

SMITHFIELD CITY PLANNING COMMISSION
March 21, 2012
MINUTES

The Planning Commission of Smithfield City, Utah met at the City Council Chambers, 96 S Main, Smithfield, Utah at 7:00 p.m. on **Wednesday, March 21, 2012**. The following members were present constituting a quorum:

Chairperson	David Price
Commission Members	Michael Paskett
	Bryant McKay
	Jackie Hancock
	Pete Krusi
	Douglas Archibald, Alternate
City Staff	Brenda Smith
Deputy Recorder	Char Izatt
Planning Staff	Jon Wells
	Clay Bodily

The notice was provided to the Herald Journal and delivered to each Commission Member and posted at the City Office Building, the Smithfield City Web Page and the Utah Public Meeting Notice web site.

The meeting was called to order by Chairperson Price at 7:03 p.m.
Opening Ceremonies: Pete Krusi

Excused: Brent Buttars, City Council Member; Commissioners Steve Edwards and Jamie Anderson

Visitors: Jay Baker, Cache Countywide Planner, Travis Taylor, Smithfield Ridges, LLC, Michele Apponsah, Donna Garza, and Jeff Ballard, JB Sales Reps Inc.

Workshop Session

Training by Jay Baker, Cache Countywide Planner

Chairperson Price turned the time over to Jay Baker to conduct training on the powers and duties of the Planning Commission.

Douglas Archibald arrived at 7:08 p.m.

Clay Bodily arrived at 7:09 p.m.

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Resident Input

No resident input.

**Consideration of Consent Agenda
Minutes of February 15, 2012 Planning Commission Meeting**

Minutes were approved by consent.

Public Hearing to consider Ordinance #12-02, which amends the Zoning Ordinance, Title 17, in particular amending Section 17.04.070 "Definitions", deleting Chapter 17.93 Residential Facility for Handicapped Persons", and creating a new Chapter 17.93 Residential Facility for Persons with a Disability", and deleting Chapter 17.94 "Residential Facility for Elderly Persons", and creating a new Chapter 17.94 "Residential Facility for Elderly persons".

The Public hearing was opened by Chairperson Price at 8:04 p.m.

No public input.

The public hearing was closed by Chairperson Price at 8:05 p.m.

Commissioner Paskett noted that the Commission had reviewed the changes to the ordinance very well.

MOTION: Commissioner Paskett made a motion to approve Ordinance #12-02, which amends Title 17. The motion was seconded by Commissioner Krusi and approved unanimously.

Commissioners voting in favor: Archibald, Paskett, Price, Krusi, Hancock, and McKay

Travis Taylor, agent for Smithfield Ridges, LLC, has requested approval for Phase 4 (5 Lots) of the Final Plan for Smithfield Ridges Planned Unit Development, located at approximately 340 South and 1150 East, zoned R-1-12 (PUD) (Combined Single Family Residential/Planned Unit Development Overlay Zone).

Chairperson Price introduced the agenda item and asked Mr. Travis Taylor, agent for Smithfield Ridges, LLC, to approach the Commission.

Mr. Taylor explained that the request was for the next phase of the development.

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Chairperson Price noted that the Commission had not received any memos from city staff with concerns regarding the request.

Commissioner Paskett asked about Mr. Taylor's future plans for the development.

Mr. Taylor replied that the next phases would continue south, as outlined in the development plan.

Jon Wells observed that incorrect addresses were on the map for several of the lots.

Mr. Taylor noted that Jon Wells may have an older map of the phase and that each lot would be given the proper address.

MOTION: Commissioner Paskett made a motion to approve Phase 4 of the Final Plan of Smithfield Ridges Planned Unit Development, located at 340 South and 1150 East, zoned R-1-12. Commissioner Hancock seconded the motion and it was unanimously carried.

Commissioners voting in favor: Archibald, Paskett, Price, Krusi, Hancock, and McKay

Jeff Ballard, owner of JB Sales Reps Inc., has requested approval of a Commercial Conditional Use Permit to allow a recycling of cardboard and plastics business located at 521 South Main, zoned M-1.

Chairperson read the request and asked if the property was in the area of the old Del Monte plant.

Mr. Jeff Ballard, owner of JB Sales Reps, Inc, replied that it was.

Chairperson Price verified where the entrance to the business was.

Commissioner Krusi asked Mr. Ballard to explain the process used by the company.

Mr. Ballard explained that they occasionally bailed cardboard, but mostly stored pre-bailed cardboard on the site and then shipped it.

Chairperson Price inquired if the business was visible from the road.

Mr. Ballard noted that it was visible from 600 South, but not from Main Street.

Chairperson Price clarified that access to the business was on 600 South.

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Mr. Ballard requested that the Commercial Conditional Use Permit be issued for four employees.

Chairperson Price asked if there was adequate parking for four employees.

Char Izatt suggested that new parking stalls not be required because they would be removed when the new commercial subdivision was developed.

It was determined that there was enough parking on the property for four employees. Commissioner Paskett inquired what the hours of operation would be for the business.

Mr. Ballard stated that the hours of operation would be from 7:00 a.m. until 7:00 p.m., Monday through Saturday.

Chairperson Price asked if there were restrictions on the business for outside storage.

Mr. Ballard noted that there were some bins outside, but that the business was primarily located inside.

Commissioner Krusi inquired if the business was open to the public.

Mr. Ballard explained that they picked up cardboard from businesses and did not accept cardboard from individuals.

MOTION: A motion was made by Commissioner Paskett to approve the application for a Commercial Conditional Use Permit for a cardboard and plastics recycling business with the conditions of: 1) four employees and 2) hours of operation being 7:00 a.m. until 7:00 p.m., Monday through Saturday. The motion was seconded by Commissioner Krusi and unanimously carried.

Commissioners voting in favor: Archibald, Paskett, Price, Krusi, Hancock, and McKay

Michele Apponsah has requested approval of a revised Boundary Line Adjustment for property owned by the Olague family located on 400 West and 400 North, zoned RA-1.

Chairperson Price asked Ms. Michele Apponsah to address the Commission.

Ms. Apponsah explained that the request was to split the property into three parcels.

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Chairperson Price asked what zone the property was in.

Ms. Apponsah replied that it was in a RA-1 zone and that the new lots would meet the acreage requirements for the zone.

Chairperson Price observed that city staff had stated that the property frontage did not meet requirements.

Ms. Apponsah explained that the property lines had been adjusted to meet the requirements.

Char Izatt noted that the property boundaries had been adjusted several months ago by the Commission, but that the property owners felt the need to adjust the lines again.

Chairperson Price observed that the request met all of the requirements and inquired if the property was going to be developed.

Ms. Apponsah stated that she did have plans to develop the property.

MOTION: A motion was made by Commissioner Paskett to approve the revised boundary line adjustment for property owned by the Olague family located at 400 West and 400 North, zoned RA-1. The motion was seconded by Commissioner McKay and approved unanimously.

Commissioners voting in favor: Archibald, Paskett, Price, Krusi, Hancock, and McKay

ADJOURNMENT

MOTION: Commissioner Krusi made a motion to adjourn the meeting at 8:20 p.m. The motion was seconded by Commissioner McKay and carried unanimously.

Commissioners voting in favor: Archibald, Paskett, Price, Krusi, Hancock, and McKay

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Chairperson David Price,

Attested:

Charlene Izatt, Deputy Recorder