



SMITHFIELD CITY PLANNING COMMISSION MINUTES June 16, 2021

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 16, 2021

The following members were present constituting a quorum:

Members Present: Scott Gibbons (Chairman), Katie Bell, Hutch Daniels, Jasilyn Heaps, Brian Higginbotham, Juli Weber

Members Excused: Brook Freidenberger, Stuart Reis

City Staff: Mayor Barnes, Clay Bodily, Brian Boudrero, Jon Wells (City Councilmember)

Others in Attendance: Kenneth Bell, Brice Sadler, Logan Brown, Stephen Tueller, Scott Archibald, 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 19, 2021 meeting to stand as submitted.

RESIDENT INPUT - None

AGENDA ITEMS

Continued discussion and possible vote on the request by Logan Brown for approval of the Final Plat for the 287 South Minor Subdivision, a (4) lot/unit minor subdivision located at approximately 287 South 100 West.

Logan Brown said the correction to the lot sizes, as discussed at the last meeting, have been made. The square footage of lot 3 was adjusted and the size of lot 2 was increased, meeting all the applicable requirements.

MOTION: Motion made by Commissioner Higginbotham to **approve** the request by Logan Brown for approval of the Final Plat for the 287 South Minor Subdivision, a (4) lot/unit minor subdivision located at approximately 287 South 100 West. Commissioner Bell seconded the motion. Motion approved **(6-0)**.

Vote:

Aye: Bell, Daniels, Gibbons, Heaps, Higginbotham, Weber

Discussion and possible vote on the request by S&H Development for approval of the Final Plat for the The Meadows at Sky View, Phase 1, a (15) lot/unit subdivision located at approximately 380 East 800 South.

Brice Sadler said these 15 lots are the first phase of the development. They have put in the required turnaround and are ready to move forward. They are still working on the lift station; however, it is not necessary for this phase. They have been in discussions and will revisit the issue next spring when future phases are ready.

Mr. Bodily confirmed that the streets are sufficient, they are doing half on the west side and the one to the north will be a full 60' right-of-way.

Mr. Sadler confirmed for Commissioner Higginbotham that the homes will be 55+ units (2,500-2,700 SF) and will all have basements – which seems to be what people desire. He indicated where the common space and 8' trail will be located.

MOTION: Motion made by Commissioner Higginbotham to **approve** the request by S&H Development for approval of the Final Plat for The Meadows at Sky View, Phase 1, a (15) lot/unit subdivision located at approximately 380 East 800 South. Commissioner Bell seconded the motion. Motion approved **(6-0)**.

Vote:

Aye: Bell, Daniels, Gibbons, Heaps, Higginbotham, Weber

Discussion and possible vote on the request by Gregory Stables LLC for approval of the Final Plat for the Gregory Stables Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 370 North 300 West.

Scott Archibald explained that this is an approval for the first five lots in Phase 1.

Mr. Bodily pointed out that the modified street design was presented and there were no concerns.

Commissioner Higginbotham asked about the driveways. Mr. Archibald said they will come off of 400 North with two coming off 370 North and there will be a sidewalk to the south of 300 West.

MOTION: Motion made by Commissioner Daniels to **approve** the request by Gregory Stables LLC for approval of the Final Plat for the Gregory Stables Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 370 North 300 West. Commissioner Weber seconded the motion. **Motion approved (6-0)**.

Vote:

Aye: Bell, Daniels, Gibbons, Heaps, Higginbotham, Weber

Continued discussion on Ordinance 21-24, an ordinance amending the Smithfield City Municipal Code Title 17, "Zoning Regulations", Chapter 17.92 "Accessory Apartment", Section 17.92.010 "Purpose of Chapter", Section 17.92.022 "Conditional" and adding in its entirety Section 17.92.040 "Definitions".

Commissioner Higginbotham provided this information to the Council for feedback. Councilmember Wall thought this will be a good tool to help with housing options. Councilmember Campbell brought up some questions about height (possibly increasing what is allowed). Councilmember Hunsaker is generally in favor of this idea, however, questioned limiting the door (entrance) to only the side or the back of an ADU. Commissioner Higginbotham said it relates to aesthetics and is generally consistent with what other cities have done but is open to the option of changing it if the Commission feels so inclined. Chairman Gibbons felt this issue was a reasonable item for discussion. Commissioner Weber did not feel that there would be any adverse issues with having a front entrance on an ADU. Chairman Gibbons suggested removing 17.92.020 3 (C) "All entrances shall be located on the side or in the rear of the original unit." Commissioner Higginbotham agreed this would be the simplest solution. The Commission agreed to the change.

Councilmember Wells questioned the 1,500 SF maximum requirement for an accessory unit because there might be a unit with more than one level, which could exceed the maximum allowed (Code reference: 17.92.020 A (5) "An accessory dwelling unit shall not exceed the lesser of fifty percent (50%) of the size of the original dwelling unit or fifteen hundred (1,500) square feet."). Commissioner Higginbotham explained the intent is that the ADU must be the less than 50% of the primary unit. Chairman Gibbons said the total square footage should be more clearly defined, not just the main level. Commissioner Higginbotham suggested using "50% of the original living space". After discussion, the Commission decided to change it to read: "5. An accessory dwelling unit shall not exceed the lesser of fifty percent (50%) of the size of the original dwelling unit or fifteen hundred (1,500) **livable** square feet."

Mr. Bodily asked if the Commission had a preference as to how these units should be addressed; they are generally assigned an apartment number. The Commission recommended handling it the same as the City currently does.

Councilmember Wells asked for a discussion regarding the possibility of having separate gas and electric services. Chairman Gibbons said it may have something to do with the definition of a single-family dwelling. Mr. Boudrero said the City does not deal with metering gas or electricity, only water and sewer. Chairman Gibbons said it might be nice for the owner to have separate sub-meters for billing purposes. Commissioner Higginbotham said the intent was to keep the ordinance as simple as possible initially. Commissioner Daniels said allowing sub-meters for gas and electricity could allow the owner to correctly bill the tenant. The Commission agreed to change 17.92.020 A 2. to read: "An accessory dwelling unit shall be connected to, and served by, the same water and sewer **services** that serve the primary building." ~~No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit shall be deleted.~~

The Commission discussed parking. Councilmember Wells expressed some concern with parking and whether there would be enough as most tenants, especially couples

OTHER

Mr. Bodily provided the following updates:

- 1000 South begins in about four (4) weeks.
- Green Gorilla is beginning to pour concrete and is moving forward,
- Casing for the well is being put in this week and it will be tested next week,
- The bridge replacement will begin next spring (it is a UDOT project and has not been put out for bid yet).

Chairman Gibbons and several others recently attended the Cache Summit this week.

Mr. Boudrero reminded everyone to finish their online training and to continue to submit training hours.

Commissioner Higginbotham said the Commission has the opportunity to discuss and recommend things; he mentioned the drought and possibly exploring adjusting (reducing) front yard setbacks, which might reduce the need for watering.

Commissioner Daniels agreed that this is a thoughtful concept that should be a future topic of conservation.

Commissioner Weber suggested reviewing the future land use map. Chairman Gibbons said this would be directed by the City Council, however, with all the recent changes and development (including the coming LDS Temple) this may be a good time for a review.

Commissioner Heaps said one of the concerns addressed at the Summit was the fact that there is not enough housing available and Utah is not catching up at the pace necessary.

Mayor Barnes said the maps need to be updated to reflect all the recent changes.

Chairman Gibbons pointed out that more public education about the process and what the Commission can and cannot do would be helpful. Commissioner Heaps agreed and suggested updating the website to add more information.

Councilmember Wells suggested a future discussion about maximum heights (which currently is 35'). With the purchase of a new Fire Department ladder truck, this is something that might be worth reviewing.

MEETING ADJOURNED at 7:35 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman