Engineering, advised that the property owner is requesting to split the parcel into two separate lots so that each home is on its own lot.

Chairperson Anderson asked about the road that was just put in and whether it ran between the parcels. Mr. Bodily said it does, however, it has not been dedicated to the City yet. Chairperson Anderson asked if it was an oversight when the plat was originally approved. Mr. Bodily said it was not; dedication of the road was planned; however, a boundary line adjustment was made to this one parcel and now they are requesting a split.

Chairperson Anderson asked Mr. Bodily if he was comfortable that all the ordinances were followed correctly. Mr. Bodily said he was; this should help avoid confusion with each piece having its own parcel number.

MOTION: A motion was made by Commissioner Hancock to approve a request by Gib & Janet Cellan for approval of a record survey for a one (1) lot split located at 142 West 400 South. Zoned RM (Multiple Family Residential). Commissioner Caley second motion. The motion to approve was approved (5-0)

Vote

Aye: Hancock, Campbell, Anderson, McCammon, Caley

MOTION TO ADJOURN: Motion by Commissioner Campbell to adjourn the meeting at 7:18 p.m. The motion was seconded by Commissioner McCammon. The motion to adjourn was passed unanimously (7-0)

Vote

Aye: Hancock, Campbell, Anderson, McCammon, Caley

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 regular Planning Commission Meeting at **7:00 p.m.** on **Wednesday, December 21, 2016** in the **Smithfield City Council Chambers, 96 South Main**, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Presentation to thank Sharla Archibald on behalf of Smithfield City and the Planning Commission for Doug Archibald's years of service to the Planning Commission.

Agenda items:

1. 7:03 p.m. Resident Input
2. 7:08 p.m. Consideration of Consent Agenda
Minutes of the October 19, 2016 Planning Commission Meeting
3. 7:10 p.m. **Public Hearing** to consider approval of proposed Ordinance #16-06 which amends the Smithfield Municipal Code Title 16 "Subdivision Regulations" in particular section 16.09.040 "Approval Of Preliminary Plat" and Title 1 "Zoning Regulations" in particular sections 17.14.130 "Permit Required"; 17.16.040 "Nonconforming Uses: Substitution: Extension: Discontinuance"; 17.32.030 "Application Procedures"; 17.32.060 "Notice Of Planning Commission Action"; 17.080.040 "Changes And Amendments"; 17.88.120 "Preliminary PUD Plan Approval".

4. 7:15 p.m. Continuation of consideration of approval for a boundary adjustment request for property belonging to Vincent L. Hansen, located approximately 170 Hillside Drive. Parcel #08-160-0010 and #08-159-0047. Zoned R-1-12
5. 7:20 p.m. Consideration of a request by Gib & Janet Cellan for approval of a record survey for a one (1) lot split located at 142 West 400 South. Zoned RM (Multiple Family Residential).
6. 7:30 p.m. **ADJOURNMENT**

Posted this 16th day of December 2016 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 December 2016.

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.