

Smithfield City Planning Commission
July 20, 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, July 20, 2016**. The following members were present constituting a quorum:

Chairperson	Jamie Anderson
Commission Members	Casey McCammon
	Jackie Hancock
	Kelly Luthi, alternate
	Wade Campbell, late arrival
	Stephen Teuscher
	Doug Archibald
	Bart Caley
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 7:01 pm

Opening Ceremonies: Jeff Adams

Excused: Commissioner Bryant McKay

Attendance: Clayton Gefre-Herald Journal, Michelle Anderson, Laura Desmarais, Kenneth L Tuveson, Michael E Taylor – Civil Solutions Group, Inc, Matt Esplin, Lynette Hutchison, Carolyn L Eckert, Carolyn Monaco, Dan Monaco, Kelly Luthi, Scott Datwyler, Sheri Anderson, Melanie Murphy, Tiffany Penrose, Jeff Adams, Duane Williams – B-R Properties Inc, Benjamin Farnsworth, NNHC, Randy Mitchell, Cleon Chambers, Sally & Chandler Baer, Kim Datwyler-NNHC, David Frandsen-NNHC, Angela Belnap, Dennis Thornley, Chris Chambers, Kristin Winn-Key-Lix, Kelly Winn-Key-Lix, Lila Winn-Key-Lix.

Please note: "There are portions of the following minutes that have been transcribed for accuracy. Please see certification at the end of the minutes."

Workshop Session: Review of suggested ordinance updates in regards to incorporating Trails into the development process.
General Plan Updates

Commissioner McCammon stated he did not see anything that alarmed him. He was curious about the very first one under 16.06.030 it is highlighted as “purposes required except for dedication of trails or widening”, may I just ask what was there prior what that was changed from.

Commissioner Caley stated, I think that was highlighted for the comment just in regards to the canal.

Commissioner McCammon, oh okay, so it isn't a change.

Chairperson Anderson stated, he has a comment there and that is his comment from the trail coordinator.

Commissioner Caley stated that nothing sticks out as being an issue.

Chairperson Anderson stated the trail coordinator liked our comment about “All subdivisions that contain or abut canal, river, or stream shall dedicate to the city a permanent fifteen foot (15') right of way along the west or south bank of said waterway.” so I guess we have some kudos for that.

Commissioner Caley can we discuss Chapter 17.88.080 “Streets”, Section H, he has a comment there. What was behind his comment on that?

Chairperson Anderson so this is where it says “Consideration shall be given for their connectivity or inclusion, into the citywide network of trails identified in the city's general plan.” I think what he is saying is instead of saying “that consideration shall be given for their connectivity”, why not just connect it.

Commissioner Caley, Okay, so there is strong enough language, so.....

Chairperson Anderson stated, “So they don't give the developer a choice, that you connect those in.”

Chairperson Anderson inquired if the audience can see the screen behind the commission? He also referred to where you see the dotted lines throughout the city, those are either existing trails or ones that are proposed to be added or connected to existing trails in the General Plan. So this is regarding the trails construction and the trails portion of the General Plan we are discussing.

Commissioner Teuscher commented on trails that will be connecting to city streets and sidewalks.

Chairperson Anderson stated “just identifying where they are, we haven’t talked about that at this point, some of these do go on city streets and sidewalks we do have some areas we want to develop in the future and there has already been discussion about Lantern Hill, along 400 North.” Just to point out to the audience what we are looking at here, the red line going along the screen are the proposed areas that Smithfield could potentially annex over the next several years. The black border that you see is the current city limits.

Commissioner Archibald stated he just likes the plan and how it looks.

Commissioner Hancock appreciates that we have the trails for people to get out and use. We have a lot of people in town that like to walk and use the trails.

Chairperson Anderson stated he believes we are still on target for the August 24th joint meeting with the city council to discuss the roll out of the General Plan and how we are going to roll it out to the public. I would assume at that point we would talk about setting a schedule for public hearings and things like that so we can move the General Plan forward at that point.

Resident Input

Scott Datwyler stated he lives on Meadow Lark Lane. He came because of trails and he serves on the County Trail Committee and has in the past served on Smithfield’s trail committee. I read this in the paper today. When would be the appropriate time to have you put on the change and any additions or subtractions, would that be in a workshop coming up?

Chairperson Anderson that would be at a future public hearing that will be held. We haven’t set that schedule yet but hopefully sometime in the September, October timeframe, we will have the entire General Plan open for a public hearing, trail system, road system, water, the entire thing.

Mr. Datwyler indicated that he is just saying that he agrees with the commission and this is health city and we should have additional trails added to our neighborhoods.

Consideration of Consent Agenda

Minutes of the June 15, 2016 Planning Commission Meeting

After consideration by the Planning Commission, Chairperson Anderson declared the consent agenda for the June 15, 2016 planning commission meeting approved and the minutes stand as they were issued to the commission.

Neighborhood Nonprofit Housing Corporation has requested approval of the Concept Plan for Suncrest Estates, a 36 lot subdivision, located at approximately 680 North 600 East. Zoned R-1-12

Pleasure to be with you tonight, Mike Taylor, I am from Paradise and the Civic Solutions Group, we have been working with NNHC (Neighborhood Nonprofit Housing Corporation) on this for quite some time. We have a 36 lot subdivision planned just north east of some developments there on Crow Mountain Road. It is a relatively simple layout, very straight forward if you are familiar with NNHC program, they produce very high quality neighborhoods that often produce

very community oriented residences since they go through a very arduous, painful and fulfilling process to build their own community. We have all utilities placed in the appropriate rights of way, retention ponds are planned on the west side along with curb and storm water development and we are fully improving the Crow Mountain road along the frontage as well as on the west side, since both parcels are currently owned by NNHC. We do have west side improvements also shown on the short stretch between the existing development and the beginning of this particular development. Do you have any questions in particular about the layout?

Chairperson Anderson, let me open it up to the commission, any questions on what you have seen? Commission you have in front of you what the Concept Plan looks like, do you have any comments about it?

Commissioner Hancock inquired, "Will this be similar lot sizes as what is out west by the Birch Creek Elementary in that non-profit housing?"

Clay Bodily stated it would be zoned R-1-12, same size lots.

Commissioner Hancock inquired, "Same type of set-up with the lot sizes?"

Mr. Taylor stated that most of these lots are between 1/4 to 1/3 acre to give you an estimate and a few corner lots that would be larger than that.

Commissioner Luthi inquired, "In terms to the road that goes to the east, how does it connect? When will it connect? Or is that part of this?"

Mr. Taylor stated that as part of the negotiations with Mr. Meikle who was the previous landowner, there was a boundary line adjustment that created this piece in the current configuration and I think it was part of the understanding that he wanted to reserve the option on the remainder of his property.

Commissioner Luthi, "So it will just end right there?"

Mr. Taylor stated, "In the meantime."

Commissioner Luthi stated, "The exit of the full subdivision would be 600 East?"

Mr. Taylor stated Crow Mountain Road. For emergency purposes there is the additional access to the north. Of course, it is an unimproved road.

Commissioner Archibald inquired which Meikle you are working with.

Mr. Taylor stated it was Ted Meikle.

Commissioner Archibald stated the concern he has is there is a crop being grown on the land right now and I understand water, secondary water I am speaking about, maybe there isn't

enough to go the whole distance all summer, but there is a crop on there now and they use culinary water to grow it is expensive and puts a burden on the system and that is my concern.

Mr. Taylor stated that was a concern across the Wasatch front and Cache Valley as well, I think to try and mitigate NNHC organization has in their previous subdivisions utilized water wise landscaping in all the park strips, it is all drip and xeriscape and they encourage those things and water conservation practices on the lots themselves. The park strips are actually written into the CC&R's for the development, so they can mitigate on that front. Aside from that, sufficient water rights would be dedicated for the lots.

Kim Datwyler stated the crop will not be disturbed. We wouldn't start until the crop was done and Mr. Meikle will be providing secondary water shares to go with that. That is something I took back to him and indicated that it was a concern and would negotiate that.

Commissioner Archibald heard a rumor- maybe it is true and maybe it isn't did the waters shares and the development down west of town, Park Place, from what I have been told that the water shares came with the land and they didn't go to the homeowners, is that true? Asking about water shares- Park Place- came to the city not to NNHC and not the home owners.

Ms. Datwyler that is correct they came to the city, there was, you may recall, a lawsuit that was involved, I wasn't privy to all those details, we owned the land, then we had to sell the land, Judge Allen owned the land and then we ended up buying lots back from him. It was part of that last suit that was filed. I was told the families could not hook on to the lines. This was years ago and I had to sign off on it on it but none of the families in that development could have access to that secondary water, that was part of getting the second lawsuit that was originally filed against NNHC and Kevin Allen. We did not have a chance; it was out of our hands.

The Commission continued to discuss secondary systems, purchase of water shares and the possibility of setting a condition to compel NNHC to connect to a secondary system.

Commissioner Archibald stated that whatever would have to be done to provide irrigation water to this subdivision. He indicated that he has not been successful purchasing shares in order to hook-up to the irrigation system.

Mr. Taylor stated that there are administrative difficulties with the different types of irrigation systems available.

Ms. Datwyler indicated that she tried to provide an irrigation system in a rural setting and there was not enough water and had to pass the cost on to the homeowners and they had to switch back to culinary. She stated they spent more time and money and there was no benefit for the families.

Public Hearing to consider approval of the request by Neighborhood Nonprofit Housing Corporation for approval of the Preliminary Plat for Suncrest Estates Subdivision, located at approximately 680 North 600 East. Zoned R-1-12

The public hearing was declared open at 7:30 pm

My name is Chris Chambers and I was just listening to the irrigation discussion on this subdivision. I am a board member of Smithfield Irrigation and I know that water is available. Neighborhood nonprofit would need to put the pipe in and put the hook-ups in then it becomes part of their irrigation company up there and there will be a flow of $\frac{3}{4}$ of a share or whatever and they will be assessed on what it costs that year. I know it is available, we have tried to encourage secondary water because once it leaves our system it is gone and we still have the same cost to meet in our pipe throughout the whole system and when we lose shares or whatever and the city gets them, the city has acquired a bunch of shares that they have been banking and they can no longer do that, you guys have to use them or you will lose them to the State of Utah.

Clay Bodily inquired if Mr. Chambers knew what the connection fees are on that system up there.

Mr. Chambers stated, "I don't, that is a different system than us. We have adjusted their fees to encourage people to hook up."

Chairperson Anderson reiterated one time hook-up plus an annual assessment.

Ben Farnsworth with NNHC, I didn't comment. When a developer to an area, we study the municipal code for each city, very thoroughly, we do that so that we can be law abiding, so we can meet all the requirements. On the matter of the water, the city code requires us to either pay a \$2,000 fee or provide one share per acre. That is the city, that is what we have to abide by and as far as I understand it, no other requirements can be imposed upon us nor any other developer, not that we are requesting special consideration by anyone but we are here presenting a concept with preliminary plat that both abide by the municipal. We definitely want to make a beautiful community and we want to be water wise and water smart. We have done water modeling. Engineering has passed off for the water pressures in the area; every lot has a surplus of 50 residual psi. The water plan is sound for this development and in my opinion there is no further issue with the water plan. Thank you.

My name is Dennis Thornley and I represent myself. I think all of you need to talk to the North Bench Irrigation Company. This has nothing to do with Smithfield Irrigation. It is North Bench, it is Gary Hansen the President, that is has the shares up there. I think you are all confused with what a share of water is worth. They happen to be on a limited supply up there. A share of water one year is not going to equal the same amount next year, depending on what water is available in the canal, because they have a canal exchange agreement with Smithfield Irrigation Company to draw water out of Summit Creek. It is so confusing that you need to talk to North Bench, that is where you should get your information not from any of the sub dividers or Smithfield Irrigation Company or even the city, you need to go to North Bench Irrigation Company to find out what needs to be done to supply water to that subdivision. That is the bottom line and all this talk and then putting all these subdivisions up on that dry land. They don't have enough water up there to water what they have and they are limited on the number of

acres they can water with what whatever water they have. They don't have the supply. People need to be informed that there is a difference between a water right and a water share.

Char Izatt stated the ordinance doesn't allow us to force them. I am just trying to explain the ordinance.

Sheri Anderson stated she actually owns shares in the subdivision where she lives and there are 17 lots up there she pays \$12.00 every summer for her lot and she does run out, but she does save money and their contractors did install their lines when they purchased their home up there.

Ms. Anderson also stated she had a few questions. That there lots are a ¼ of an acre and her concern is that there is really a dense population that feeds into the water and into the road and it comes down to how many people we are putting in this area which is obviously a dry area, up on a hill where water has to be pumped. She stated that she can't see on the map how many of these lots are over a ¼ of an acre or is that just slightly over a quarter?

Clay Bodily stated the zoning would be ¼ acre and we wouldn't use a pump, it would be gravity fed.

Chairperson Anderson stated 12,000 sq. ft. is .275 acres so with the minimum of 12,000 sq. ft., it has to be at least .275 divided acres so there would be more than ¼ of acre.

Ms. Anderson –she referred to an issue that Kenny Tuveson brought up at the last city council meeting and commented those people will be my neighbors & friends

Ms. Anderson stated another concern is open space and green space and it is a concern of some of our city councilmembers as well. I don't necessarily see this on this map as well but as citizen's that is something we are concerned about with putting dense population in an area where there isn't enough open space. I did have a councilmember mention to me that there would eventually have to be another well over by Birch Creek Canyon and pumped up. I don't know if that is true or not true.

Mr. Bodily stated "if you look at the topo line right there, to meet the requirements of the Division of Drinking Water they cannot build above, no one can, it doesn't matter who the developer is until another water source is put in."

Ms. Anderson stated, "So there is enough up to that point."

Mr. Bodily stated, "Yes, it is an evaluation thing more than anything."

Ms. Anderson so again, the roads are a huge concern for us. They mentioned at the city council meeting that there was a fire that we had a couple summers ago and there was only 30 home up there then and now there is another 35 and had we had to evacuate, that would have been a mess, so it is a concern to make sure roads are in place, that we have enough water and open space and green space to protect our community.

Chairperson Anderson inquired if she felt the concern the fire access was adequately addressed by the Fire Chief at that meeting?

Ms. Anderson no, I did not.

Chairperson Anderson stated that although he stated that it met code.

Ms. Anderson stated, "Kind off". As far as meeting code, I don't remember if it was off the books but when he spoke again that it was recommended that 35 homes per road outlet, that we don't have that lot in place then that as a law, each home would have to do sprinkling systems.

Chairperson Anderson to the appendix they would be referencing.

Ms. Anderson stated, "right" but that is what is recommended and that is a concern that I had even though that is not in place through the city, that is a huge discrepancy as it is not just as this development comes in. I don't want to bash on developers, that is their job, they come in, they develop and that is how they make their money but we are the ones that live there, that need to be safe, so I just want to make sure it is safe.

Jeff Adams stated that he lives in the neighborhood there also and stated, "I know the council and the commission has been working on the master plan now for a few years and with this subdivision and all the things that have been tabled and all the things that are being proposed. What I would like to propose is that we kind of get the master plan ahead of all this development, get the roads in place and get the water lines in place and that is what we need to do first, I think that would make sense instead of just approving these subdivisions as they come and letting the developers drive the approval process. We should encourage development but we need to plan first. For example, we have developers saying well, "we met code and you can't really deny us," and I do feel for them in that sense. For example, Jeff Jackson, when he puts in a subdivision, he has to make a profit. NNHC they have to make a profit and we all want them to make a profit. We want people to be able to water their lawns as Doug said, we want people to keep a green lawn without some crazy, expensive,-it isn't that difficult, for example we have secondary water in my subdivision, you know, a lot of the subdivisions that I've looked at , that is just part of the process they offer. That money can go into their pocket or it can go into the secondary water. Then they are going to come and comply and charge a little more for those lots. The end users are going to be glad, guess what, they want to water their lawns anyway, when they get there, when there is a fire, like Sheri said; they want to drive out of their neighborhood more than one way. We have a chance to plan. You have this beautiful open space up there, we have a chance to plan, it is easy to put enough roads up there. The argument now is, well, we don't own the property or it's not in the city, we can't plan. That is one argument, we know that people want to annex and develop that property, so we plan for that and I think we can plan, let's approve, let's let these people in. These developers don't want to make the plan, they want to make money. For example they are saying, you don't like teachers, or you don't like fireman, and I just laugh because we love those people we have plenty of teachers, we have plenty of those type of people in our neighborhood, we want them to have quality of life when they are living there, in other words we don't want them to come in and be disappointed that they can't water their lawns and

they don't have a good way to get in and out of their house and their kids don't have any open space and all those concerns. We have the opportunity to do what, to plan.

Mr. Adams continued, "Look what we did to Jeff Jackson, he came up here that he wanted to submit for Phase 4. Did he do it? No he didn't do it. Two years ago and we have no master plan in place; it is over 10 years old. So he can just come there and meet the code and he can develop. Well now NNHC comes up and wants to lay out all these plats and continue to do that and he says, well wait I can't do my plan anymore because if you are going to put up all those kind of houses, I can't sell the houses that I want to put in Phase 4. So the same thing, the same very principle, the irony of it, should just kill us so what worked for him last time and helped him now prevents him from doing what he wants to do which is make a profit because he can't plan because we don't plan, we need to help them, we need to plan ahead of them and let them drive the process. We need to plan the water, open space, the lot size and of course, we have done some of that and we have. You guys volunteer your time. I do respect you and I love the fact that you are giving your time. What is funny, I like Jeff because guess what, he lives right behind me, he is part of Smithfield, and he is part of the process, so are you guys, you are giving your time and doing your job. We all want the same thing. We can't let the developers get in ahead of the plan and drive the process. They say the water argument is closed. The water argument has not even started, just because they met code. You can't close the discussion, that is why we are here. Twenty years from now they can't make these decisions. My point is, take your time, get the plan in place, put in the roads, water & open space. People are going to be dying to get up, those trails that you plan, they will hiking those trails. They are going to be doing all those things because of the service you guys have offered and I ask you to continue the process, don't be afraid of the developers, because really ultimately, we are here to help them, we want them to make money but we are the ones, you live in Smithfield, you are going to live with your decisions. Let's do what we should do and plan.

Kenneth Tuveson stated he lives up on the hill, where the houses are. He thinks he has been here before, he has problem that taking someone's lawn and push a road up to their house just so Travis can push a road, he happens to own the land east of Crow Mountain. Road. I'm just a Farmer and I enjoy farming. I know development is increasing and farmers are struggling. Travis is not my concern because I make my payments on time to Smithfield North Bench. Let them cut the hay. It isn't the money or tearing up a house and a lawn to get 15', the city will know that. He was in the right and they were in the wrong. Trails already up there and ride horses and four-wheelers. Have a little fun riding over my piping and damaging it, I pay for the pipe to be fixed. The trail is already up there. Ted is over the Meikles family. We discussed this with the council in 2001 when my sister was alive. I'm in the county and I have the right where it is my property and I gave them 16' and I don't think they need any more than that. I thought that Gary Hansen be here to stick up for me and I thought Virginia would be here too, that is who I pay my water tax to, I can tell you how much, but I won't. I appreciate you hearing me out. Thank you.

Lyle Hill stated he does think that what Dennis Thornley said is a very legitimate thing and you better get ahold of the water company out there and see really what they will. We do have some water rights out there. You need to have one share for every one of those homes. It may be different now. That is what it was a few years ago. Thank you.

Ms. Datwyler stated she will be brief but there are a couple of things that you should hear in response to some of the questions and there have been some comments about the water. What was said from your Mayor about the water is that the city is in very good shape, we have plenty of water for, and I think he said, for the next 40 to 50 years.

Mr. Bodily state 20 years is where we are at now. We are good shape right now. That is culinary water.

Ms. Datwyler continued, "The water modeling has been done. We are bringing water shares in. If we could do a secondary system and I am not trying to be dishonest with you. I just haven't looked at it. I spoke to the landowners and met last week with landowner, and told him the city would like us to purchase water shares. I have not talked to the North Bench Company, that is who that is. I know we have enough shares to meet city requirements we spent a lot of time and money in the system that didn't work out, so I can already tell you I believe in it and I am vested in it and I just don't know how it will work here. I give you my word, we will look into it and it worked for the subdivision to the south and we will look at that and we do have shares and if we can meet the requirements and if we can go beyond, we will. I have to say 36 lots feels like a lot to the people that have been up on the bench and I sympathize. Mr. Meikle also wants to sell his property, and that is his right as well. I don't think 12,000 sq. ft. lots are incredibly dense. The younger millennials are looking for smaller lots.

Even a 12,000 sq. ft. lot is going to eat up our open space in a really fast way. This is just development aside. I like open space. I will tell you about the comments about that we don't plan, we don't think ahead, that we aren't vested here. Let me just tell you how much time we have spent looking at this before we got to this point, over two years, we talked to all the landowners, we don't have all the land under contract. When we come into an area we build only 12 to 20 homes a year and we build out slowly and our word is how we develop so if we don't do a good job, we don't have future clients and those clients refer their siblings, their children even, that is just word of mouth and we have to do a good job and we have to be there for the long haul. We have people that 10 years later will call us about a problem. I don't know where you are going to find a developer that is more vested than that. We talked to all the owners and I talked to all of them. Are you interested-where will we put roads and where will they connect? Again I know the people here don't want to hear that but that is going to get your access points, that is how you are going to get the roads off the benches as development occurs, you are not going to have roads that go through the fields, you are going to have to have more development, it is a double edge sword. There will be more access points, and in fact at this point we can provide you an access point that doesn't give you any more homes so you get the best of the best here. Ted Meikle has agreed to provide a secondary access points for emergency through his remaining property that comes down Upper Canyon Road. If there was fire that couldn't get out now could come up to this subdivision and out on Ted's property, it actually solves a problem that you have that you can't fix until more development happens that nobody wants to have happen so it actually does provide a benefit. I am tired of the double talk. We build nice subdivisions. We don't build half a million dollar homes but we don't build shanty's either. We are one of the few developers that actually do water stents because of the funding partner's we have to use water sense appliances, our toilet fixtures and our landscaping. We use less water, so there are benefits that people just don't know about when they talk negatively, they

just don't have all the facts and once you see the product that we provide and the people that we bring here, there will be a lot of fears laid to rest, if you will just consider that. Thank you.

Ms. Anderson I have refrained from talking different demographics from different types of people and just a minute ago that was brought up again. I personally have not attacked and actually have felt were appropriate and we are concerned that our investments are not being protected. We are not rude, but I am frustrated, because I feel it has been turned the other way since that was brought up. It is a valid concern. I bought place where I live developed for larger lots and more expensive homes. We feel we are at the mercy of what the developers are choosing our community to look like. I would love to see that there are options to have zoning for 1/3 acre for larger homes and larger lots and for people to build starter homes. I feel we need a combination.

Ben Farnsworth of NNHC again, thank you for letting me speak again. The General Plan was adopted some 10 years ago and went through due process. At that point, every citizen of Smithfield was welcomed and was offered the opportunity to contribute to the General Plan. The General Plan for this area, dictates residential zones. The zone requested is R-1-12. Mr. Farnsworth referred to the term "not in my backyard" or Nimby and that is okay and all of us have the right to be heard and we only get energized when it is relatively in our backyard. We are following your codes and we are happy to make agreements, and make concessions and consider other options, so long as all developers are treated according to the same code, just like the Chairperson said tonight. Thank you. We want to make a beautiful plan in this area, in so are as the city will support that plan.

The public hearing was declared closed at 8:12 pm

Chairperson Anderson stated, "What Char has just instructed us and since we are volunteers and she is the one that keeps us on the straight and narrow or tries to anyway. The third item that I brought up was the Concept Plan for Suncrest Estates and what we are discussing now is the preliminary plat. If we approve the concept plan, so as an order of business, we need to approve or not approve before we finalize item #4. So Commissioners, is there someone that is willing to make a motion for or against approval on item #3 before we finalize item #4."

MOTION: A motion was made by Commissioner Hancock to approve the request by Neighborhood Nonprofit Housing Corporation for approval of the Concept Plan for Suncrest Estates, a 36 lot subdivision, located at approximately 680 North 600 East. Zoned R-1-12

The motion was seconded by Commissioner Teuscher. The vote was unanimous.

Commissioners voting in favor: McCammon, Hancock, Luthi, Anderson, Teuscher, Archibald & Caley

Chairperson Anderson continued, "The Concept Plan has been approved now let's finalize the portion here that we just had a public hearing about and this is the request to approve the Preliminary Plat that is still up on the screen."

Chairperson Anderson reviewed the process again on STRC (Subdivision Technical Review Committee) and stated that the Preliminary Plat has passed that review process. "Clay, do you want to talk at all about the water modeling?"

Mr. Bodily stated, "For the culinary water there are pressures and volumes that need to be looked at and so we have an out of house engineering firm. J-U-B Engineers has to water model to make sure it meets the division of drinking waters requirement now they have a requirement for residual pressure and if there is a fire and a fire hydrant is open, it still has to be residual pressure and so this water model, this program puts in the sizes of pipe, the elevations, the zoning R-1-12 and they water modeled it and NNHC did pay JUB and he does have that letter that said it passed volume and pressure.

Chairperson Anderson stated that Mr. Bodily mentioned that there is a 20 year supply based on current growth trends.

Mr. Bodily referred to that topo line that we can't build above and they had to meet with Rocky Mountain Power that gets recorded with their signature on it. I don't know how far they have to be away from the power lines but it has been looked at.

Chairperson Anderson inquired if we know if Rocky Mountain Power is doing anything with those power lines on the south side of the property?

Mr. Bodily stated, "Not that I am aware of."

Chairperson Anderson inquired, "Do you know how far those lines would be to the homes that would be near the development?"

Mr. Taylor stated, "The line runs right down that property line."

Chairperson Anderson stated the the trials plan will go right underneath the power line.

Commissioner Teuscher stated the even if the secondary water is available, you may not have water all the time. He is concerned for the proposed buyer of a lot, may not be informed and feels they need to be informed, if secondary water is available, he would like somebody to make sure they understand that kind of thing.

Mr. Bodily stated, "All we have control over is the culinary water."

Commissioner Teuscher stated that he has seen cases where people think they have all the water they can stand and when the water runs out, there are hostilities; he would rather have that information up front for the proposed property buyer.

Commissioner Archibald suggested that NNHC go above & beyond and work with the East Bench Irrigation Company. It costs hundreds of dollars to water with culinary. That they do everything they can to that property so it can be used for secondary water irrigation.

This affects me directly on the drought year. Even though we have 50 years or whatever, let's keep it that way. I suggest you put the plastic pipe in right now, it is cheap right now but after the roads go in it gets really expensive. That is my concern.

Commissioner Caley he agrees with the same thing on the irrigation water and stated he would like to give the homeowners an opportunity to hook-up to an irrigation system. Would rather use the water than lose it.

Commissioner McCammon stated he went up there earlier to examine the area once again and perhaps it has already been addressed. Is Crow Mountain road the only paved access road? He requested that he be reminded of the benefit of the access road. Where the other emergency road comes out, I just want a better visual.

Ms. Datwyler stated that if you know where the Meikle farm is, it goes through Mrs. Meikle's property and becomes a county road and it drops down onto Canyon Road. Mr. Meikle is willing to sign an agreement to grant the city an emergency access in case of a fire.

Commissioner Luthi inquired, "Is his property straight east and also stated that you have to actually drive through his place to get to the other Meikle property. I just want to make sure that I am clear."

Commissioner Hancock stated she is concerned about open space and the General Plan shows a future park area, is it going to be right by the subdivision.

Chairperson Anderson stated that the proposed park is not currently inside the city limits. There is another one on the northwest side of the city. Need to determine if the city is going to buy the property. There is a cost associate with green space – the cost of purchasing it and maintaining it.

Chairperson Anderson also stated that the commission cannot compel NNHC to hook-up to an irrigation system but they can request a best faith effort to work with the irrigation company prior to any development taking place.

MOTION: A motion was made by Commissioner Teuscher to approve the request by Neighborhood Nonprofit Housing Corporation for approval of the Preliminary Plat for Suncrest Estates Subdivision, located at approximately 680 North 600 East, zoned R-1-12, with the condition that the developer makes sure there is an escape route through the Meikle property.

The motion was seconded by Commissioner Hancock.

The motion was amended by Commissioner Caley to add to the condition that it is a signed agreement with the land owners to allow that access.

The motion and amendment were seconded by Commissioner Hancock. Chairperson Anderson called for a voice vote and it was unanimous.

Commissioners voting in favor: Caley-yes, Archibald-yes, Teuscher-yes, Luthi-yes, Hancock-yes, McCammon-yes, and Chairperson Anderson-yes.

Lowell & Nanette King, agents for Tout Properties LLC, have requested approval to extend the time frame twelve months for the amended Preliminary Plat for Apple Creek Commercial Subdivision located approx. at 150 East and 800 South & 1000 South. Zoned GC (General Commercial) and CC (Community Commercial)

Lowell King stated he was asking for an extension on the Apple Creek amended Preliminary Plat.

There was discussion to clarify whether the extension is for 12 months or 24 months.

Mr. King stated as long as the city will bring some people in.

Char Izatt stated that the city is trying too.

MOTION: A motion was made by Commissioner Campbell to approve the request to extend the time frame twelve months for the amended Preliminary Plat for Apple Creek Commercial Subdivision requested by Tout Properties LLC located approx. at 150 East and 800 South & 1000 South. Zoned GC (General Commercial) and CC (Community Commercial). The motion was seconded by Commissioner Teuscher. The voting was unanimous.

Commissioners voting in favor: McCammon, Hancock, Campbell, Anderson, Teuscher, Archibald & Caley

Public Hearing to consider a request from Duane Williams of RND Properties, agent for BR Property Development LLC, to rezone property from A-3 (Agricultural-3 Acre) to GC (General Commercial) located at approximately 600 South 200 West, Parcel #08-105-0058 (4.92 acres)

The public hearing declared open at 8:31 pm

Duane Williams stated he lives on the west side town and is under contract to purchase this ground from people that he believes live in Provo. Mr. Williams referred to the map and the parcel number 08-105-0058, south piece in the center and indicated ag-commercial is on the west side and referred to the railroad spur that he does not own and believes it is owned by the owners of the Del-monte plant. His intent is to change that from Ag 3 to Commercial, it fits the neighborhood, Mr. Williams referred to the master plan and he believed it was light industrial there. He indicated that he will need to develop 200 West with curb and gutter.

Chairperson Anderson inquired from a general commercial standpoint, what would you be looking to put in there?

Mr. Williams stated that his good friend owns the two buildings to the east and he has expressed some interest, he has outgrown his current Evolution Designs, granite countertop business. That it is a possibility.

Chairperson Anderson inquired if it would be the same type of businesses as to the east of the property?

Mr. Williams stated that is the idea, it is still not completely set, but there has been expressed interest by Evolution Design.

Dennis Thornley stated he would like to comment about all the approved commercial properties we have already. The 800 South Commercial Property was approved a year ago with one building and one lot and it is an eye sore and a fire hazard, in my opinion and I don't know that we need more commercial development. The Del-monte property that was approved for 19 lots and that hasn't happened and it is an eye sore and a fire hazard and even over at Cantwell's, it sits there; someone could go there and torch the place. The City Council keeps approving more I don't know if we need any additional approvals.

Chris Chambers again, that is right across the street from my dairy, I don't milk cows there anymore. I run my Dad's place, 200 South 500 West, that is right across the street from me. He has serious issues with both of these. We have moved twice, where do we go? I realize we are not going to stop development, but where do we? I feed anywhere from 150 to 200 head heifers there year around. I have tractors and semis in and out of there. I am with Dennis, the ground that your guys approved, Dennis owns some and I ran some of the ground on the 800 South subdivision and there is one business there. I realize they have the right to sell. I don't want someone to tell me what I should do with my farm out there. As a city, we need to step back and look at what we are doing. Not only with this but with the multi-housing.

Commissioner Teuscher inquired, "What would you propose would be a better fit for something like that?"

Chris Chambers stated that if he had to choose, I would rather see commercial than multi-housing, I have flies, cow manure, I can't control it.

Chairperson Anderson stated that was the next public hearing.

Chris Chambers stated, "He just asked me to choose."

Chairperson Anderson stated, "I understand."

Cleon Chambers stated he thinks development sucks. Where are we going to go we have money invested struggle to stay farming and you put a subdivision across the street and they moan and complain about flies & manure? Take the Meikles up there, they had a good system until somebody complained about a little water getting canal and they put in a sprinkling system, no one can stand to live up there. You are going to have the same thing. When I built that dairy 40 to 45 years ago, the city said this was agriculture, a few years later they said the heck with you. We get dumped on all the time. They get in there and they aren't going to like us and they will want us to move. I don't think that is fair and I think it devaluates the way we can make a living. Subdivisions come and go, how many do you need. You have the auction property. There are twelve or nine acres that can be developed that doesn't need to take good farm ground out or throw somebody else out of business. That is all I got. That's it.

The public hearing was declared closed at 8:40 pm

Commissioner Campbell stated he knows of the battle of agriculture, I am of the younger generation that is trying to work in it. I understand, Mr. Chambers, what you just said as well as Chris, both of you. It is a struggle as I sit here, I wish we could say no and then be done with it as well as the development on east bench. I rode my horse across there ever since I was a kid. I struggle with that and I understand and I hear you. I'm here to represent that, but I don't know what we can do as far as stopping the general commercial or anything like that- that is my personal feelings.

Chairperson Anderson –I think there are some concerns that we can address- I think the points that were made that there are enough general commercial zones in the city that have not been built out. So it doesn't mean that because someone puts a petition in front of us that we have to pass it and we want to make sure what we feel is best and in the best interest for the city as we consider these, so don't feel like you have to roll over and play dead.

Commissioner Campbell stated the other comment he had, Chris and Mr. Thornley, if the irrigation company have any waterlines that run through this, is there any of that, that is a concern, I don't know where that all runs?

Chris Chambers stated there is an irrigation line on the very north side and then down on the west side, none going through the property but around the edges.

Commissioner Campbell stated he knows the Winn's on the other side, he does business with them for his cattle and he is familiar with the marble and cabinetry and stuff of that nature and with the cattle that Chris has across the road, where there is noises, that doesn't work well. Commissioner Campbell stated that all the time and he thinks that is also a concern the commissioner needs to look at and discuss. He also stated, "These are just things I know having worked near Evolution Design and the cabinet company that I used to work for and they are concerns that I have."

Commissioner Hancock stated that she agrees with what has been said that we want to have commercial things here in Smithfield and the city does have a lot of empty commercial space, and she totally agrees with that part that if we could use what we already have, that would be great before we allow more.

Mr. Williams inquired if it is still the public hearing?

Chairperson Anderson stated, "No, the public hearing is closed, we'll let you make one more thought and we will go from there."

Commissioner Caley directly inquired to Mr. Williams, "you said they expressed interest but if there isn't an agreement or guarantee they would move there anyway?"

Mr. Williams stated, no there isn't an agreement, we have thought of other ideas, if they get multi-family there, then storage units are going to be needed. And that is a quiet, nice use. We are thinking what the long term. Two blocks off of main street- what will that be in the future? We think it kind of fits. I don't know anything else that will go there, unless it is left in farm

ground forever. We have thought, what would be the best use for that ground that would make sense with access off 600 South.

Cleon Chambers stated you don't have the right of way to cross over the railroad tracks to get in to that parcel.

Commissioner Caley inquired on the access and if they have inquired about that strip to use as a 600 South access?

Mr. Williams stated they wouldn't cross over 600 South and would be basically coming in about 560 South? He also stated that they haven't inquired about using that access.

Commissioner Teuscher inquired if the property gets zoned to commercial from agriculture, are they aware that the tax is different?

Mr. Williams stated they are aware of the difference.

MOTION: A motion was made by Commissioner Campbell to deny the request from Duane Williams of RND Properties, agent for BR Property Development LLC, to rezone property from A-3 (Agricultural-3 Acre) to GC (General Commercial) located at approximately 600 South 200 West, Parcel #08-105-0058 (4.92 acres).

Commissioner Campbell stated the reason he made the motion to deny, is because he thinks, as the commission discussed, there is enough General Commercial in the city that is not utilized, he knows there is discussion that someday it may very well develop that way and right now, he doesn't think it fits.

The motion was seconded by Commissioner Hancock.

Chairperson Anderson called for a voice vote and the motion was voted down, 4 to 3.

Commissioners voting in favor:

Hancock-yes, there is too much existing commercial empty space.

Campbell-yes, as previously stated.

Anderson-yes, in favor of the denial

Commissioners voting against:

Caley - no, the reason being because of the existing commercial and how close it is in proximity.

Archibald - no, if two people want to get together, I think you have right to develop your property and maybe there are others available, but if these guys have an accord, they should be able to act on it.

Teuscher - no, for the same reason, feels the development of the land is something that is going to happen.

McCammon - no, as I visited that area, it just felt like a commercial area that this is the best use for this property, at least for that particular section of property that we are talking about, I agree with the statement, that if you own the property and you would like to develop it in the manner your chose, you have that right to do that, and that seems to fit in that area.

MOTION: A motion was made by Commissioner Caley to approve the request from Duane Williams of RND Properties, agent for BR Property Development LLC, to rezone property from A-3 (Agricultural-3 Acre) to GC (General Commercial) located at approximately 600 South 200 West, Parcel #08-105-0058 (4.92 acres). The motion was seconded by Commissioner Archibald.

Chairperson Anderson called for a voice vote. The rezone passes and will go to the City Council at this point.

Commissioners voting in favor: McCammon-yes, Teuscher-yes, Archibald-yes & Caley-yes

Commissioners voting against: Hancock-no, Campbell-no & Anderson-no

Public Hearing to consider a request from Duane Williams of RND Properties, agent for BR Property Development LLC, to rezone property from A-3 (Agricultural-3 Acre) to RM (Multiple Family Residential) located at approximately 500 South 200 West, Parcel #08-105-0027 (7.33 acres)

Duane Williams stated, "let me go back just a little bit, we spoke with Smithfield City and our original plat was to put in single family, R-1-12 and we came up with a layout, and took that plan to a builder and he said he didn't think he could sell single family homes right there because of the commercial stuff that is going on. He said that to get something in that spot that they can sell, this developer has some really nice townhouse ideas." Mr. Williams shared some pictures with the Commission of homes that Jay with Sierra Homes is building in North Logan. Price point is about \$160,000 and he said that as his day job he does electrical engineering and his side job is real estate. Mr. Williams also pulled reports of what is selling and where inventory is where single family vs townhomes. Right now we have a really low inventory of houses. Three years ago, we had an average of 800 homes in Cache Valley at any given time and I just checked before I came here and we have 322 homes of those 322 homes, I did a search for under \$160,000, over the last twenty years there are only 18. If you look that basically in Smithfield he referred to Ryan Rogers who is finishing up his development of townhomes. Mr. Rogers stated he wasn't building any more townhomes that he is building apartments just to the northeast of where we are talking about right here. For single family homes, our inventory in Smithfield is about six and 1/2 months out but if we talk townhomes it is 2.2 months, basically they are selling the same rate but we just have less available. I feel there is a need. I have two daughters going to college at Utah State that need a place to live. In this lower price range, where kids are graduating from Sky View can afford, there just isn't that many or basically have been built out. I feel there is a need. If I look at the numbers of what is selling, that is a price point, that if you graduate and get married, you can afford. In talking to the builders on what they can sell. I live

on the west side and my partner lives on the west. We just live two blocks north and to the west, we understand the areas, we are fine with the areas.

Not trying to push anyone out or make anyone move, I am totally 100% for agriculture, I just know there is a need for housing, I do property management as well-I get lots of calls for housing and can't find reasonable rentals or housing they can afford. This is really one of those sticky situations. I am friends or at least know most of the neighbors. I don't want to do anything stupid or make any enemies. I think with the access we have here, we would have the least impact as far as traffic goes, most people will be heading to Logan and come out on 200 West, which we would improve. Two questions here- do we have the need for this multi-family and is this a good spot to put it? I don't know that anyone says that is a perfect spot for multi-family it just has this negative connotation mostly. I love trees, we would plant trees, put in a walking path, we would make it nice. We would probably build what I showed you pictures of. So, is it the right place? I don't know, it is as good a place. Traffic is as good as you are going to get. It is a straight shot to the highway. It is close to Lee's. I think the townhomes that have been done have been good for Smithfield City, good friends, good people. I know in my neck of the woods, when David Lillywhite wanted to build townhomes it was not popular but it looks beautiful. It is a corner that I thought would always be a weed patch and it has been done nicely. I live on the west side and I hope to do a nice job and bring nice people in and have something that is affordable.

Commissioner Caley inquired if the access you would have is on the east side and how many units?

Mr. Williams stated, it is and the density would be whatever the zone allows and the density bonuses that are available.

The public hearing was declared open at 9:00 pm

Kristin Winn owner of Key-Lix that is adjacent the property that we talked about early, her concern that we have this fear of "not in my backyard" we are concerned about being in there back yard and in a perfect world, we can all do what we wanted with our property, we would like to have a cow, but not zoned in my area for a cow. We need to be good neighbors, having multi-family dwellings, like mentioned earlier; we have trucks & tractors coming up and down the road. You are going to have children in a housing development, if becomes a problem and they are going to complain. What protections will be there for us, for the Chambers, what will be there to protect us and really, do you really want a bunch of people whining and complaining in your city about the smell, the traffic, that kind of thing. My sister moved by an airport and they opened up a sky diving business in Oregon and there is a big subdivision by the airport and they are complaining about the airplane noises, but they agreed when they moved there not to complain. Even though they knew they lived by an airport and they knew there would be airplanes coming in, they still whine and complain about it. That is my concern. What is going to be there to protect us, in the event this turns into a multi-family area? Thank you.

Chris Chambers spoke to Commissioner McCammon about talking about it being a commercial area, right? Now we are going to put multi-housing just like Duane says he is that and he is this.

Duane doesn't make a living there, it is not his lively good, it is mine. Where are you going to put a walking path on three acres? I don't want to run over someone's kid, I don't. It is a concern of mine. They said like the airport, was there first. Mr. Chambers referred to the Meikles property, the EPA forced them to put that pond in to get a license to stay in business. The multi-housing is going to surround me. The 9 ft. privacy fence is great, but it isn't going to stop the flies and the smell it isn't going to do squat.

Dennis Thornley stated he is going to wear the commission out tonight. First you want commercial and now you want multi-family. Why not apply for all commercial and you can approve that. It makes no sense to have half and half, to me. Plus residential as I mentioned before - 95 apartments behind Cantwell Brothers, why don't you build them first, it is bare space now. And to go along with all the apartments, they need water. Yeah- Clay says we have water rights up the wazoo.

Clay Bodily responded, "I never said up the wazoo."

Mr. Thornley stated, I want you to remember, maybe you do know. Water rights come from the State of Utah and the water right actually is the right to put the water to a beneficial use that is what a water right is and the State grants you the right to put the water to a beneficial use. So remember, number one: Beneficial use and number two: Priority Date. They have well rights, water rights from wells they got from Del-monte probably 1950'ish, that is the priority date, okay. Take a company like Smithfield Irrigation Company, their priority rate is 1860, push comes to shove, the water that Smithfield irrigation has a right to put to beneficial use has a higher priority than Smithfield City. Remember that.

Mr. Williams stated he had just a couple of comments. I just want to clarify what we were thinking, first of all, 3 acres were mentioned, and this top piece of property is actually 7.2 acres, a little larger piece. The bottom piece is the 3.5 acres. The walking path would be so you wouldn't have to be in the road. We would have some green space, probably a little park area; you can stay in that area if you want. The kids would have a place to walk. As far as the sights and smells go, I understand that is a concern there and I totally get that. I asked my wife if it smells there, are people going to move in there and like it there? She is like, "sometimes that place, Key-Lix, you know, when they are mixing stuff, it smells." I think that is what people are going to need to decide, "Am I going to buy there because I am living next to a dairy." It will improve the property values, if we put in 50 homes here, it is millions of dollars of an investment, I think that is an improvement. You can live there as long as you want. I certainly think it is their choice if they decide to move there.

Mr. Williams showed the commission a plan similar to what they would like to build. There is a need. This past year in Smithfield we have had 40 townhomes that have sold. Once Mr. Rogers is done with his development, we are not going to have that. We are going to go from 40 to zero if we don't have something to give these young couples, my children, your children that can't afford a \$250,000 home. It is a need that Smithfield has. Is this the right place? That is your decision that is why we went this direction and did not make the request for all commercial. Hyrum just approved a 438 unit development, 150 apartments, a mix of retirement apartments,

single family homes that happened May 21st of this year. There is an article talking about the need for multi-housing. The article says 90% of the homes are single family homes that most of us have and that we are overlooking a need that we have. Young couples can't afford homes. This is a good fit. I wanted to address those concerns.

Chris Chambers, I realize he doesn't mind the farms. People will say they won't mind it until it is there and is constant. I agree that they will choose to move there, because it is cheap and affordable. You are going to put a noise ordinance on me and it has happened.

Lila Winn, owner of Key-Lix stated, "in the winter we make a big smell and the clouds are low and we do a molasses base feed. People smell it all over town. It is offensive. A lot of people complain about it. We do have a need for multi-family homes but that is the wrong place, plus we make noise."

Cleon Chambers stated that people say they love country air. Mr. Chambers also referred to the previously mentioned issue with the Meikle property and the EPA and having to spray and the complaints. He also stated that big educations make big fools.

The public hearing was declared Closed at 9:16 pm

Commissioner Campbell stated that as members of the commission he thinks that one thing to look at is not just the noise and the smells. It is the children and tractor or semis and there are no sidewalks on this part of town, or curb and gutter. In my past employment I have had the opportunity to be a street sweeper for the city on every road of this town and I know that area of town pretty well. There is nowhere for these children to go to as far as a safe form of passage to get to a park and having children of my own that are of the younger age group that will be purchasing these homes, this is my primary concern. My secondary concern is, as I stated in the earlier issue, people are going to buy this, there is a need for it, I will agree with that, a lot of our growth is coming from Hyrum and south of the county because they are navigating into Brigham City and Salt Lake Valley, they are working down there and living up here, they want to be in the country. Folks near the Crayon School on 10th West complain about the smell of the milk farm and the dairy. The Dairy has been sued over it.

The families will love the development, it is nice, I will agree with that. On top of it we have approved commercial next to it. Say Evolution Design goes in with their countertops, whoever has worked around granite & marble, know it isn't super quiet. I know there will be conditions when that business can operate.

With a newborn baby, at two p.m. in the afternoon, isn't going to sleep well because of the noise, I know that- because my neighbor's dog barks. We need to examine the child's safety, there is a set of railroad tracks on one side, farms, tractors and the cow's get out, and they do get out, I live on the other side town, a neighbor through the block, his two heifers were running around and they called me thinking they were mine, they were not. I have had a horse get out and a bull get out once. There is my concern. Children do not do well in that environment. I know my young son would see a tractor and say "John Deere" and he is going to run out there. That is my

primary concern is the children and secondary, it just doesn't fit in that part of town, those are my thoughts.

Commissioner McCammon just in agreement I went and visited the area, a commercial or agricultural area felt right, I was quite perplexed of how it would make sense to have residential units there of any kind. He agrees with Commissioner Campbell, I think it would be irresponsible for the city to approve a development of that nature with the surrounding area. Being as it is. I don't feel it is a good fit for residential.

Commissioner Archibald stated he is of a similar opinion.

Commissioner Stephens referred to the 10th West situation and he showed a house there and everything looked good until the young lady stepped out on balcony and you could smell the dairy and that was the end of it. I'm afraid of that kind of thing. It is real.

MOTION: A motion was made by Commissioner Campbell to deny the request from Duane Williams of RND Properties, agent for BR Property Development LLC, to rezone property from A-3 (Agricultural-3 Acre) to RM (Multiple Family Residential) located at approximately 500 South 200 West, Parcel #08-105-0027 (7.33 acres). (Reasons- refer to reasons stated previously)

Commissioner Campbell – disclosure -I do work in production agriculture, I work in marketing for a very large agricultural company in Lewiston, that is my desk job and I farm at night, I am here to represent that part of what I work and do. I do business with Winn Feed and I am a member of an organization with some of the Chambers people and I am a member of the Smithfield Irrigation Company.

The motion was seconded by Commissioner Archibald.

Chairperson Anderson called for a voice vote and the vote was unanimous. The motion is denied.

Commissioners voting in favor of denial: Caley - yes in favor, Archibald-yes in favor, Teuscher-yes in favor, Campbell –yes in favor, Hancock- yes, McCammon –yes, Anderson-yes.

Commissioners voting against denial: None

ADJOURNMENT

MOTION: A motion was made by Commissioner Teuscher to adjourn the meeting at 9:25 p.m. The motion was seconded by Commissioner Archibald. The voting was unanimous.

Commissioners voting in favor: McCammon, Hancock, Campbell, Anderson, Teuscher, Archibald & Caley

Jamie Anderson, Chairperson

Attested:

Charlene Izatt, Deputy Recorder

CERTIFICATION: I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THAT PORTIONS OF THIS DOCUMENT ARE A TRUE AND CORRECT TRANSCRIPTION OF THE PROCEEDINGS OF THE JULY 20, 2016 SMITHFIELD CITY PLANNING COMMISSION MEETING. I TRANSCRIBED IT DIRECTLY FROM A RECORDING THAT WAS MADE AT THE MEETING.

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, July 20, 2016** in the **Smithfield City Council Chambers, 96 South Main**, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Workshop Session: Review of suggested ordinance updates in regards to incorporating Trails into the development process.
General Plan Updates

Agenda items:

1. 7:08 p.m. Resident Input
2. 7:13 p.m. Consideration of Consent Agenda
Minutes of the June 15, 2016 Planning Commission Meeting
3. 7:15 p.m. Neighborhood Nonprofit Housing Corporation has requested approval of the Concept Plan for Suncrest Estates, a 36 lot subdivision, located at approximately 680 North 600 East. Zoned R-1-12
4. 7:20 p.m. **Public Hearing** to consider approval of the request by Neighborhood Nonprofit Housing Corporation for approval of the Preliminary Plat for Suncrest Estates Subdivision, located at approximately 680 North 600 East. Zoned R-1-12
5. 7:30 p.m. Lowell & Nanette King, agents for Tout Properties LLC, have requested approval to extend the time frame twelve months for the amended Preliminary Plat for Apple Creek Commercial Subdivision located approx. at 150 East and 800 South & 1000 South. Zoned GC (General Commercial) and CC (Community Commercial)
6. 7:45 p.m. **Public Hearing** to consider a request from Duane Williams of RND Properties, agent for BR Property Development LLC, to rezone property from A-3 (Agricultural-3 Acre) to GC (General Commercial) located at approximately 600 South 200 West, Parcel #08-105-0058 (4.92 acres)
7. 7:50 p.m. **Public Hearing** to consider a request from Duane Williams of RND Properties, agent for BR Property Development LLC, to rezone property from A-3 (Agricultural-3 Acre) to RM (Multiple Family Residential) located at approximately 500 South 200 West, Parcel #08-105-0027 (7.33 acres)
8. 8:00 p.m. **ADJOURNMENT**

Posted this 15th day of July 2016 at the Smithfield City Offices, City Web Page and the

Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 15th day of July 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.