

Smithfield City Planning Commission
May 16, 2012
MINUTES

The Planning Commission of Smithfield City, Utah met at the City Council Chambers, 96 South Main, Smithfield, Utah at 7:00 p.m. on **Wednesday, May 16, 2012**. The following members were present constituting a quorum:

Chairperson	David Price
Commission Members	Pete Krusi
	Michael E. Paskett
	Jamie Anderson
	Steve Edwards
	Jackie Hancock
	Douglas Archibald
Deputy Recorder	Char Izatt
Planning Staff	Clay Bodily
City Council Member	Brent Buttars

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 7:01 p.m.
Opening Ceremonies: Jackie Hancock

Excused: Bryant McKay, Commissioner; Jon Wells, Planning Staff

Visitors: Jay Baker, Cache Countywide Planner; Wayne Crow of Wayne L. Crow & Associates, Rod Leishman; Jeff Barnes, Council member

Workshop Session: Training by Jay Baker, Cache Countywide Planner, “Decisions and Decision Makers”

Chairperson Price turned the time over to Jay Baker to conduct training.

Resident Input

No resident input.

**Consideration of Consent Agenda
Minutes of April 18, 2012 Planning Commission Meeting**

Minutes were approved by consent

Troy Kartchner of Kartchner Homes, has requested approval for the renewal of the amended Preliminary Plat for Ridgeview Estates Subdivision, Phase 2 and 3, located at approximately 570 East 480 North. Zoned R-1-12

Chairperson Price inquired why the commission was reviewing the Preliminary Plat?

Char Izatt explained that the Preliminary Plat had expired and approval was being requested to renew it.

MOTION: Commissioner Paskett made a motion to approve the renewal of the amended Preliminary Plat for Ridgeview Estates Subdivision, Phase 2 and 3, located at approximately 570 East 480 North. Zoned R-1-12. The motion was seconded by Commissioner Edwards and approved unanimously.

Commissioners voting in favor: Edwards, Anderson, Paskett, Price, Krusi, Hancock, Archibald

Troy Kartchner of Kartchner Homes, has requested approval for Phase 4 (15 Lots) of the Final Plat for Ridgeview Estates Subdivision, located at approximately 540 East 620 North. Zoned R-1-12

Wayne Crow, agent for Kartchner Homes, explained Phase 2 is a church site.

Commissioner Paskett inquired if fire codes had been met?

Mr. Crow stated the Fire Code had been met.

Chairperson Price noticed there wasn't access to the church in this section of the phase.

Mr. Crow stated there was possible fencing intended for this area not a walk way.

Chairperson Price asked if the commission would be addressing it again for a walk way for the public in the future.

Mr. Crow indicated he was not aware of any public access to the church on that side.

Chairperson Price asked if that was a new standard to have fences around church buildings.

Commissioner Krusi mentioned the South Stake Center is fenced off the same way

Clay Bodily mentioned the LDS Churches have started using fences in their design.

MOTION: Commissioner Paskett made a motion to approve Phase 4 (15 Lots) of the Final Plat for Ridgeview Estates Subdivision, located at approximately 540 East 620 North. Zoned R-1-12. The motion was seconded by Commissioner Krusi and approved unanimously.

Commissioners voting favor: Edwards, Anderson, Paskett, Price, Krusi, Hancock and Archibald

The Commission will consider approval of a Boundary Adjustment request for property belonging to Rod Leishman, 492 South 900 East (Fairway Heights Subdivision) and property belonging to Jeff Champlin, 530 South 900 East (Country View Subdivision). Zoned R-1-12

Chairperson Price made note of the proposed boundary adjustment between Jeff Champlain and the Rod Leishman residence.

Rod Leishman noted he is swapping an easement with Smithfield City. His intent this evening is gaining approval for a Boundary line adjustment.

Chairperson Price inquired why he wants the adjustment.

Rod Leishman stated he would be building a garage.

Chairperson Price asked if all measurements had been taken to make sure there is adequate space for the type of garage he intends to build.

Rod Leishman stated Clay Bodily had measured and had it staked out so the intended garage fits the area stated.

MOTION: Commissioner Krusi made a motion to approve a Boundary Adjustment request for property belonging to Rod Leishman, 492 South 900 East (Fairway Heights Subdivision) and property belonging to Jeff Champlin, 530 South 900 East

(Country View Subdivision). Zoned R-1-12. The motion was seconded by Commissioner Paskett and approved unanimously.

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

ADJOURNMENT

MOTION: A motion was made by Commissioner Paskett at 8:25 p.m. to adjourn the meeting. Chairperson Price seconded the motion and it was approved unanimously.

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

David Price, Chairperson

Attested:

Charlene Izatt, Deputy Recorder