



SMITHFIELD CITY PLANNING COMMISSION MINUTES January 17, 2024

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, January 17, 2024.
Welcome remarks by Stuart Reis

The following members were present constituting a quorum:

Members Present: Jamie Anderson, Brooke Freidenberger, Brian Higginbotham, Bob Holbrook, Chris Olsen, Jim Marshall, Stuart Reis

Members Excused: Katie Bell, Lazaro Soto

City Staff: Brian Boudrero, Kenzie Nelson

Others in Attendance: Jeff Barnes, Dan Sundstrom, Tom Swinford, Kim & Liz Dodge, Nataha Doolan, Danny Scott, Michelle Andeson, Lance Harvey, Lee & Lupe Helms, Steven Olsen, Robert Hansen, Chris Sorensen, Caralee Stokes

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 December 20, 2023 meeting to be approved with a minor change reflecting that Chairman Anderson was not in favor of HOA owning the lift station.

RESIDENT INPUT – No resident input

AGENDA ITEMS

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-02, an Ordinance rezoning Cache County Parcel Number 08-086-0097 from R-1-12 (Single-Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). The parcel is located at 80 South 200 West and is 0.67 acres. The request was submitted by Graybird, LLC.

Graybird LLC and BJ Sparrow are requesting a rezone for this property located at approximately 85 South 200 West. The parcel is currently vacant. The block has lots that are larger than the minimum requirements for R-1-12 and has R-1-10 to the east.

Danny Scott, representing Graybird LLC and BJ Sparrow, provided a quick history of the parcel's ownership. The property was known as the Merrill Farm in the 1980s. Mr. Merrill passed away in 1987. In 1991 Debra Fowler purchased the property. She lived out of state and the property fell into disrepair. Graybird LLC purchased the property in 2023 with the intention of a 4-5-plex.

6:36 p.m. Public Hearing Opened

Thomas Swinford moved to the area from Indiana 6 years ago. They were attracted to the west side of Smithfield because of its history and quaintness; it was an idyllic

community. He said although he understands the need to grow, not all development is good, especially at the expense of not maintaining a historic part of the community. His home is on the edge of the old Fort area. He thinks this property would be a good location for two single-family homes. He would like to keep this a wonderful community.

Chris Sorensen is against this proposal. He grew up in Hyde Park and he and his wife wanted to live in a similar neighborhood. When these types of developments are proposed it is important to consider the impacts they will have on the people who live there. There is a small cottage on his property and he is a landlord himself, he is responsible for their behavior because it will affect him. A 5-plex would bring a lot of people to the area and he is worried about how it would be managed and how much accountability there would be.

Lance Harvey, owns the property to the west of this proposal. His wife's family has owned this property since 1860. His wife serves on the Historical Preservation Commission. The proposed rezone of this piece of property is improper because it will create a "zoning island" and that is not the type of growth that the City is about. As growth occurs, it should be done the right way. This property is more suited for single-family homes, similar to what surrounds it. He wants to see growth happen smartly and have pride in the City's heritage and its future.

Natasha Doolan lives across the street. She understands the need to grow but is concerned that this proposal might bring at least two cars per household which will make the road more dangerous. She has two small children and is concerned about their safety. The road is busy during the mornings and afternoons when school starts and ends. Many kids walk to school along this road and their safety should be considered.

Liz Dodge is against this proposal. She agrees with the previous comments. It is important to note that two single-family homes can be put in location, there is no reason it needs to be multi-family. She hopes the Commission will consider the residents' feelings because they live there.

Steve Olsen said a 5-plex does not fit into this neighborhood, environment, or community. He questioned what will be allowed in other areas nearby when they are opened up.

Robert Hansen is a local dairy farmer and he likes to see land use wisely, but development should also fit the area. Having multi-family in a single-family area does not fit, and it would create an odd island. There are not many options when lots within City blocks are filled in, he would like to see more flexibility in the way to do single-family homes (such as frontages).

Caralee Stokes agrees with the comments that have been expressed. These types of developments are discussed monthly; there is a need to keep more single-family homes. Developers all want multi-family because it is financially better for them. She would like the concerns to be considered.

Lee Helms would like to see common sense used with these types of development requests. Growth is inevitable and housing is needed, but the homeowners who live

around these properties should be respected because they are the ones invested in living there.

6:53 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-02.

Commissioner Olsen said the application indicates a 4-plex but there was a handwritten note that it would be a 5-plex. Mr. Scott said it would be a 5-plex because they have the frontage and they would be sold or rented individually.

Mr. Scott answered for Commissioner Freidenberger that there are no irrigation rights.

Commissioner Reis does not feel a 5-plex would fit in this location.

Commissioner Marshall noted that this is a rezone request for multi-family. The request is not consistent with the General Plan that calls for medium-density residential housing.

Commissioner Freidenberger asked about lot size for a PUD. Mr. Boudrero said he would have to look that information up but it would be too small for this consideration.

Commissioner Olsen agrees with Commissioners Reis and Marshall. He went out and looked at the area and thought single-family housing would fit better. He also talked to residents in the area and no one was in favor of this changing to multi-family.

Chairman Anderson said his voting record is consistent; he does not like to have multi-family development in the middle of single-family areas.

MOTION: Motion by Commissioner Freidenberger to **forward a recommendation for denial** to the City Council for Ordinance 24-02, an Ordinance rezoning Cache County Parcel Number 08-086-0097 from R-1-12 (Single-Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). The parcel is located at 80 South 200 West and is 0.67 acres. The request was submitted by Graybird, LLC. Commissioner Olsen seconded the motion. **Motion approved (6-0).**

Vote:

Yes: Anderson, Freidenberger, Holbrook, Marshall, Olsen, Reis

Abstain: Higginbotham (due to owning property to the north)

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-04, an Ordinance rezoning Cache County Parcel Number 08-121-0005 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcel is located at approximately 400 South 1250 East and is approximately 48.61 acres. The request was submitted by Dan Sundstrom.

Dan Sundstrom and Ivan Keller are requesting a rezone for the Keller property located at 420 South 1000 East. The parcel is currently being used for agriculture. Some A-10 properties to the east have not been rezoned. The parcel has residential to the north and east. This request is for the R-1-10 (Residential) zone.

Mr. Sundstrom pointed out that this property is surrounded by single-family homes. The request is consistent with what is there. The development will be single-family homes with no lots less than 10,000 SF.

7:01 p.m. Public Hearing Opened

Caralee Stokes disapproves of this request and feels that all the lots in this area should be 12,000 SF or larger. It does not matter if there are smaller lots in the area, they were approved a long time ago and should not have been. Small lots do not fit and will create more traffic (300 South and 600 South are already bad). Roads, schools, traffic, and water have been discussed before. She is not against single-family homes, but they should all be 12,000 SF or larger.

Robert Hansen is in favor of this proposal, as he mentioned before, this is a good use of the land and matches what is there.

Chris Sorensen said this request makes sense. This could open up more home ownership ability and prove more stability and longevity in the area. Neighborhoods provide a sense of belonging and this will help create that type of environment.

7:06 p.m. Public Hearing Closed

Discussion and possible vote on <u>Ordinance 24-04</u> .
--

Chairman Anderson pointed out that the property was annexed into the City at A-10 (which is the normal procedure). The General Plan lists this area as medium residential density, which does not stipulate between R-1-10 and R-1-12.

Commissioner Freidenberger asked about water rights. Mr. Sundstrom does not know what the actual rights or shares are. She asked if there would be an HOA, and Mr. Sundstrom said there would not be; there is no overlay or common area.

Commissioner Olsen likes the idea of single-family homes. He knows a few people who live in this area who would like to see a park go in. Mr. Sundstrom said he would never propose an MPC in Smithfield again. An MPC could have a park, however, these will be single-family, individually-owned lots.

Commissioner Freidenberger said this is a smart use of the land and the perfect place for this request.

Commissioner Holbrook agreed the City is burning up the available farmland, and R-1-10 is a better use than R-1-12.

Commissioner Marshall said this area is appropriate for this type of development. The quality of housing along the bench will prevent this area from becoming a poverty trap.

Commissioner Olsen asked about the size of homes that could be built. Chairman Anderson said 10,000 and 12,000 SF have to meet the same setbacks, homes could vary a bit. He also noted that this development will be located west of the power line, there has been some hesitation to build to the east for fire control prevention.

Commissioner Freidenberger said some 10,000 SF lots near where she lives have 2,700 SF homes (with smaller yards). The recent setback changes can allow for larger homes on lots.

MOTION: Motion by Commissioner Marshall to forward a recommendation for approval to the City Council for Ordinance 24-04, an Ordinance rezoning Cache County Parcel Number 08-121-0005 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcel is located at approximately 400 South 1250 East and is approximately 48.61 acres. The request was submitted by Dan Sundstrom. Commissioner Holbrook seconded the motion. **Motion approved (6-1).**

Vote:

Yes: Anderson, Freidenberger, Higginbotham, Holbrook, Marshall, Reis

No: Olsen

Introduction and **Public Hearing** for the purpose of discussing for the purpose of discussing Ordinance 24-05, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.050 “General Responsibilities”.

This ordinance amends the subdivision review code in Section 16. A paragraph is being inserted that reiterates the need for an individual subdivision review before being presented to the Planning Commission for all subdivisions that are not administrative subdivisions. This review was once required by the Subdivision Technical Review Committee (STRC). Bb-housekeeping to make ordinance clear.

7:16 p.m. Public Hearing Opened

Caralee Stokes would like to see it explained better. Mr. Boudrero said the only type of development that could be approved by the Land Use Authority is single-family or townhome residential with all the required zone and Code requirements being met. Any other type of development will come through the normal process of being presented to the Planning Commission and City Council. This is only changing a paragraph in the ordinance clarifying that point.

7:19 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-05.

Commissioner Marshall noted one grammatical suggestion/change to 16.040.050 I-1 (second sentence) read “The review by the Land Use Authority does not apply to ...” (invert the sentence).

Commissioner Olsen said this makes sense.

MOTION: Motion by Commissioner Marshall to forward a recommendation for approval to the City Council for Ordinance 24-05, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.050 “General Responsibilities” with the change to the second sentence of I-1 to read “*The administrative review does not apply to*

Commercial, Industrial, Manufacturing, Mixed-Use and Multi-Family developments.”
Commissioner Freidenberger seconded the motion. **Motion approved (7-0).**

Vote:

Yes: Anderson, Freidenberger, Higginbotham, Holbrook, Olsen, Marshall, Reis

Other

Commissioner Marshall would like to see the Commission involved in the General Plan update and suggested adding a workshop item to next month's agenda where the Commission can consider ideas that they would like to see discussed in the update. Mr. Boudrero said the Steering Committee will include members from various segments of the City (including residents, Commission, City Council, staff, etc.). He does not have the specific dates but will find out and email the Commission. There will be opportunities for anyone to provide ideas and input. Commissioner Marshall would like to see some ideas coordinated from the Commission and recommended creating an opportunity to discuss them before the steering committee designation. Mr. Boudrero suggested sending an email to the City Council with their ideas. He will provide the Commission with more information once he knows.

MEETING ADJOURNED at 7:28 p.m.

Jamie Anderson, Chairman



**SMITHFIELD CITY
CORPORATION
96 South Main
Smithfield, UT 84335**

AGENDA

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, January 17, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Stuart Reis

1. Approval of Planning Commission Meeting Minutes from December 20, 2023.
2. Resident Input
3. Introduction and Public Hearing for the purpose of discussing Ordinance 24-02, an Ordinance rezoning Cache County Parcel Number 08-086-0097 from R-1-12 (Single Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). The parcel is located at 80 South 200 West and is 0.67 acres. The request was submitted by Graybird, LLC.
4. Discussion and possible vote on Ordinance 24-02.
5. Introduction and Public Hearing for the purpose of discussing Ordinance 24-04, an Ordinance rezoning Cache County Parcel Number 08-121-0005 from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The parcel is located at approximately 400 South 1250 East and is approximately 48.61 acres. The request was submitted by Dan Sundstrom.
6. Discussion and possible vote on Ordinance 24-04.
7. Introduction and Public Hearing for the purpose of discussing Ordinance 24-05, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.050 "General Responsibilities".
8. Discussion and possible vote on Ordinance 24-05.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least three (3) days before the date of the meeting.