



SMITHFIELD CITY PLANNING COMMISSION MINUTES March 16, 2022

The Planning Commission of Smithfield City met in the City Council Chambers
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, March 16, 2022

The following members were present constituting a quorum:

Members Present: Katie Bell, Scott Gibbons, Brooke Freidenberger, Jasilyn Heaps, Bob Holbrook, Stuart Reis, Juli Weber

City Staff: Brian Boudrero, Clay Bodily, Sue Hyer (City Councilmember), Jon Wells (City Councilmember), Mayor Monson

Others in Attendance: Rigo Chaparro, Nick Moreno Jr., Braxton Bennett, Dante Chaparro, Edith Lillywhite, Roger Davies, Jon Harrop, Robert Hansen, Brian Higginbotham, Jeff Barnes, Ambria Allen, Adam Allen, Marty Spicer, Whitney Ormsby, Debbie Zilles

6:32 p.m. Meeting called to order by Chairman Gibbons

Opening invocation provided by Roger Davies

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Gibbons declared the meeting agenda and the minutes from the January 19, 2022 meeting to stand as submitted.

RESIDENT INPUT

Robert Hansen is concerned with 800 West, especially related to the Village at Fox Meadows development that is proposed. 800 West is planned to be a collector road with increased traffic due to the school and the future temple. Smaller lots and frontages are not appropriate along this road. He likes the idea the Commission has been discussing regarding a reduction of setbacks in residential areas to 15' with a 25' requirement for driveways, however, homes along busier roads should have 30' setbacks for safety.

AGENDA ITEMS

Discussion and possible vote on the conditional use permit request by Whitney Ormsby to operate a nail salon at 571 North 540 East. Parcel Number 08-189-0041. Zoned R-1-12 (Single-Family Residential 12,000 Square Feet).

Whitney Ormsby wants to have a nail salon in her home at 571 North 540 East. Her current zone is R-1-12 and a salon business requires a conditional use permit. Mr. Holbrook asked how many employees there would be. Ms. Ormsby will be the only employee and will have one client at a time. Customers will be spaced out so there will not be any overlap. Parking is available on the street in front of her home and in her driveway.

MOTION: Motion by Commissioner Heaps to approve the conditional use permit request by Whitney Ormsby to operate a nail salon at 571 North 540 East. Parcel Number 08-189-0041. Zoned R-1-12 (Single-Family Residential 12,000 Square Feet). Commissioner Holbrook seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Holbrook, Reis, Weber

Public Hearing, no sooner than 6:35 P.M., for the purpose of discussing Ordinance 22-05, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). The parcel is located at approximately 450 West 600 South and is approximately 6.19 acres.

6:39 p.m. Public Hearing Opened

6:40 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-05

Rico Chaparro and Nick Mareno are seeking to rezone a piece of property in west Smithfield located at 600 South 450 West. Mr. Mareno owns the property to the east (just west of the tracks) which is already zoned manufacturing. They have access to a sewer line in 600 South but not a water line. The property has an A-5 zone to the south, west, and north and an A-3 zone to the east.

Mr. Chaparro wants to do a strip mall. Commissioner Freidenberger asked how many businesses are planned. Mr. Chaparro said it would depend on the square footage. Chairman Gibbons pointed out that tonight's discussion is only for the rezone, a preliminary plat will be reviewed at a future time with more details.

MOTION: Motion by Commissioner Bell to forward a recommendation of approval to the City Council for Ordinance 22-05, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). The parcel is located at approximately 450 West 600 South and is approximately 6.19 acres. Commissioner Weber seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Holbrook, Reis, Weber

Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for The Village at Fox Meadows, Phase 3, a (35) lot/unit subdivision located at approximately 770 West 500 North. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone).

Visionary Homes is requesting approval for the Final Plat for Phase 3 in the Village at Fox Meadows subdivision. Phase 3 is a 35-lot subdivision located approximately 770 West and 500 North. It is zoned R-1-10 with a PUD overlay. It is flanked on the south by Fox Meadows (R-1-10) and on the east by A-10 (Agricultural 10 acre).

Commissioner Freidenberger asked if every street had sidewalks. Jon Harrop, the project manager, said three (3) of the streets have a 50' right-of-way with a sidewalk on one side. 700 West has a sidewalk that merges into the open space area. The other streets all have sidewalks. Commissioner Freidenberger would prefer each street to have sidewalks along both sides. Mr. Boudrero reminded the Commission that this final plat is based on the preliminary that was previously reviewed and approved. The adjustments and changes from the preliminary review have all been incorporated.

Mr. Bodily said it has been reviewed by STRC and meets all required standards. He pointed out that the sharp curve on 800 West has been flattened out and there are 5' standard sidewalks along that road. Mr. Harrop noted that due to the power lines, homes along the curve sit back further than normal. He confirmed for Commissioner Heaps that Lot 56 will be accessed from 800 West and Lot 51 will be accessed from 500 North.

Commissioner Freidenberger would like a requirement that every street in a residential area have sidewalks. Mr. Bodily said all standard streets require them; this project is a PUD which allows for some differences. Ms. Freidenberger would like this changed, Chairman Gibbons said the PUD ordinance can be reviewed and asked that it be added to next month's agenda.

MOTION: Motion by Commissioner Holbrook to **approve** the request by Visionary Homes for approval of the Final Plat for The Village at Fox Meadows, Phase 3, a (35) lot/unit subdivision located at approximately 770 West 500 North. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone). Commissioner Bell seconded the motion. **Motion approved (6-1).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Holbrook, Weber

Nay: Reis

Continued discussion on setbacks in commercial zones.

The Commissioner reviewed the Expertec area which has been previously discussed (see January 19, 2022 minutes).

Commissioner Freidenberger is concerned with the traffic speed in that area. She would like to see more walkability in commercial zones. There does not seem to be a safe way to cross the street. The changes, as previously discussed, may not be a good fit for this specific location, especially if a residential component is added. Mr. Bodily confirmed that it can have a residential component with specific requirements.

Commissioner Heaps said at the last meeting there was a consensus to have a public hearing with the addition that setbacks along a highway or state road be 15'. Chairman Gibbons would like it to be 30', he does not like the idea of having buildings close to the road. Commissioner Weber agreed and pointed out the Sierra Restoration building on the west side of 1000 South Main that is close to the road. The newly installed traffic light helps; however, it can be difficult to see around that building. Larger setbacks would also allow for better landscaping.

The Commission recommended changing Community Commercial (CC) Section 17.68.030 to add “*F. Setbacks along a state road/highway will be 30’*”.

MOTION: Motion by Commissioner Bell to **schedule this item for a public hearing at the next scheduled meeting (April 20, 2022).** Commissioner Heaps seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Holbrook, Reis, Weber

Other

The Commission asked that discussions related to corner lot setbacks in a residential area and ADUs be discussed at the next scheduled meeting.

Mr. Boudrero reminded members about the annual training requirement of 3 hours. Attending all meetings in the year can count as 1 hour.

Commissioner Freidenberger asked about pothole repair. Mr. Bodily said it is ongoing, concerns can be reported via the website.

Marty Spicer asked about obtaining minutes/information from meetings. He was directed to work with staff.

MEETING ADJOURNED at 7:25 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman