

Smithfield City Planning Commission

June 19, 2013

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, June 19, 2013**. The following members were present constituting a quorum:

Chairperson	David Price
Commission Members	Bryant McKay
	Jackie Hancock
	Stephen G Teuscher
	Douglas Archibald
	Jamie Anderson
	Steve Edwards
City Recorder	O. Dean Clegg
Planning staff	Jon Wells
Engineering staff	Clay Bodily
Minutes	Stacey Dority
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 7:04 p.m.

Opening Ceremonies: Bryant McKay

Excused: Char Izatt, Deputy Recorder, Pete Krusi, Commissioner

Visitors: Amber Johnson, Michelle Anderson, Travis Taylor of Smithfield Ridges, LLC, L. Thomas Clements, Jeff Barnes-Council Member, A. Jase Allen, Paul & Kristene Lattin

Workshop Session: The planning Commission will discuss holding a Land Use Training, evening session and determine a date. The training is sponsored by the Utah League of Cities and Towns and the Utah Local Government Trust. Trainer: Megan Ryan, Land Use Planning Consultant for the League.

Chairperson Price discussed the need to set a time for the new training with Megan Ryan. Mr. Wells informed the commission that Megan Ryan is the trainer that helps all communities and states and would give a good presentation.

Chairperson Price questioned if the training should be held earlier on a commission night, or after a short meeting. He inquired how much time it would take for the training.

Mr. Wells indicated the training would take an hour.

Chairperson Price inquired if the commission would prefer starting at 6:00 on a short meeting night or have the training after the meeting.

Mr. Wells mentioned the commission could invite City Council members as well.

Chairperson Price stated there isn't a rush in business in the next month or two so we could have the training in the summer.

Commissioner McKay notified the commission he would not be at the meeting on the 17th of July.

Mr. Wells thought the earlier time would be better for the presenter as she would have to travel from Salt Lake.

Chairperson Price confirmed the training to be scheduled before the meeting on July 17th at 6:00 p.m.

Resident Input

No resident input

Consideration of Consent Agenda

Minutes of June 19, 2013 Planning Commission Meeting

Minutes were approved by consent

Public Hearing to consider a request by Travis Taylor, agenda for Smithfield Ridges, LLC, to amend the Preliminary Plan for the Smithfield Ridges and the Villas in the Smithfield Ridges Planned Unit Development located east of 1000 East between 300 South & 600 South. Zoned R-1-12 (PUD) Combined Single Family Residential/Planned Unit Development Overlay Zone.

Chairperson Price opened the public hearing at 7:09 p.m.

Chairperson Price started with a review of last month's meeting regarding Mr. Taylor's request for changes to the Ridges and Villas housing.

Mr. Taylor addressed the commission and made them aware of the changes he has made to the Villas plan. He had a 60 ft. frontage on most of the lots and had increased the width. He dropped from 150 lots to 149 lots. Mr. Taylor proposed a 6 ft. minimum side set back and an 18 ft. total. He has added another 6 feet. That would allow it to be 60 on one side and 12 on the other. The grey boxes that are drawn in each lot are 9 ft. side setbacks. There are 6 or 7 models of homes they currently sell. He drew them in to show how they would fit on the lots. There are a couple of lots that push the side yard back, but the majority has room left over.

Mr. Taylor indicated the concern was mentioned about the 6x6 side yard which wasn't enough room to get a piece of equipment into the back yard; hopefully the commission can see they have taken that into consideration.

Chairperson Price called attention to the map Mr. Taylor provided and asked how all the changes were indicated.

Mr. Taylor described the darker yellow color as being the future plan. He has met with the residence of the Villas and let them know of the changes and how it affects their area. He feels they have come to a common ground on their concerns. Mr. Taylor is also asking for a conversion of Cardon Ridge between the Main entrance and 600 south being a public street. That would mean tearing out the east side of the street and rebuilding it to match the currently accepted cross section.

Other additions are a park strip on the east side of Cardon Ridge and a sidewalk behind the park strip. Some of the comments he has received from the staff was a need to commit to what will be going into the empty space on the map. The pavilion with picnic tables and playground has been designated for that area.

Chairperson Price questioned if this change turns this phase into a standard sub division with non-standard footage.

Mr. Taylor related with the concern. He felt this area still fits under the PUD. It has storm drainage they have assumed cost on and the open space is a modification of the plat phase and goes along with the PUD as well. He believes this is a compromise with the larger villas lot. People don't mind not having large lots and not having a lot of space in between houses. Mr. Taylor referred to the table on the map showing other items that have been changed.

Chairperson Price asked how many lots were in the initial plan.

Mr. Taylor responded, 150 lots.

Chairperson Price discussed the cul-de-sac. Is it temporary?

Mr. Wells explained the intent is if the property to the south is eventually developed then it will go through as a street.

Mr. Taylor also added the cul-de-sac could be torn out and used as a road but it can be left as a bulb as well.

Chairperson Price examined if the main entrance would be down 1000 East.

Mr. Taylor detailed the upper road will head to 600 south. Third south has been reconfigured to have an outlet road as well.

Chairperson Price summarized the review. He felt the concerns were the density, traffic flow and wider lots. The changes have been made by Mr. Taylor.

Thomas Clements, resident, approached the commission and stated that he and his wife were the first to sign in for the Villas. He indicated that they had moved to a ½ acre then to a two acre lot and now to the lot in the Villas. These moves were dependent on their place in life at the time of each move. He stated that this in between size lot does fill a need. He mentioned that Mr. Taylor and colleagues have met with the owner's in the Villas and Mr. Clements' perception was that everybody there was in favor of the changes and looking forward to them.

Chairperson Price inquired if Mr. Clements felt like the changes had interrupted the plan he bought into.

Mr. Clements indicated he would not mind more lots the size of his but as he has watched the lots being sold and built, there is a better market for a little bigger back yard.. If he had a choice, he would pick the bigger back yard because his grandchildren are playing in the catchment. If he had a choice to pick between his current lot and the new lot, he would go with the new lot.

Chairperson Price questioned if traffic flow was a concern in the meeting with the current residents?

Mr. Clements stated they had talked about bump stops or stop signs along 1000 east. It is a narrow street. We were quite pleased with the presentation.

Jace Allen a resident of the Ridges had one question for Mr. Taylor. What size of homes will be built? What square footage will be allowed?

Mr. Taylor mentioned the average house will be a little larger with more square footage than originally planned. The first floor will be a little smaller than the Villas have now. They will not have 1300 feet on the main floor.

Mr. Allen was concerned with having skinnier and taller homes around his residence that would not match the size of his home.

Amber Johnson a resident read the Covenants, Conditions & Restrictions (CC&R's) regarding the square footage of the homes in the project.

Mr. Taylor detailed the majority of lots are taken from the Ridges. The main floor is a little smaller but we are creating a hybrid. The Ridges CC&R's are changeable at any time.

Chairperson Price replied the CC&R's did affect what was approved.

Mr. Taylor indicated the CC&R's are applicable phase by phase. Mr. Taylor could change them up or down, they were not tied to the city approval.

Chairperson Price questioned if this was a way to make smaller homes and acquire more lots?

Mr. Taylor redefined their objective is not to devalue anything. They want to provide nice quality homes with a different configuration on the lot.

Mrs. Johnson stated the CC&R's she read from was for the Ridges she has not seen the Villas.

Chairperson Price closed the public hearing at 7:29 p.m.

Chairperson Price detailed his impression is this plan looks like a subdivision with non-conforming lots; a mixed use PUD. He realizes they are not selling any more. Do we want to buy into the changes of smaller lot and similar homes?

Commissioner Anderson felt Mr. Taylor had met with the city manager and met the stipulations. He has had approval from city and brought back everything the commission has needed. He emphasized Mr. Taylor has put considerable expense into this change.

Chairperson Price stated he agrees with Commission Anderson and established the only thing we need to make sure of is it is a small lot subdivision instead of mixed use.

Commissioner Edwards was comfortable with what Mr. Taylor had done.

Chairperson Price asked Mr. Taylor if this was the last request on this phase.

Mr. Taylor stated the two modifications presented tonight.

- 1) There is a modification of the concept plan.
- 2) Modification of the Villas Phase 1 plat, reconfigures those lots.

Mr. Taylor also stated he still has first right of refusal on the 50 acres to the east. That would be a new agenda item.

Chairperson Price indicated there would be no more changes after this.

Commissioner Anderson summarized after City Council approves the final plat, there is a certain amount of time for development. The timeline is two years, so you don't have to come back and go through this again.

MOTION: A motion was made by Commissioner Anderson to approve the amended Preliminary Plan for the Smithfield Ridges and the Villas in the Smithfield Ridges Planned Unit Development located East of 1000 East between 300 South & 600 South. The motion was seconded by Commissioner Archibald. The voting was unanimous.

Commissioners voting in favor: McKay, Hancock, Teuscher, Price, Archibald, Anderson, Edwards.

MOTION: A motion was made by Commissioner Edwards to adjourn the meeting at 7:35 p.m. The motion was seconded by Commissioner McKay. The voting was unanimous.

Commissioners voting in favor: McKay, Hancock, Teuscher, Price, Archibald, Anderson, Edwards.

David Price, Chairperson

Attested:

O. Dean Clegg, City Recorder