



SMITHFIELD CITY PLANNING COMMISSION MINUTES June 15, 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, June 15, 2022

The following members were present constituting a quorum:

Members Present: Katie Bell, Scott Gibbons, Jasilyn Heaps, Bob Holbrook, Brian Higginbotham, Bob, Holbrook, Juli Weber

Members Excused: Roger Davies, Brooke Freidenberger

City Staff: Brian Boudrero, Clay Bodily, Councilmember Jon Wells, Councilmember Sue Hyer

Others in Attendance: Jeff Barnes, John Harrop, Debbie Zilles

6:30 p.m. Meeting called to order by Chairman Gibbons

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 May 18, 2022 meeting to be approved with the following clarifying changes:

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17.29.29.020 2.

An accessory dwelling unit may ***not*** be connected to and served by, the same water and sewer services that serve the primary building.

Page 5: Commissioner Higginbotham ... the City Council meeting where this issue was discussed, he said the Council was "***not unanimous one way or the other***".

RESIDENT INPUT – None

AGENDA ITEMS

Discussion and possible vote on the request by Gregory Stables LLC for approval of the Final Plat for the Gregory Stables Subdivision, Phase 2, a (14) lot/unit subdivision located at approximately 370 North 250 West. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone).

The Gregory Stables Subdivision is seeking approval on the most recent final plat for Phase 2. Phase 2 consists of (14) individual lots and the completion of the road and turnaround for 370 North. It is located at approximately 370 North 250 West and has been zoned as an R-1-10 Planned Unit Development. The subdivision is surrounded by the R-1-10 zone, except for R-1-12 to the west.

Mr. Bodily explained that this PUD meets all applicable standards; there are two (2) lots along the northeast side of the cul-de-sac that will not be completed (lots 16-17). The lots along 400 North will be done in a future phase.

MOTION: Motion by Commissioner Heaps to **approve** the request by Gregory Stables LLC for approval of the Final Plat for the Gregory Stables Subdivision, Phase 2, a (14) lot/unit subdivision located at approximately 370 North 250 West. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone). Commissioner Weber seconded the motion. **Motion approved (7-0).**

Vote:

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

Discussion and possible vote on the request by Visionary Homes for approval of the amended Final Plat for The Village at Fox Meadows, Phase 3, a (34) 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 seeking approval for an amended final plat for the Village at Fox Meadows Phase 3. This phase includes 34 lots located at approximately 770 West 500 North, they have amended a small portion of the lots and road on 800 West (northwest corner of the phase) to match the county property records. In addition to the change in the road, they have delineated the easement for the existing power lines that cut through a portion of the subdivision.

John Harrop, with Visionary Homes, explained that the northwest lot (Lot 75) was removed because it encroached into the County's right-of-way. They will be working with the County regarding the road and the lot will likely be included in Phase 4. Other than that, nothing from the preliminary has been changed.

MOTION: Motion by Commissioner Bell to **approve** the request by Visionary Homes for approval of the amended Final Plat for The Village at Fox Meadows, Phase 3, a (34) 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 Holbrook seconded the motion. **Motion approved (7-0).**

Vote:

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

Discussion and possible vote on the request by Logan Brown Construction for approval of the Final Plat for the Hoyt Skabelund Subdivision, a (3) lot/unit minor subdivision located at approximately 26 East 400 North. Zoned R-1-10 (Single Family Residential 10,000 Square Feet).

Logan Brown Construction is requesting approval for a 3-lot final plat located at 26 East 400 North. The minor subdivision is surrounded by R-1-10, however, there is a small portion of the south side of the block that is zoned multi-family. They are configuring the existing property for 3 single-family lots. All frontages and lot sizes have been calculated and sized to meet the R-1-10 standards.

Mr. Bodily pointed out that this is only a minor subdivision and does not require a preliminary review. It meets all applicable requirements.

MOTION: Motion by Commissioner Higginbotham to **approve** the request by Logan Brown Construction for approval of the Final Plat for the Hoyt Skabelund Subdivision, a (3) lot/unit minor subdivision located at approximately 26 East 400 North. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Commissioner Heaps seconded the motion. **Motion approved (7-0).**

Vote:

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

Public Hearing for the purpose of discussing Ordinance 22-11, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Apartment”, Sections 17.92.010 “Purpose of Chapter”, 17.92.020 “Conditions” and adding in its entirety 17.92.040 “Definitions”.

6:45 p.m. Public Hearing Opened

Jeff Barnes said Smithfield has had an ordinance for attached dwelling units for some time, it seems proper to establish one for detached units. He likes the changes that have been made. This will give an owner the ability to decide how to handle water/sewer issues. He does not think the City will be inundated with requests; however, this provides an opportunity for those individuals who may want/need one.

Mr. Bodily asked about those already being used as detached units, specifically the old grain mill located at 267 East Center Street, and whether those would be granted a permit even though they do not meet the setback requirements. How would scenarios such as this be interpreted by 17.92.020 (3).

6:50 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 21-11

Chairman Gibbons said 17.92.020 (3) does not address existing structures, it only addresses a remodel or renovation. Councilmember Wells pointed out that this ordinance will require an application, he feels that if at the time of application, it does not meet all the requirements a permit or conditional use cannot be granted.

Commissioner Weber sees the point that an existing building/structure may meet all the height/fire/health requirements at the time it was approved, but if they will not be making renovations or remodeling at the time of application, they would still have to meet the current code requirements of the code (as it is written now).

The Commission decided to change 17.92.010 (3) to read “Any **existing**, new construction, remodeling or renovation done to accommodate an accessory dwelling unit shall conform to the setbacks, height restrictions, health, fire, building and other code requirements current at the time of application.”

There was a brief discussion about the vagueness and subjectiveness of 17.92.020 (3) regarding the appearance and who would have to make that determination. It was decided to strike “~~a. An accessory dwelling unit shall be designed so that the appearance of the building remains that of a single-family residence.~~” The unit will have to meet all applicable building/health codes.

MOTION: Motion by Commissioner Gibbons to **forward a recommendation of approval** to the City Council Ordinance 22-11, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Apartment”, Sections 17.92.010 “Purpose of Chapter”, 17.92.020 “Conditions” and adding in its entirety 17.92.040 “Definitions”, including changing 17.92.020 3. “Any existing, new construction, remodeling, or renovation...” and striking ~~3.a. Any accessory dwelling unit shall be designed so that the appearance of the building remains that of a single-family residence.~~ Commissioner Bell seconded the motion. **Motion approved (6-0).**

Vote:

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

Abstain: Higginbotham

Other

- All commission members are current on annual training (except for new Commissioner Davies)
- The Cache Summit is coming up in November.
- October 6 will be Planner’s Day at the ULCT training in Salt Lake. The City will pay the registration fee for those interested in attending.
- The Tour of Cache Valley will be on June 23 and will include a bus tour and ebike tours.
- The Center Park well went out to bid today.
- UDOT bridge is working on right-of-way issues and has not gone out to bid
- Chip seal will be beginning soon.
- Commissioner Higginbotham mentioned addressing non-functional turf. Chairman Gibbons said the City Manager is focused on taking an educational approach. There was a discussion on water and conservation ideas.

MEETING ADJOURNED at 7:35 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman