

**Smithfield City Planning Commission**  
**May 18, 2016**  
**MINUTES**

The Planning Commission of Smithfield City, Utah met at the City Council Chambers, 96 South Main, Smithfield, Utah at 7:00 p.m. on Wednesday, May 18, 2016. The following members were present constituting a quorum:

Chairperson	Jamie Anderson
Commission Members	Bryant McKay Jackie Hancock Wade Campbell Stephen Teuscher Doug Archibald Kelly Luthi
Commission Member	Casey McCammon
City Engineer	Clay Bodily
Deputy Recorder	Charlene Izatt
City Council Member	Curtis Wall

The notice was provided to the Herald Journal and delivered to each Commission Member and posted at the City Office Building, the Smithfield City Web Page and the Utah Public Meeting Notice web site.

The meeting was called to order by Chairperson Anderson at 7:02 pm

**Opening Ceremonies:** Casey McCammon

**Excused:** Commissioner Bart Caley

**Attendance:** Ty Norry; Max Hansen; Anthony Jeppesen; Laker Sampson; Daxtan Buren; Jacob Jones; Tucker Sampson; Jaxon Fillmore; Carter Fillmore; LaVoyle Crossley and Drifty Crossley

**Workshop Session: The Commission will discuss future training topics.**

**General Plan update**

Chairperson Anderson inquired if the commission remembered their homework assignments and if they had any feedback or updates on what had been talked about at our last meeting in regards to the General Plan? He also stated that the committee had another general plan meeting today and now is the time if you have any more concerns or questions about now is the time to bring

that up, the Engineers are going to in the next six to eight weeks build out all the maps before they prepare for public input. We will make sure you get copies of those maps.

Chairperson Anderson requested the commission please give any feedback to him or Councilmember Wall to make sure the commission's concerns are represented.

Chairperson Anderson inquired if there are topics the commission would like to receive training on, a little more information and perform a little bit better in the commission's role.

Commissioner Campbell indicated that the future land use maps showed rather huge areas for parks, are they already acquired?

Chairperson Anderson stated the maps are not to scale, the committee would like to see open space and parks be considered as open space for future development and possibly do land transfers, easements or controlled by zoning.

Commissioner Campbell suggested training on different types of property easements for the city or sewer mains and for parks.

Chairperson Anderson and Commissioner Teuscher both felt refresher training on Land Use & Conditional Use Permits and cover non-conforming uses as well.

Commissioner McKay would like some foresight and look at what similar size cities have done with their General Plans and review what has and hasn't worked for them, so the city can save time and not have to go down those same steps.

Commissioner Teuscher stated he would like to take a look at traffic, he feels that Logan did not plan very well and get bogged down on corridors. He stated he did not want that to happen to Smithfield.

Chairperson Anderson stated the city conducted traffic counts in several locations ie: Hyde Park Lane & 600 S, 300 South, 600 South & 400 North – comparison made went back to the last General Plan in 2004 and the counts were very similar. There was actually a decrease in traffic on the Hyde Park Lane & 600 South and it was surprising. Traffic increased on 600 South and that made sense because of the development in that area.

Commissioner Teuscher stated residents who work outside of Smithfield and they are choosing to take the upper roads and traffic onto Main is decreasing.

Chairperson Anderson stated part of those maps that will be ready in June show where the corridors are, Clay brought up the concern about 1000 East and it might be hard to exit off there. Those plans will be interesting for the commission to see what those plans are for traffic mitigation going forward.

Chairperson Anderson stated that what is being looked at from the General Plan standpoint is to look 30 or 50 years down the road and decide what direction do we, as a commission, want to see the city go in regards to commercial and residential traffic, storm water and any variety of things.

Char Izatt inquired if she should invite Jeff Gilbert of the CMPO (Cache Metropolitan Planning Organization) to provide some training and information for the commission in regards to roads, trails and overall transportation. The consensus was for Char to contact Mr. Gilbert.

Chairperson Anderson stated the CMPO may have things in mind and have roads in their Master Plan that the city might not want to consider in our General Plan.

Commissioner McKay inquired if the city would ever consider a settling pond for waste water instead of being hooked into Logan City. Would we ever develop a city wastewater treatment system?

Clay Bodily stated the topic was discussed pretty heavily this last update to the sewer ponds but right now it is not a viable interest, he stated he knows it is of interest to people and it maybe in the future and the commission is welcome to read the report that Sunrise Engineering generated for the city on what it would involve to get a treatment plant; the piping and what would be required and pumping stations. The commission can look at the report for now and he is aware there are a lot of people interested in city getting its own waste treatment plant.

Commissioner Luthi inquired if the report talked about the city getting to a certain size before that becomes a viable option?

Clay Bodily stated the report talked about right now, what it would take for the city to get our own treatment.

Commissioner Teuscher inquired where west can residents connect to the sewer?

Clay Bodily stated it goes through Forrester Acres at about 600 West.

Commissioner McKay stated it goes through his field near 570 West.

Commissioner Teuscher inquired if Smithfield is restricted expanding west unless the city has their own waste treatment?

Clay Bodily not restricted at all, that is agricultural land and it flows southward as well.

Commissioner Archibald stated that Richmond City has a settling pond and they are smaller than we are.

Commissioner Campbell explained that Richmond City has an expensive utility bill in comparison.

Commissioner McKay stated there isn't much room out west to put in a big pond.

Clay Bodily stated the Sunrise report shows you where it will go and where the piping goes - no need to re-invent the wheel.

Chairperson Anderson stated there is going to be a joint meeting with the Planning Commission and City Council at end of July, first part of August to discuss the General Plan, so plan on that as the General Plan committee moves forward.

Councilmember Wall suggested Solar training could prove helpful. There is a need to learn about the impact and solar is putting power back into the grid. Councilmember Wall referred to there being three homes up on 1000 East currently putting rails up on their roofs.

**Agenda items:**

Resident Input

Consideration of Consent Agenda

Minutes of the April 20, 2016 Planning Commission Meeting

After consideration by the Planning Commission, Chairperson Anderson declared the consent agenda for the April 20, 2016 planning commission meeting approved and the minutes stand as submitted.

**Public Hearing to consider a request by LaVoyle Crossley for approval to allow an expansion of a non-conforming structure by extending the existing dwelling to the north, located at 195 West 200 North. Zoned R-1-10**

**The public hearing was declared open at 7:18 pm**

Chairperson Anderson inquired if the Crossley family could come up and address this, tell us what you are trying to do and state your name and speak in the microphone and will allow any public input.

Drifty Crossley, son of LaVoyle Crossley, what she is basically trying to do is taking half of that which is a Covered patio and the roof is leaking and she has a big family and would like to expand for more living space instead of the existing patio.

Chairperson Anderson is a little confused by the drawings, is it off the back of the house - is that a garage or a carport there?

Mr. Crossley stated, "the shaded area is where the patio is right now for half of that and that distance is about 24 feet deep from the house going north and the patio is about 12 feet deep, the covered patio with some concrete behind it, but not covered."

Mr. Crossley stated the structure does not fit the setbacks on the road side because it did not fit when they built the house, they are not making the process any worse, they are going north and are not going any further to the west where it doesn't meet the setback requirements.

Chairperson Anderson inquired if there were any questions from the commission regarding this? Is there anyone in the audience that would like to speak to this? It doesn't sound like any of your neighbors are too concerned about it.

**The public hearing was declared closed at 7:20 pm**

Comments: It is already an existing structure just build out the patio.

Commissioner Campbell stated they are just putting walls in - almost.

**MOTION:** A motion was made by Commissioner Campbell to approve the request by LaVoyle Crossley for approval to allow an expansion of a non-conforming structure by extending the existing dwelling to the north, located at 195 West 200 North. Zoned R-1-10

The motion was seconded by Commissioners McKay & Teuscher. The voting was unanimous.

**Commissioners voting in favor:** McKay, Hancock, Campbell, Anderson, Teuscher, Archibald & Luthi

**The Commission will review and discuss the revised amendments to proposed Ordinance #15-01 which amends Smithfield City Animal Regulations, Title 6: 6.04.010 "Definitions" and Zoning Regulations, Title 17: 17.04.070: "Definitions"; 17.32.100 "Special Provisions For Kennel/Cattery Conditional Use"**

Chairperson Anderson stated he trusted the commissioners had time to go through this and that he appreciated the help that went into generating these ordinance amendments.

Commissioner Teuscher stated it can be a big deal as to what a companion animal is and would like that defined as to what animals would be considered as companion animals.

Chairperson Anderson commented "I guess we are just talking about dogs and cats here, not other domestic pets." What about the Kennel definitions? I am not opposed as to how this is worded. I know when this hits the City Council there may be some conversation about whether this is a commercial enterprise or not. Personally, I do not feel we need to call out a Kennel as a commercial enterprise. I am okay with the definition that has been proposed here.

Char Izatt stated that Wade covered what would generally fall under commercial uses. If someone were to come in to apply for a commercial kennel it would be those items that he listed in the definition that I would look for.

Commissioner McKay stated he has questions on the word enclosure and do we need to define it more? They could be a chain link fence or cinder block walls?

Chairperson Anderson stated, “if he wanted to find out more. What did you have in mind?”

Commissioner McKay indicated for example if he had six dogs, what would be required- a chain link fence or walls around the building or structure?

Chairperson Anderson referred to the Howard’s kennel and they have a vinyl fence, and stated, “I would consider that an enclosure.”

Commissioner Teuscher stated he likes the way it is written.

Commissioner Archibald stated he is also concerned and he referred to the Howard’s as an example: a good portion of that fence is 5 or 6 feet high but as you get closer to road it is considerably lower, the Howard’s animals could easily clear that 4 feet fence. Calling that a kennel or an enclosure may make it hard to determine what qualifies as an enclosure.

After additional discussion on what qualifies as an enclosure, Chairperson Anderson recommended adding: after premises “meant to contain three or more dogs”, everyone okay with that definitions? Chairperson Anderson also inquired if the commission was good with the definitions of a Cattery, Animal Shelter and if there are any concerns with Title 17’s amendments? He also inquired if there were any additional concerns?

Councilmember Wall inquired if the Boy Scouts in the audience would, by show of hands how they would vote for this ordinance and the Scouts voted in favor.

Chairperson Anderson asked if by a show of hands how many of the scouts would vote for 32 cats in their home and one of the scouts raised his hand.

**MOTION:** A motion was made by Commissioner Teuscher to approve the proposed changes to Ordinance #15-01 which amends Smithfield City Animal Regulations, Title 6: 6.04.010 “Definitions” and Zoning Regulations, Title 17: 17.04.070: “Definitions”; 17.32.100 "Special Provisions for Kennel/Cattery Conditional Use” by adding additional verbiage to all definitions where it defines a kennel.

The motion was seconded by Commissioner Campbell. The voting was unanimous.

**Commissioners voting in favor:** McKay, Hancock, Campbell, Anderson, Teuscher, Archibald & Luthi

### **ADJOURNMENT**

**MOTION:** A motion was made by Commissioner McKay to adjourn the meeting at 7:40 p.m.

The motion was seconded by Commissioner Campbell. The voting was unanimous.

Commissioners voting in favor: McKay, Hancock, Campbell, Anderson, Teuscher, Archibald & Luthi

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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 regular Planning Commission Meeting at 7:00 p.m. on **Wednesday, May 18, 2016 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.**

**7:00 p.m. Opening Ceremonies**

**Workshop Session:** The Commission will discuss future training topics.

**Agenda items:**

1. 7:07 p.m. Resident Input
2. 7:12 p.m. Consideration of Consent Agenda  
Minutes of the April 20, 2016 Planning Commission Meeting
3. 7:15 p.m. **Public Hearing** to consider a request by LaVoyle Crossley for approval to allow an expansion of a non-conforming structure by extending the existing dwelling to the north, located at 195 West 200 North. Zoned R-1-10

4. 7:20 p.m. The Commission will review and discuss the revised amendments to proposed Ordinance #15-01 which amends Smithfield City Animal Regulations, Title 6: 6.04.010 “Definitions” and Zoning Regulations, Title 17: 17.04.070: “Definitions”; 17.32.100 "Special Provisions For Kennel/Cattery Conditional Use”
  
5. 7:30 p.m. **ADJOURNMENT**

Posted this 13th day of May 2016 at the Smithfield City Offices, City Web Page and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 13th day of May 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.