

Smithfield City Planning Commission

September 18, 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, September 18, 2013**. The following members were present constituting a quorum:

Chairperson	David Price
Commission Members	Bryant McKay
	Jackie Hancock
	Pete Krusi
	Steven G. Teuscher
	Jamie Anderson
	Steve Edwards

Engineering staff	Clay Bodily
Planning staff	John Wells
Deputy Recorder	Char Izatt
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 7:03 p.m.

Excused: Doug Archibald, Commissioner

Opening Ceremonies: Steve Edwards

Visitors: Travis Taylor of Westates Companies, Steve Robb, Terri Robb, Brian Hyde, Karen Hyde and Councilmember Jeff Barnes

Workshop Session:

Continuation of discussion on the upcoming Land Use Training by the Utah League of cities and Towns and the Local Government Trust to be held on October 30, 2013 in the Smithfield City Council Chambers.

Mrs. Izatt informed the commission she had attended the training in Salt Lake and she talked to Meg who will teach the class on the 30th of October. Meg said the training can be tailored to whatever we want. Appeal authority training is what she does the most training on. Mrs. Izatt asked the commission what they would like to have her cover that would be conducive to what we do here as a planning commission.

Commissioner McKay commented he thought conditional uses are always good to go over.

Mrs. Izatt agreed the conditional use is always helpful especially for the new members of the commission. Mrs. Izatt read a few of the items that could be discussed in the training: Land Use Planning Tools, General Plan Ordinance, State Ethics review, Legislative Land Use Updates, rules and procedures for Appeals and Variances.

Chairperson Price thought the Legislative updates would be very beneficial.

Mrs. Izatt mentioned she doesn't have an exact time yet but the training shouldn't run more than an hour and a half.

Resident Input

No Resident Input

Consideration of Consent Agenda Minutes of August 21, 2013 Planning Commission Meeting

Minutes were approved by consent

Jared Nielson, agent for Elk Ridge Subdivision, LLC has requested approval of Phase 3 of the Final Plat for Elk Ridge subdivision located at approximately 120 South 1200 East. Zoned R-1-12.

Chairperson Price asked if there was anyone present to represent Mr. Nielson.

Commissioner Edwards had received a call from Mr. Nielson previous to the meeting notifying he would not be there and explained to him about what he wanted to happen.

Chairperson Price continued by reviewing that the commission had renewed the preliminary plat last month.

Mr. Bodily inserted there was a question on the ordinance referring to the temporary turn around.

Commissioner Edwards replied Mr. Nielson is working with Birch Cove and acquiring a permanent easement for the turnaround. When the turnaround is completed then the next phase can begin.

Chairperson Price asked Mrs. Izatt if the commission can put a condition on the approval.

Commissioner Edwards replied that is what Mr. Nielson was hoping for.

Mr. Wells inquired if there was any indication when the easement would be complete.

Commissioner Edwards stated all he knew was the easement was in process.

Chairperson Price referred to a memo from Jim Gass saying that a paragraph from the memo would be a well worded condition for the motion.

MOTION: A motion was made by Commissioner Krusi to approve Elk Ridge subdivision Phase 3 of the Final Plat for Elk Ridge subdivision located at approximately 120 South 1200 East with the condition that a temporary turnaround meeting the requirements of the Fire Code will be required for 1200 East in this phase. In addition to constructing the turnaround, an easement granting public use will also be required in order to avoid disrupting Lots 37 and 48.

The motion was seconded by Commissioner Anderson. The voting was unanimous.

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

Consideration of a Boundary Line Adjustment to divide parcel number 08-160-0037 (vacant land, 850 East 170 N) and annexing the east half of that vacant land to parcel #08-160-0033 (155 North 880 East, Phase 6 of Milestone Estates) and annexing the remaining west half to parcel #08-160-0036 (166 North 830 East, Phase 7 of Milestone Estates.) Zoned R-1-12.

Brian Hyde and Steve Robb approached the commission. Mr. Hyde informed the commission he owns lot 33. Steve Robb and he purchased lot 37 in phase 7. Steve has lot 36. They want to enlarge their properties. They will split the property and adjust the boundary.

Chairperson Price commented this was pretty straight forward.

Mrs. Izatt commented the reason they were presenting this to the commission is due to state law requirements.

MOTION: A motion was made by Commissioner Anderson to approve the division of parcel number 08-160-0037 (vacant land, 850 East 170 N) and annexing the east half of that vacant land to parcel #08-160-0033 and annexing the remaining west half to parcel #08-160-0036

The motion was seconded by Commissioner Edwards. The voting was unanimous.

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

Travis Taylor, agent for Smithfield Ridges, LLC has made a request for approval of Phase 7 (10 Lots) of the Final Plan for Smithfield Ridges Planned Unit Development located approximately 600 South and Cardon Ridge Drive (1030 East). Zoned R-1-12 (PUD) Combined Single Family Residential/Planned Unit Development Overlay Zone.

Travis Taylor approached the commissioners and handed out copies of the current site plan and copies of the styles of homes. He informed the commission he needs to record the amended plat for phase one in order to get an official approval. Referring to the plan he stated it is a new mylar and has a shaded area to specify which lots are going away.

Chairperson Price specified the things the commission has approved will be filed.

Mr. Taylor explained when he was talking with Jim Gass the gray area needed to be mapped out better because the ordinance was changed since the date it was approved. They needed to show what the houses look like and how they lay out on the lot and how will the open spaces be used.

Two things have changed:

1) The open space had a pavilion and playground. Due to a discussion with residents, Mr. Taylor decided to downsize the large pavilion to two smaller pavilions so more families can use the area and they would enhance the landscaping. Looking at the drawings you can see the diamond shape area with a rectangular pavilion with 6 picnic tables. Then two other pavilions would be graded down to 2% slope with the same tot lot playground down on the corner. The slope is about 2 to 1. It is a little steep, and will be changed to 3 to 1. The little tic marks on the first two lots are the old parking to service the entire villas. We needed to provide some parking. There was a lot more parking than what was approved. The funny football shaped thing would be a sledding hill for kids to play on.

2) The alignment adjustment on 600 south was pulled in and created a jog in the 6th south alignment that is currently built. Jim and Mr. Taylor met with the family who owns the property where the alignment will be adjusted. It looks like the family will dedicate the rest of the property for a full road width. Mr. Taylor is required to give 25 1/2 feet with curb and gutter. He would like the city to participate in phases by putting in the curb and gutter and he will pave the rest of the strip. He mentioned it sounds like the city would be willing to do the curb and gutter if there were special escrow instructions on the deeds phase by phase. This assures the city that things are moving along as needed. Mr. Taylor showed the styles of houses that would be available. He would like to develop a few rambler homes as well. The problem is they are 65 ft. lots and that is too narrow for three car garages. They will work back and forth between 64 ft. and 72 ft. with some lots having a two car garage and others having three car garages.

Mr. Taylor also mentioned the plat hasn't done away with the lots underneath it and the title report is being done now. He would like some input from the commission if they are generally okay with the park redesign and the alternating lots sizes.

Chairperson Price questioned if it is harder to market the homes with the variety of sizes and shapes.

Mr. Taylor didn't feel it would be a problem and they will continue to mirror the homes as they move east.

Commissioner McKay asked for clarification regarding the open space, the clubhouse vs. a pavilion. What is the difference?

Mr. Taylor explained the commission had approved a pavilion. They have changed the plans to reduce the size of the main pavilion and add two more pavilions or build a clubhouse with a kitchen, bathroom and great room area with an extended patio. He feels it looks better and will be more useful on idea #1.

Commissioner Krusi questioned where the clubhouse would be.

Mr. Taylor referred to the rectangular area on the map.

Chairperson Price informed Mr. Taylor that since there is a change being made he can change anything he would like too.

Mr. Taylor explained he has presented a modified concept plan because it is deviating from what had been previously presented.

Chairperson Price replied as long as the square footage stays the same it shouldn't be a problem.

Mrs. Izatt questioned if the Commission understood how the variable side yards and the homes would fit in this phase.

Mr. Taylor replied the lots are all 65 ft.

Chairperson Anderson asked if this would be a public hearing when Mr. Taylor comes back.

Mrs. Izatt responded that the Commission could request a public hearing be held.

Mr. Wells clarified how the 18 ft. side yard would be considered.

Mr. Taylor explained it could be 6 ft. and 12ft. He has shown it as 9 ft. because it is easy. They wanted to have the larger space in the back.

Mr. Wells explained the commission has to have a minimum. You don't want 14 ft. and 4 ft.

Mr. Taylor responded you could have 6 ft. and 6 ft. a total of 18 ft. with a 6 ft. minimum.

Chairperson Price questioned what is 6 ft. and 6 ft.

Mr. Taylor replied 18 ft. on your lot with 6 ft. minimum. It is an average as you go across.

Chairperson Price remarked the discussion was on access to the backyard.

Commissioner Edwards inserted he wouldn't go less than 6 ft.

Chairperson Price informed Mr. Taylor if he brought the plans back like they are we will give you 70/30 chance of passing the commission vote.

Commissioner Anderson reaffirmed he didn't want people coming back and saying we didn't know about the changes in the phase.

Mrs. Izatt inquired if the commission would like to set it a public hearing or not.

Chairperson Price stated after the last meeting we feel we may need a public hearing.

Commissioner Anderson reminded the commission of the remarks that were made by several residents after the last public hearing. They didn't know about the meeting and unaware of the changes and promises had not been kept. We are taking Mr. Taylor's word that everyone is fine with these changes.

Chairperson Price mentioned the public can come in and voice their opinion.

Commissioner Anderson felt that with some of the extenuating circumstances that we may need to hear their opinion.

Mr. Bodily told the commission the residents will have to sign off on some of the legal issues that need to be handled before Mr. Taylor comes back. When there is a little dispute the HOA president has to sign it, but the majority rules may need to sign as well.

Mr. Wells remarked if everyone has to sign everyone will have to wait and the plat is held up.

Mr. Bodily inserted if this phase does come next month we need to make sure the amended phase one is recorded before they start Phase 7.

Commissioner McKay asked for clarification if the side yard footage started from the wall of the house.

Mr. Wells confirmed the consideration was from the wall of the house. A bay window would be the wall.

Mr. Wells reported they like the PUDs to have 6 ft. so there would not be trouble with a firewall. In regular residential area it is 10 ft. A PUD gets exceptions to the regular rules.

Mr. Wells reminded the commission Craig Champlain's retirement homes on 800 to 900 east is a visual of what the 6 ft. side yards look like.

MOTION: A motion was made by Commissioner Anderson to adjourn the meeting. The motion was seconded by Commissioner McKay. The voting was unanimous.

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

David Price, Chairperson

Attested:

Charlene Izatt, Deputy Recorder