



SMITHFIELD CITY PLANNING COMMISSION MINUTES October 18, 2023

The Planning Commission of Smithfield City met in the City Council Chambers
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, October 18, 2023

The following members were present constituting a quorum:

Members Present: Jamie Anderson, Katie Bell, Brian Higginbotham, Jasilyn Heaps, Bob Holbrook, Stuart Reis, Lazaro Soto

Members Excused: Brooke Freidenberger

City Staff: Councilmember Sue Hyer, Brian Boudrero, McKenzie Nelson

Others in Attendance: Madison Ramsey, Shannon Clark, Jeff Seaman, Dan Sundstrom, Michelle Anderson, Jim Marshall, Todd Orme, Shawn & Liz Kirkley, Jenn Staker, Jeff Barnes, Lindsey & Brian Black, Kenneth Bell, Robert Hansen, Jenni Orme, Caralee Stokes, Debbie Zilles

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

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Anderson declared the minutes from the September 20, 2023 meeting to stand as submitted.

RESIDENT INPUT – No public comments.

AGENDA ITEMS

Discussion and possible vote on the Commercial Conditional-Use Permit Application by Jess Roberts to expand the services offered at the Skin Haus Studio located at 869 South Main Street, to include cosmetic permanent makeup, microblading, micro-needling, and tattoos.

Jess Roberts said they are looking to add additional services now that the zone change has been approved.

MOTION: Motion by Commissioner Heaps to **approve** the Commercial Conditional-Use Permit Application by Jess Roberts to expand the services offered at the Skin Haus Studio located at 869 South Main Street, to include cosmetic permanent makeup, micro-blading, micro-needling, and tattoos. Commissioner Bell seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Anderson, Bell, Heaps, Holbrook, Higginbotham, Reis, Soto

Discussion and possible vote on the request by Birch Creek Development Company for approval of the Preliminary Plat for Birch Creek Meadows, Phase 1, a (16) lot/unit subdivision located at approximately 30 South 1150 East. Zoned R-1-12 (Single-Family Residential 12,000 Square Feet).

Jeff Seaman, with Peterson Development, said the original plans expired and were sold to a new ownership group. This is a standard 16-lot subdivision.

Mr. Boudrero confirmed for Commissioner Higginbotham that a water model was submitted, reviewed, and approved. The plat has the same layout as the original proposal and meets all Subdivision Technical Review Committee (STRC) requirements

MOTION: Motion by Commissioner Higginbotham to **approve** the request by Birch Creek Development Company for approval of the Preliminary Plat for Birch Creek Meadows, Phase 1, a (16) lot/unit subdivision located at approximately 30 South 1150 East. Zoned R-1-12 (Single-Family Residential 12,000 Square Feet). Commissioner Holbrook seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Anderson, Bell, Heaps, Holbrook, Higginbotham, Reis, Soto

Public Hearing for the purpose of discussing Ordinance 23-29, an ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single-Family Residential 12,000 Square Feet) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcel is located east of 200 South 1000 East. The request was submitted by Dan Sundstrom.

Dan Sundstrom explained that he was told by a current council member that this area would be a good place for a Master Planned Community (MPC). After a long time, numerous design revisions, a lot of time and money, and several meetings, that request was eventually denied, and this is the new request. Many adjacent residents indicated they would like the area to remain single-family homes. This proposal will contain (17) 10,000 SF lots, (45) 11,000-12,000 SF lots, and (6) 16,000 SF lots; there will be no multi-family housing, HOA, parks, or open space.

6:38 Public Hearing Opened

Caralee Stokes said Mr. Sundstrom has treated Councilmember Jon Wells horribly. He has also posted negative remarks on social media. She is opposed to this proposal; it should contain all 12,000 SF lots. What he is trying to do does not fit in the area, with the smaller 10,000 SF lots. She is counting on the Commission to “go against what he is trying to do”. She believes this is all about money and greed. The citizens are fed up and she would like to see the right thing done. Councilmember Wells was very courageous in his decision at the Council meeting last month.

Liz Kirkley supports the previous comment. She would like to see a project that is compatible with the area rather than trying to squeeze in smaller lots.

Todd Orme asked for clarification that this request is for a zone change to R-1-10 (from the current R-1-12) with no other overlays. Chairman Anderson said the request, as written and proposed, includes no overlay request.

6:45 Public Hearing Closed

Discussion and possible vote on Ordinance 23-29.

Commissioner Bell has talked with plenty of people who live on the east side who would have enjoyed the amenities of an MPC such as a park, open space, walking trails, and recreational areas. The residents who come to the meetings are those against an MPC. This request is giving up those amenities in exchange for a few homes.

Commissioner Heaps said this area has been discussed a lot. The future land use has this area slated for medium density, which fits the R-1-10 request.

Commissioner Higginbotham asked about the difference in the number of homes that could be built between the R-1-12 zone and the R-1-10 zone. Mr. Boudrero it would not be significant because there is a mix of lot sizes – it would likely be 10 or fewer homes. Commissioner Higginbotham noted that property owners also have rights; the Commission's purview is to review and consider a proposal based on the requirements of the Code and not decide whether a project is right or wrong. Mr. Boudrero said even though the Planning Commission is a recommending body, they are still able to make legislative decisions. The Commission will forward a recommendation to the City Council for final determination.

Commissioner Holbrook pointed out that 51 of the 68 lots will be over 10,000 SF. This will not be a high-density project.

Commissioner Heaps explained that the idea and creation of an MPC zone was because many people wanted smaller lots, and R-1-10 was not deemed to be a small lots. The MPC is designed to find a flexible solution for different types of housing.

Commissioner Reis said the developer has been very cooperative and this proposal seems like a good idea.

MOTION: Motion by Commissioner Heaps to **forward a recommendation of approval to the City Council** for Ordinance 23-29, an ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single-Family Residential 12,000 Square Feet) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcel is located east of 200 South 1000 East. The request was submitted by Dan Sundstrom. Commissioner Bell seconded the motion.
Motion approved (7-0).

Vote:

Aye: Anderson, Bell, Heaps, Holbrook, Higginbotham, Reis, Soto

OTHER

Chairman Anderson said he will not state his opinion on projects while serving as the Chairman; he will also vote last and break a tie vote when necessary.

Commissioner Heaps said this will be her last meeting as her term has ended. She thanked the Commission and staff and expressed her appreciation for such a good experience.

MEETING ADJOURNED at 7:05 p.m.

Minutes submitted by Debbie Zilles

Planning Commission Chairman