



SMITHFIELD CITY PLANNING COMMISSION MINUTES March 20, 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, March 20, 2024.

Pledge of Allegiance led by Katie Bell

The following members were present constituting a quorum:

Members Present: Jamie Anderson, Katie Bell, Brooke Freidenberger, Bob Holbrook, Jim Marshall, Stuart Reis, Lazaro Soto

Alternate Members Present: Chris Olsen, Sarah Price

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Michelle Anderson, Leslie Halrent, Lee & Lupe Helms, Tami Midzinski, Danny & Holly Hansen, Janet Hillyard, Devin Hillyard, Carmen Ordonez, Kyle Thatcher, Cheyanne Thatcher, Joe Beck, Jeff Barnes, 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 February 21, 2024 meeting to be approved as submitted. Commissioner Holbrook and Chairman Anderson abstained because they were not in attendance at the meeting.

RESIDENT INPUT

No resident comments.

AGENDA ITEMS

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-10, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042- 0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request is submitted by Heritage Land Development.

Jay Stocking with Heritage Land Development is requesting a rezone to the R-1-10 zone. The east and west are Master Planned Communities, with Residential Agriculture to the south. The parcels to the north are currently in the County but are in the future annexation plan of the City.

Tami Midzinski, representing Heritage Land Development explained that they would like to have the parcels rezoned to R-1-10. All lots will be single-family homes and they are no longer working with the LDS Church (from the last submittal).

6:32 p.m. Public Hearing Opened

Danny Hansen said his concerns are the same as he had with the last proposal. The road is not wide enough for more traffic. There is a school, an approved MPC that has not been developed yet, and a future LDS Temple that will all generate more traffic to the crumbling system. There are a lot of unknowns. He thanked the developer for reaching out to residents for input. He is appreciative that the church is not going in because of the additional amount of traffic that would have been generated. He would like to find a way to work with the developer's continued efforts to find a better compromise. He would like to see the lots on 400 West match the 12,000 square foot lots that are currently there. When going through the MPC discussions, one segment of the population was left out – the grandparent model; grandparents would like to have homes with yards for grandkids to play in and parking for families to visit.

Janet Hillyard agreed with Danny Hansen's comments.

Devin Hillyard has attended the last few Commission and Council meetings. He has been a resident of Smithfield for 41 years and grew up on a farm (which his family still owns), that is accessed by 400 West. He does not know when the traffic impact study was completed, but he does not believe it occurred while farming and crop production were in full force. He often has to pull his farm equipment to the side of the road to let vehicles pass. Adding more homes will negatively impact the traffic. He has heard through "social media and the grapevine" that voices are not being heard by the Planning Commission. Residents have come to meetings time after time to voice concerns. He asked the Commission to pay attention to the people who currently live there. He agreed with Mr. Hansen's comments. Building and growth are inevitable but he would like to have it well-planned and infrastructure in place. Once open space is gone, it is gone forever.

Chris Olsen (Alternate Commissioner) has made it a goal to visit with neighbors around areas that are submitting for a rezone. He talked with several residents in the area. His personal opinion, and that of most of the people he spoke with, is for 1-acre lots. He noted that in his 27 years working for USU Facilities, he has never seen a road study done that did not give the answer wanted by the person paying for the study, just because a study is done does not mean that it provides an accurate picture. He appreciates the opportunity he has to serve on the Planning Commission.

Lee Helms asked that the Commission listen to the people who built and established this area. He would like to see development complement what they started, with 1-acre lots along 400 West and smaller lots in the back. Traffic is a main concern, especially with the narrow road.

Joe Beck lives just east of this parcel. He recognized and thanked Commissioner Olsen for coming out to meet with the residents. He agrees with the comments that have been made. He lives along 400 West. Behind his home and across the street will be 10,000 square foot lots, there is no more green belt. The borders of the city are becoming sprawl. The thought is to preserve what has been established, 400 West has been established and he would like to see that thoroughfare maintained with larger lots. Resident's voices are important and should be heard.

Caralee Stokes supports the residents and agrees with what has been voiced. The comments have come from their hearts and she hopes the Commission will consider the input.

6:49 p.m. Public Hearing Closed

Discussion and possible vote on <u>Ordinance 24-10</u> .
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Commissioner Bell said months ago there had been discussion about a compromise where Heritage Land Development would widen the road the entire way if citizens would volunteer to give up part of their land and asked if this was still a possibility. Ms. Midzinski said she is not the person who could commit to doing that and it is not part of the City Code requirement, however, she is happy to have an open house or workshop and discuss some ideas.

Commissioner Holbrook is afraid that the City Council may come to the same conclusion it has the past few months because of the road concern. When the MPC was proposed, there was a willingness to build larger lots along 400 West; he asked if this could be a compromise. Ms. Midzinski said when this project began a few years ago, they have been more than willing to be accommodating. After Heritage Land Development purchased the property and before the annexation was submitted, they worked with Mr. Helms and sold him a corner piece of the property and made sure he had his irrigation share. At every meeting, she listens to the comments and concerns and talks to the project engineer. Single-family lots are what has been desired, so this is now what is being proposed. Regardless of the size of the lots, there will be another route through Fox Meadows; 400 West is not the only road available.

Commissioner Freidenberger asked about any research on the topsoil. Ms. Midzinski said a geo-tech study was completed and submitted when the original proposal was turned in. Commissioner Freidenberger is concerned about water drainage. Mr. Boudrero said the geo-tech report addresses those issues and the design must follow those report recommendations. There will be no basements in these homes. Stormwater is not allowed to drain into a neighborhood. He has seen hundreds of geo-tech and traffic impact studies and they do not all come back approved in the developer's favor.

Chairman Anderson asked about the lift station. Ms. Midzinski said it has been a requirement since the annexation. It will be handled by an HOA (Homeowner's Association). There will be a sump pump (based on the size of lots).

Commissioner Bell noted that the previous proposal was designed with larger lots along 400 West. Mr. Boudrero pointed out that properties can be larger than the base zone, but cannot be smaller in size. Standard rezones do not require a plat to be presented and approved; that is a requirement with an MPC zone.

Commissioner Holbrook said the developer's willingness to work with the community is encouraging. Ms. Midzinski would love the opportunity to sit down and discuss the issues, even if it has to be advertised as a public meeting.

Commissioner Freidenberger said that even if there was a workshop discussion, the developer would only be required to meet what is in the current Municipal Code.

Mr. Boudrero pointed out that the Commission's decision is a recommendation to the City Council.

Commissioner Bell asked if the developer would consider another MPC that would work with their needs and the desires of the community. Commissioner Freidenberger noted that another redesign could cost the developer more money and time. Ms. Midzinski said this project began in 2022 and they have accommodated so many changes and tried to appease so many people, they do not know what else to do. They have worked very hard to find a project that will work. After being denied by the City Council three times, the idea of an MPC is not appealing.

Commissioner Reis is puzzled because so many people comment about wanting to preserve farmland, but developing larger lots seems counterintuitive to that, smaller lots take up less space with more houses. He was raised on a farm and hopes the residents and developer can come up with a good compromise.

Commissioner Holbrook said the biggest concern seems to be the road. Commissioner Freidenberger asked about a possible traffic light on 400 West. Mr. Boudrero said there is nothing proposed, working with UDOT (Utah Department of Transportation) can be a very long process.

Chairman Anderson noted that the property owner also has certain rights, if they meet all the requirements of what is allowable, it is difficult to deny a project. He has personally been unhappy with developments where he lives, but he realizes it was not his land and those property owners had rights as long as rules/regulations were adhered to.

Commissioner Bell confirmed for Commissioner Lazo that this has previously been denied three times by the City Council.

Commissioner Marshall would like to communicate better with the City Council to understand why projects that the Commission recommends approval for are denied. The Commission and developers need to understand the intent of the elected officials.

Chairman Anderson said the Commission does listen to comments, even if decisions are not exactly what residents want them to be.

MOTION: Motion by Commissioner Holbrook to **recommend approval to the City Council** for Ordinance 24-10, an ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042- 0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request was submitted by Heritage Land Development. Commissioner Bell seconded the motion. **Motion approved (6-1).**

Vote:

Yes: Anderson, Bell, Holbrook, Marshall, Reis, Soto

No: Freidenberger

Other (General Plan)

Commissioner Marshall asked about the process. Mr. Boudrero said J-U-B has sent out a survey. The survey results will be reviewed, documented, and given to the steering committee. The committee will be appointed by the City Council. Open houses will be held. There will be plenty of time and opportunities to submit ideas and concerns.

Commissioner Reis would like the plan's intentions for growth to be very clear.

Commissioner Freidenberger said the plan will have to be quite comprehensive to meet grant funding. Commissioner Holdbrook said the plan should focus on the near future with updates every several years as things change.

Commissioner Marshall said Utah Code 10-9a-403 guides how a General Plan is laid out, he encouraged the Commissioners to review this section of the Code. In January, he requested a workshop to discuss ideas and priorities that make sense. The survey invites Commissioners to provide their top three priorities regarding land use, moderate-income housing, water use, and transportation. He does not want to spend hours writing up his responses for them to be lost in the whirlwind of the process, or to find out they are not consistent with what other Commission members or members of the City Council consider priorities. He asked how the May 1st meeting will be conducted; he does not want to be frustrated with the process. There needs to be research done about what the County, State, UDOT, and CMPO (Cache Metropolitan Planning Organization) are doing so that this plan can align with others. He would like to understand how the Commission will be involved and what the format will be. Mr. Boudrero said he will find out more details and bring the information back to the Commission at next month's meeting.

MEETING ADJOURNED at 7:40 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, March 20, 2024. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Katie Bell

1. Approval of Planning Commission Meeting Minutes from February 21, 2024.
2. Resident Input
3. Introduction and Public Hearing for the purpose of discussing Ordinance 24-10, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request was submitted by Heritage Land Development.
4. Discussion and possible vote on Ordinance 24-10.

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.