



SMITHFIELD CITY PLANNING COMMISSION MINUTES April 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, April 17, 2024.

Opening Remarks by Chris Olsen

Members Present: Jamie Anderson, Katie Bell, Bob Holbrook, Jim Marshall, Chris Olsen, Lazaro Soto

Members Excused: Brooke Freidenberger, Stuart Reis, Sarah Price

City Staff: Brian Boudrero, Dana Lazcanotegui

Others in Attendance: Caralee Stokes, Dan Sundstrom, Marshae Stokes, Michelle Anderson, Tanner Webster, Liz Veibell, Jeff Barnes, Robert Hansen

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 March 20, 2024, meeting to be approved as submitted.

RESIDENT INPUT

No resident input was heard. Caralee Stokes inquired if she could comment on some of the items to be heard on the agenda and was informed that those times were not public hearing items and as such, she would be unable to comment. Mr. Boudrero met with Ms. Stokes after the meeting and explained the process.

AGENDA ITEMS

Discussion and possible approval of the Conditional Use Permit request by Robert Mather to allow a three (3) lot/unit minor subdivision/intrablock development, Mather Intrablock Subdivision, located at 173 West 200 South. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Parcel Number 08-087-0018

This item will be rescheduled to the May meeting.

Discussion and possible approval of the Conditional-Use Permit request by Anthony and Barbara Larson to allow a three (3) lot/unit minor subdivision/intrablock development, Bobcat Meadows Intrablock Subdivision, located at approximately 167 East 400 South. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Parcel Number 08-113- 0025.

This item will be rescheduled to the May meeting.

Discussion and possible approval on the request by Webster Smithfield SPV for approval of the Preliminary Plat for the South Main Subdivision, a (6) lot/unit subdivision located at approximately 1050 South Main Street. Zoned CC (Community Commercial).

Tanner Webster, with Webster Smithfield SVP, is requesting approval for a commercial subdivision located on the 7.34-acre property at 1000 South and Main Street. They are proposing building in two phases. The four parcels along Main Street would be developed in the first phase, along with the fifth lot as the site retention pond. The west half would be constructed in the second phase. They have submitted a preliminary plan that shows all requirements being met.

Commissioner Marshall asked if the lots would be rented or owner-occupied. Mr. Webster explained that Lot 1 will be a Rally Stop gas station, Lot 4 will be a Jiffy Lube, Lot 2 will be a multi-tenant retail building (not specific tenants yet, but likely restaurant/food businesses), Lot 3 is being designed as a drive-through. Lot 5 will be a retention/detention pond for the entire subdivision and the remainder lot to the north of the pond will be included in Phase 2 and is not being subdivided in this request. Mr. Boudrero clarified for Commissioner Marshall that all the design regulations required in the zone will need to be followed and will be reviewed and approved by the Land Use Authority.

MOTION: Motion by Commissioner Bell to **approve** the request by Webster Smithfield SPV for approval of the Preliminary Plat for the South Main Subdivision, a (6) lot/unit subdivision located at approximately 1050 South Main Street. Zoned CC (Community Commercial). Commissioner Holbrook seconded the motion. **Motion approved (6-0).**

Vote:

Yes Vote: Anderson, Bell, Holbrook, Marshall, Olsen, Soto

No Vote: None

Discussion and possible approval of amending the preliminary plat and name for the Prairie at Sky View to Smithfield Crest for a project located on the southeast corner of 250 East 800 South. Parcel Number 08-117-0018. The request was submitted by Heritage Land Development, LLC. The parcel is zoned RM-PUD (Multiple-Family Residential Planned Unit Development Overlay Zone).

Marshae Stokes, representing Heritage Land Development, has submitted a preliminary plan for a project located at 250 East 800 South. In addition to the site and development plan, they have included (as required) phasing and landscape plans. The updated plan includes 114 townhome units, an interconnecting trail system, and open space with amenities. This plan has been reviewed extensively with staff before submittal.

Ms. Stokes clarified for Commissioner Olsen that they are a different developer than the one who previously submitted a plan for this area. This plan includes two different building types. There are still amenities, such as a playground and pickleball courts that will be part of the plan.

Ms. Stokes answered for Commissioner Anderson that the alleyways and sewer lines, because of the way they are set up, will be owned and maintained by the developer or HOA and not the City. The reserve study will include costs and maintenance for those roads and sewer. The main road 910 South will be City-owned/maintained.

Mr. Boudrero explained that the developer will put in the sewer and lateral and will maintain those lines. Maintenance of the lines and streets will be taken care of by the HOA. Adding that note on the plat will ensure it gets recorded with the plat. The stormwater will flow into inlet boxes into the underground sumps and then into the City system (a large line that goes through to the west); the sumps will act as an underground pond.

Commissioner Olsen asked about the addition of 40 more units. Ms. Stokes explained that the original plan was for 74 units, which was under the minimum density requirement. The base density is 91. They are requesting bonus density by adding things such as 2-car garages, exterior building materials, open space, bike/pedestrian trails, and a recreation area.

Councilmember Marshall asked if these would be rented or owner-occupied. Mr. Boudrero said it is difficult by law to tell someone who purchases a home what they can/cannot do with it. Ms. Stokes works with a management company to structure the board of an HOA. Generally, the board is not released to owners until at least six (6) months after the last unit is sold to ensure that everything runs smoothly.

Councilmember Marshall asked about the drawing of the front doors and garage doors. Mr. Boudrero explained that the front doors face the open development, and the garage doors are accessed from the alleys. Ms. Stokes noted that trash will be a dumpster that is screened. They have found this to be effective in other similar developments.

MOTION: Motion by Commissioner Bell to **approve** the preliminary plat and name for the Prairie at Sky View to Smithfield Crest for a project located on the southeast corner of 250 East 800 South. Parcel Number 08-117-0018. The request was submitted by Heritage Land Development, LLC. The parcel is zoned RM-PUD (Multiple-Family Residential Planned Unit Development Overlay Zone). Commissioner Soto seconded the motion. **Motion approved (6-0).**

Vote:

Yes Vote: Anderson, Bell, Holbrook, Marshall, Olsen, Soto

No Vote: None

Reminder of the General Plan Open House scheduled for May 1, 2024, from 5-8 p.m.

MEETING ADJOURNED at 6:56 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 Chris Olsen

1. Approval of Planning Commission Meeting Minutes from March 20, 2024.
2. Resident Input
3. Discussion and possible approval of the Conditional-Use Permit request by Robert Mather to allow a three (3) lot/unit minor subdivision/intrablock development, Mather Intrablock Subdivision, located at 173 West 200 South. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Parcel Number 08-087-0018. **Item rescheduled.**
4. Discussion and possible approval of the Conditional-Use Permit request by Anthony and Barbara Larson to allow a three (3) lot/unit minor subdivision/intrablock development, Bobcat Meadows Intrablock Subdivision, located at approximately 167 East 400 South. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Parcel Number 08-113-0025. **Item rescheduled.**
5. Discussion and possible approval on the request by Webster Smithfield SPV for approval of the Preliminary Plat for the South Main Subdivision, a (6) lot/unit subdivision located at approximately 1050 South Main Street. Zoned CC (Community Commercial).
6. Discussion and possible approval of amending the preliminary plat and name for the Prairie at Sky View to Smithfield Crest for a project located on the southeast corner of 250 East 800 South. Parcel Number 08-117-0018. The request was submitted by Heritage Land Development, LLC. The parcel is zoned RM-PUD (Multiple-Family Residential Planned Unit Development Overlay Zone).

Adjournment

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

In accordance with the Americans with Disabilities Act, individuals needing a special accommodation for this meeting should contact the City Recorder at (435) 792-7997, at least three (3) days before the date of the meeting

