



SMITHFIELD CITY PLANNING COMMISSION MINUTES September 21, 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, September 21, 2022

The following members were present constituting a quorum:

Members Present: Katie Bell, Roger Davies, Brooke Freidenberger, Brian Higginbotham, Jasilyn Heaps, Bob Holbrook, Stuart Reis

Members Excused: Scott Gibbons

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

Others in Attendance: Jon Harrop, Brent Low, Debbie Zilles

6:30 p.m. Meeting called to order by Vice-Chairman Jasilyn Heaps

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Vice-Chairman Heaps declared the meeting agenda and the minutes from the August 17, 2022 meeting to stand as submitted.

RESIDENT INPUT - No resident input.

AGENDA ITEMS

Public Hearing, no sooner than 6:35 P.M., for the purpose of discussing Ordinance 22-19, an Ordinance rezoning Cache County Parcel Number 08-117-0018 from A-10 (Agricultural 10-Acre) to RM (Multiple-Family Residential). The parcel is located at approximately 250 East 900 South and is approximately 10.76 acres

6:35 p.m. Public Hearing Opened

6:36 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-19

Brent Low, the property owner, is requesting a rezone of the 9.05-acre property at 800 South and 340 East, it is just west of the multi-family PUD of Meadows at Sky View and east of the Stonebrook multi-family properties. It is bounded on the south by county property and the north by R-1-10. Brent has recently had the property resurveyed, which shows the entire piece to be rezoned (to the proposed road of 250 East). He purchased the property in 2018, however, with recent changes, it will be difficult to farm and he does not think single-family development would work because of what is surrounding it.

Commissioner Holbrook said the request makes sense.

MOTION: Motion by Commissioner Holbrook to **forward a recommendation for approval** to the City Council for Ordinance 22-19, an Ordinance rezoning Cache County Parcel Number 08-117-0018 from A-10 (Agricultural 10-Acre) to RM (Multiple-Family Residential). The parcel is located at approximately 250 East 900 South and is approximately 10.76 acres. Commissioner Freidenberger seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Davies, Freidenberger, Heaps, Higginbotham, Holbrook, Reis

Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for Fox Meadows Phase 5, a (4) lot/unit subdivision located at approximately 400 North 600 West. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet).

Visionary Homes is requesting approval of a final plat (minor subdivision) for Phase 5 of Fox Meadows, which is (4) lots on the corner of 440 North and 600 West. It is located just east (across the street) of the old dairy. It is currently zoned R-1-10 and is nearly surrounded by R-1-10 except for RA-1 to the east.

John Harrop, the project manager, explained that this will be the next phase in the original Fox Meadows project. Phase 6 is in the drawing stage and will include the old dairy. He confirmed for Commissioner Freidenberger that this phase will use the sewer lift station and owners will be allowed to use the subdivision amenities.

MOTION: Motion by Commissioner Higginbotham to **approve** the request by Visionary Homes for approval of the Final Plat for Fox Meadows Phase 5, a (4) lot/unit subdivision located at approximately 400 North 600 West. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet). Commissioner Bell seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Davies, Freidenberger, Heaps, Higginbotham, Holbrook, Reis

OTHER

Commissioner Heaps recommended the books *Walkable City* by Jeff Speck and *Happy City* by Charles Montgomery. Mr. Boudrero said that a portion of reading can count toward the required annual training hours.

Mr. Bodily provided a brief project overview of the 600 West sewer. He also noted that the water line for the future LDS temple has been put in.

MEETING ADJOURNED at 6:51 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman