



SMITHFIELD CITY PLANNING COMMISSION

City Council Chambers
96 South Main
Smithfield, Utah 84335

The Planning Commission of Smithfield City met at the City Council Chambers, 96 South Main, Smithfield, Utah at 6:00 p.m. on Wednesday, January 18, 2017. The following members were present constituting a quorum:

Chairperson:	Jamie Anderson
Commission Members:	Bryant McKay Jackie Hancock Wade Campbell Stephen Teuscher Casey McCammon Kelly Luthi
Excused:	Bart Caley
City Engineer:	Clay Bodily
Deputy Recorder:	Charlene Izatt
City Recorder:	Justin Lewis
Mayor:	Darrell Simmons
City Councilmembers:	Jeff Barnes Kris Monson Curtis Wall Barbara Kent Deon Hunsaker

Notice was provided to the Herald Journal, delivered to each Commission member, and posted at the City Office Building, the Smithfield City webpage, and the Utah Public Meeting notice website.

The meeting was called to order by Chairperson Anderson at 6:00 p.m.

Opening Ceremonies

Blake Johnson led the Pledge of Allegiance.

Attendance: Jim Wilson, John Merkley, Michael Harris, Lloyd Meyer, Blake Johnson, Garrett Zollinger, Jacob Zollinger, Alisa Staley, Jeff & Lynda Gittins, Perry Hoffman, Axel Hoffman, Martin Spicer, Chris Chambers, Matt Hyde, Gary & Lorene Hale, Duane Williams, Brad Maxfield, Dale Cox, Ron Bowen, Mark Andreasen, Chad Brown, Debbie Zilles, Clayton Gefre (Herald Journal)

Joint City Council and Planning Commission Public Hearing to consider the proposed updates and changes to the General Plan.

Chairperson Anderson explained that the General Plan is reviewed and updated on a regular basis to help guide growth and development. The City has been working with J-U-B Engineers for several months on this project.

Chris Slater, from J-U-B Engineers, explained that this has been an ongoing process, working jointly with City staff, the Planning Commission, and the City Council. As Smithfield continues to grow and change, this plan provides a blueprint to help provide structure and maintain and protect the important qualities of the community. He outlined the maps that were displayed (current zoning, future land use plan and trails & parks) The Future Land Use Plan (FLUP) is not “set in stone” and does not reflect the current zoning but provides a plan to guide future growth and development

Chairperson Anderson reviewed the public hearing procedures.

6:07 p.m. Public Hearing opened

Jeff Barnes from the City Council pointed out a correction in the Water Resources section (page 47). *“The wells are located in Forrester Acres and on the east bench **near** the golf course and 1000 East”* should be changed to read *“...**on** the golf course property”*. He further noted that the wording *“In addition to this culinary water, Smithfield City is served by two secondary water systems. One of these is owned and operated by the City and the other is **maintained** by Smithfield Irrigation Company”* should be changed to *“...the other is **owned and operated** by Smithfield Irrigation Company”*. *“The sources of water for the secondary systems are the Logan Hyde Park Smithfield Canal and the Logan and Northern Canal supplied by the Logan River”* should be changed to *“The source of water for the Smithfield secondary system is the Highline Water Association supplied by the Logan River”* and *“...the source of water for Smithfield Irrigation Company is the Highline Water Association, Summit Creek and wells”*.

Chris Chambers would like to see agricultural land protected. Agriculture in Cache Valley is a valuable asset and generates millions of dollars a year.

Jeff Gittins, representing the Smithfield Historical Society, thanked the Commission for their service to the community. He said the proposed plan is lacking in addressing the history and heritage of the community, which is more than bricks and houses. Nothing identifies the community more than its shared heritage. He suggested adding the museum as part of the Facilities section. This idea has been posed to the City Council and has been on the radar for more than 20 years. He presented the Commission with a document outlining the bylaws, goals, and responsibilities of the Historical Society. Improvements to the museum need to be made as there is currently not adequate space for work and display. There has been a proposal made to the City Council to create an exploratory committee comprised of 5 members from the Historical Society,

2 members from the City Council and 2 members from the Planning Commission to explore options for improvement, including modifications/renovations of the current facility to possibly finding and/or building another suitable structure and considering all financial options that might be available. The history and heritage should be included in the Plan (has been helpful in other community plans to help guide the future). History is meaningful, especially for the youth. He asked if there would be any volunteers willing to serve on this committee. Commissioners Campbell and Teuscher volunteered.

Mike Harris suggested the addition of wording (regarding history and heritage) similar to what Hyrum City has done. He advised that he would be sending more information to the Commission (via email) to review. This is an opportunity to build some flexibility into the General Plan and to recognize the value of historical efforts throughout the community. The committee will submit and present a final report to the City Council for review and approval.

Kris Monson reiterated her comments from the last joint meeting regarding her desire for no additional commercial in the green space going out to Amalga. Developers will see this as an opportunity and will take advantage of it.

Marty Spicer has owned property between the 100-200 North block since the late 1990's. He is concerned with the hurdles that prevent businesses from relocating downtown and suggested combining the Central Business District (CB), Commercial Professional (CP) and Community Commercial (CC) zones as they are very similar. There is an overlay proposed in the CB zone which is a good idea. Many small communities are using overlays effectively to stimulate growth in downtown areas. He believes there are prohibited uses that keep tenants away from moving downtown and requested that they be reviewed. Chairperson Anderson asked for an example of a prohibited use that might turn a tenant away. Mr. Spicer said one example is no allowance for "light manufacturing". There was a large monument company considering relocating to the area but the use was not allowed. He would like to see downtown kept historic, however, the reality is that it is often difficult to attract businesses to older buildings. Creating one Community Commercial zone may provide more opportunities for the area. The downtown area should be a walkable business core.

Duane Williams asked about future plans for multi-family housing. The desire and need for this type of housing seems to be increasing. He pointed out that there are no townhomes for sale in the recently built Stone Haven development and the prices have increased. There has been a lot of housing development on the east side of the City, however, there is a need for affordable housing for younger families and students who prefer townhome-style living.

Jeff Gittins, speaking as a Smithfield resident, agrees with Mr. Chambers about the value of open agricultural space, which not only profitable, but also provides a peaceful serenity. Smithfield was chosen by the early settlers for its rich soil content and unique water situation. He encouraged the Commission to remember the value of productive agricultural open space.

Marty Spicer, in reference to multi-family housing, noted that inner block residential use within the commercial zones should be considered as it would help with blight and to help generate activity and encourage more downtown walkability.

Lloyd Meyer owns property at 350 West 200 North (1 acre) and questioned why this area was zoned residential years ago (entire block next to the railroad tracks). He has been in business since 1935. He has four buildings, next to the storage sheds, and because of the residential zoning designation he has no recourse in renting it out for commercial use. This property is not a good place for a residential zone.

Char Izatt asked the Commission to consider the future annexation area to the north, currently zoned General Commercial (GC) which allows for heavier commercial uses. There are currently several businesses in the area (cabinet shop, transmission shop and vehicle towing yard). Gateways are areas which create nice entryways, she would like to see this area changed from General Commercial to Community Commercial.

6:41 Public Hearing closed

Discussion and possible vote on the proposed updates and changes to the General Plan.

Commissioner McKay pointed out that there is a future trail, on the west side coming out of Forrester Acres and going south, that bisects property (from Forrester Acres to approximately 250 South). He suggested extending the trail across 800 West to make it more of a “straight shot” to the future park on the southwest side of the City.

Commissioner Hancock expressed concern about the Commercial zone on the west side. It is currently agricultural land and there are nice homes in the area. She enjoys animals around the middle of the City, which is part of the ambience of Smithfield.

Commissioner Campbell noted that some of the community parks (Mack Park) are not listed as Public on the Future Land Use Map. Chairman Anderson asked about this same issue prior to the meeting. When the Mack family donated the property, they stipulated that it remain residentially zoned. Commissioner Campbell advised that the comment regarding more multi-family homes is a valid point. Owning a home with a large area of land is becoming less desirable. With the upcoming generation not wanting to spend time and money in maintaining land, there is more desire for townhomes. He agreed with protection of agricultural land on the west side of town; once land is rezoned to commercial there is no going back. People enjoy animals and agricultural lands along Main Street as it is part of the history and heritage of Smithfield.

Commissioner Teuscher was born and raised in Smithfield and remembers growing up with barns and farm animals on every block. Being in real estate, he agrees with the increased desire for townhome-style housing and would like to find a balance for growth and protection of valuable lands. He asked about development near the airport as the

Valley continues to grow. Chairperson Anderson pointed out that there are certain regulations that will need to be maintained.

Commissioner McCammon grew up in a small town and the open agricultural space and “small town” feel drew him to Smithfield. The consideration for commercial zoning on the west side of town seems like it is being unnecessarily wedged into that area, there are other places for commercial areas. He likes the idea of Community Commercial where businesses can be directed toward those types of ventures rather than encouraging heavier businesses and remain a “bedroom community”.

Commissioner Luthi agrees with most of what has already been said, especially with regards to the agricultural property to the west.

Barbara Kent (City Council) echoed agreement with the comments made about the agricultural area on the west side. She does not see an advantage to rezoning it to Commercial, even with 100 North being a UDOT road. It is productive and beautiful land which serves as a gateway into the community and unless there is a compelling reason, she suggested letting the zone change naturally. If a land owner wants to make a change, they can apply for a zone change.

Chairperson Anderson noted that the long-term planning expectation is that the County Master Plan will put in an arterial road on the west side of town.

Jeff Barnes (City Council) said Smithfield has large areas devoted to multi-family housing; more than neighboring communities, and recommended keeping the residential/agricultural areas and rezone in the future as necessary. Kris Monson agreed.

Curtis Wall (City Council) said mixed housing needs to be spread out to be successful. (Not located in one school, ward, neighborhood). Smithfield is below the percentage for multi-family housing and commercial.

Chairperson Anderson noted that as more housing is developed, the City loses business revenue, which is a dilemma. He encouraged feedback from the public.

Chairperson Anderson recommended continuing the discussion based on the comments received. He pointed out the idea of mixed use areas (comprised of both residential/commercial) to eventually allow more of a livable/walkable area in the downtown section.

MOTION: A motion was made by Commissioner Hancock to continue discussion on the proposed updates and changes to the General Plan. Commissioner Campbell seconded the motion. The motion was approved (7-0)

Vote

Aye: McKay, Hancock, Campbell, Anderson, Teuscher, McCammon, Luthi

Resident Input: Mark Andreasen, part owner of the storage sheds located west of the fire station, noted that the property was rezoned to residential, however, the County tax records still recognize the property as commercial land and that is the tax rate he is paying. The buildings are aging, so for possible improvements and/or expansion he would like to have the area zoned back to commercial. With a manufacturing facility behind the property and the fire station to the west, a commercial zone seems to make more sense. They are currently constrained with what they are able to do with it being residentially zoned.

Commissioner McKay asked if there were any access conflicts. Mr. Andreasen said he was not aware of any access or egress problems. Many tenants like the fire station next door for added security.

The consensus of the Commission was that they would be open to a zone change.

Ron Bowen asked about the process and procedure for a zone change. He was told to contact Ms. Izatt for information.

Consideration of Consent Agenda and minutes of the December 21, 2016

Planning Commission Meeting: After consideration by the Planning Commission, Chairperson Anderson declared the Consent Agenda for the January 18, 2017 meeting approved and the minutes from the December 21, 2016 meeting to stand as submitted.

Public Hearing to consider a request by Duane Williams, agent for B-R Property Developments LLC, for a rezone of property located at 777 North Main Street from A-10 (Agricultural10-Acre) to GC (General Commercial). Parcel #08-044-0006, 4.64 acres.

Duane Williams explained that the parcel has been discussed previously. The site had been considered for storage units or multi-family housing. Mr. Williams reviewed the minutes from the prior meeting, which indicated that residents preferred a commercial building as opposed to multi-family housing. They do not have any specific plans, however, there has been interest in the property being purchased for commercial use. UDOT has granted an access and there will be a note on the deed that if 800 North expands, the access will be cut out. There are transmission lines on the north side of the property. It is currently zoned agricultural from when it was annexed. The General Commercial uses are lighter than Manufacturing (M-1).

7:11 p.m. Public Hearing opened

Mr. Williams confirmed for Chairperson Anderson that the property was purchased with anticipation of selling it. Chairperson Anderson expressed concern that it would be rezoned without knowing what would be there.

Curtis Wall noted that the speed limit along the road is 60 mph and that there were some concerns with access onto the heavily traveled road. Mr. Williams said there

were no problems because the speed decelerates and a traffic impact study was not required.

Matt Hyde, a partner in the project, advised that the property has potential value, especially along the highway. The original idea was that townhomes would provide a nice transition, the request for commercial is based on citizen concerns and the preference for commercial. The intent is to sell the property. As residents, they want something nice put in.

7:21 p.m. Public Hearing closed

Commissioner McKay noted that there does need to be some caution with enter/exiting off the highway. Mr. Williams reiterated the fact that UDOT has addressed future access which will be added to the deed.

Commissioner Luthi asked about what type of businesses would be allowed if the zone change is approved. Chairperson Anderson outlined the uses listed in the use table.

Ms. Izatt clarified that Conditional Use Permits are permitted uses that can be approved with mitigating conditions. She also noted that this parcel is not in the gateway so the uses are not as limited as they are within a gateway area. If storage units are put in they would be required to be set back 150' and meet all the requirements.

Mr. Williams pointed out that this is not good agricultural ground. There is General Commercial to the east so this property is a good fit for a commercial use.

Commissioner Teuscher said he would like to see it changed to commercial and does not have any concerns with any of the listed allowable uses.

Commissioner Hancock said she would prefer to see it as Community Commercial, which would allow more control over the use that would be allowed. Chairperson Anderson said the application would have to be denied and the applicant could re-apply for a different zone.

Mr. Williams noted that Community Commercial would allow multi-family development. Ms. Izatt said it would have to contain 50% of a commercial component.

Commissioner McCammon pointed out that if this were in the gateway area, it would have much stricter requirements. If businesses go in to the north, this property might be "jarring" depending on what is developed. He prefers the idea of Community Commercial and lighter commercial uses with more oversight.

Commissioner Campbell agreed that it does not make sense to leave this area agricultural but he also does not like the idea of wide open commercial.

Ms. Izatt did not receive any comments regarding this proposal prior to the public hearing

MOTION: A motion was made by Commissioner Hancock for denial of the application for rezone of property located at 777 North Main Street from A-10 (Agricultural10-Acre) to GC (General Commercial) so there is more control over the use of the land. Parcel #08-044-0006, 4.64 acres. Commissioner Campbell and Commissioner McCammon seconded the motion. The motion to deny was approved (7-0)

Vote

Aye: McKay, Hancock, Campbell, Anderson, Teuscher, McCammon, Luthi

Chairperson Anderson said that from his point of view, the fact that the land will be sold and the use has not been determined was a concern. Mr. Williams asked about the process for a re-submittal and whether this request could be amended to apply for Community Commercial (CC). Ms. Izatt said she would look into the specifics as to whether a new application would be required.

Review and consideration for approval of the “Rules of Procedure and Conduct for the Planning Commission” and “Public Hearing Procedures”.

Chairman Anderson pointed out a typographical error on page 1 (8th paragraph) to change “**An** member desiring to be excused...” to “**Any** member ...”.

Chairperson Anderson questioned whether citizens should be allowed input multiple times within a public hearing. Commissioner McKay advised that there have been times where specific time limits per speaker have been set. Ms. Izatt noted that there have been times where sign-in sheets have been used.

Mr. Wall said his opinion is that the Commission meetings seem to run well with time limits on public input. There is still a need to be “personable”, however, if there is a project with a lot of people who want to comment, the amount of time allowed for each person could be limited at the discretion of the Chairperson.

Chairperson Anderson suggesting adding a statement to the “Public Hearing Procedures” (3rd bullet point) that the amount of public input time at a public hearing can be capped to a reasonable limit, if necessary, to be determined by the Chairperson.

Mr. Wall, via the Mayor, reminded the Commission that they have the latitude to change the meeting time if desired.

MOTION: A motion was made by Commissioner Campbell to approve the “Rules of Procedure and Conduct for the Planning Commission” and “Public Hearing Procedures” with the typographical change as noted and the addition of language to the “Public Hearing Procedures” for a time limit for public input, as

necessary, at the discretion of the Chairperson for public hearings. Commissioner Luthi and Commissioner Bryant seconded the motion. The motion was approved (7-0).

Vote

Aye: McKay, Hancock, Campbell, Anderson, Teuscher, McCammon, Luthi

Ms. Izatt clarified for the Commission that the paperwork regarding the Gateway Overlay Zone is an existing ordinance that was included for information and review.

Chairperson Anderson asked how Airbnb uses would be handled. Ms. Izatt explained that there is no ordinance in place that would allow that. A room can be rented (by state law) but not as “vacation rental”. There are ordinances in place, especially in vacation areas. Although the use would be prohibited, the issue can be reviewed and discussed if the Commission wanted to do so.

Ms. Izatt pointed out that food trucks are becoming very popular and have very limited restrictions.

Jeff Gilbert from Cache Metropolitan Planning Organization (CMPO) will be at the next meeting to provide training.

Commissioner McKay asked if UDOT would allow a deceleration lane. Mr. Bodily said that when curb and gutter is put in, it would require one.

Commissioner McKay was recognized for his many years of service on the Planning Commission.

Mr. Wall advised that alternate member has been approached and he is waiting for approval.

MOTION TO ADJOURN: Motion by Commissioner McCammon to adjourn the meeting at 7:53 p.m. The motion was seconded by Commissioner Luthi. The motion to adjourn was passed unanimously.

Vote

Aye: McKay, Hancock, Campbell, Anderson, Teuscher, McCammon, Luthi

Minutes submitted by: Debbie Zilles

Jamie Anderson, Chairperson

Attested:

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 Planning Commission Meeting at **6:00 p.m.** on **Wednesday, January 18, 2017** in the **Smithfield City Council Chambers, 96 South Main**, Smithfield, Utah.

6:00 p.m. Opening Ceremonies

Agenda items:

1. 6:00 p.m. **Joint City Council and Planning Commission Public Hearing** to consider the proposed updates and changes to the General Plan.
2. 6:45 p.m. Discussion and possible vote on the proposed updates and changes to the General Plan.
3. 7:00 p.m. Resident Input
4. 7:05 p.m. Consideration of Consent Agenda
Minutes of the December 21, 2016 Planning Commission Meeting
5. 7:10 p.m. **Public Hearing** to consider a request by Duane Williams, agent for B-R Property Developments LLC for a rezone of property located at 777 North Main Street from A-10 (Agricultural-10 Acre) to GC (General Commercial). Parcel # 08-044-0006, 4.64 Acres.
6. 7:15 p.m. The Commission will review and consider approval of the "Rules of Procedure and Conduct for the Planning Commission" and "Public Hearing Procedures".

7. 7:20 p.m. **ADJOURNMENT**

Posted this 13th day of January 2017 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 13th day of January 2017.

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.