

SMITHFIELD CITY PLANNING COMMISSION
May 18, 2011
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 **May 18, 2011**. The following members were present constituting a quorum:

Chairperson	Rik Vernon
Commission Members	Richard Jewkes Bryant McKay Michael Paskett Jamie Anderson David Price
City Staff	Brenda Smith
Deputy Recorder	Char Izatt
Planning Staff	Clay Bodily
	John Wells
City Council Member	Brent Buttars

Excused: Commissioner Roger Douglas

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 Vernon at 7:01 p.m.
Opening Ceremonies: Chairperson Vernon

Visitors: Jackie Hancock, Rick Meyer of MTM Holdings, Justin Taylor of MTM Holdings, and E. Vance Grange

Workshop Session:

The Commission will continue discussion on proposed changes to the Land Use Matrix.

Chairperson Vernon introduced the workshop topic and noted that the commissioners had been asked to prepare for the item at the previous meeting.

Char Izatt explained that the commissioners were reviewing the Land Use Matrix to see if they felt any items needed to be altered. She expounded that there were a few items

noted by staff that they would like the Commission to consider. She explained the need to have churches/temples listed as allowed in I-1 zones. Commissioner Price asked where churches were currently allowed uses.

Char Izatt replied that they were allowed anywhere with a conditional use permit.

Jon Wells observed that several churches have been renting buildings in I-1 zones.

It was determined by the Commission that churches/temples should be allowed in I-1 zones.

Char Izatt asked the Commission to consider where car rental businesses should be allowed.

Commissioner Price inquired if they should be allowed in all commercial zones.

Jon Wells suggested allowing car rental businesses without a conditional use permit and noted that they would be similar to a car sales lot.

Commissioner Jewkes stated that he felt they should be permitted without a conditional use permit.

Jon Wells suggested allowing them in zones where car sales lots are allowed uses.

Commissioner Price stated that he would like to only allow them in zones where car sales lots are allowed.

Char Izatt stated that she felt they should be allowed in CC, GC and M-1 zones. She noted that there was potential for a car rental business in a developing commercial subdivision and that a current auto body shop wanted to rent space to a car rental business.

Commissioner Price noted that a car rental lot could easily be turned into a car sales lot. He noted that lots should not be allowed in professional business areas.

Jon Wells observed that the Commission could allow them in a CB zone with a conditional use permit.

Council Member Buttars arrived at 7:10 p.m.

Commissioner Price stated that car rental lots should not be permitted in CB zones.

Commissioner Paskett suggested making car rental lots conditional uses in CB zones and permitted in other commercial zones.

Jon Wells noted that it would be difficult to locate a car sales lot in a CB zone.

The Commission reached a consensus that car rental lots should be permitted in CC, GC and M-1 zones and allowed with as a conditional use in CB zones.

Char Izatt suggested that the Commission review each line of the Land Use Matrix.

Chairperson Vernon stated that he did not want to change the Land Use Matrix unless there was a reason for the change. He asked if any of the commissioners had any suggested changes.

Char Izatt noted that some of the commissioners may have not had time to look over the Land Use Matrix. She asked if all of the commissioners were comfortable with the allowance of accessory apartments.

Commissioner Price inquired why they needed to review the Land Use Matrix.

Char Izatt explained that she is getting requests for items that do not fit within the matrix and she can not refuse those requests. She stated that she wanted the Commission to better define the Land Use Matrix.

Commissioner Paskett asked how the Commission could foresee what requests would come into the office.

Jon Wells noted that the commissioners were being asked to go through the Land Use Matrix and note if they can think of any businesses that were missing.

Commissioner Paskett suggested adding smoke shops to the matrix. He inquired if sexually oriented businesses were addressed.

Char Izatt explained where sexually oriented businesses were addressed in the Land Use Matrix.

Commissioner McKay inquired if a liquor store had ever been located in Smithfield.

Char Izatt replied that Smithfield has never had a liquor store.

Council Member Buttars suggested addressing the Land Use Matrix during the workshop session for several months so that the Commission could have time to review it and brainstorm items that are missing.

Commissioner Paskett suggested considering adding tattoo parlors to the Land Use Matrix.

Resident Input

Mr. Rick Meyer of MTM Holdings approached the Commission and gave them a map of a project he was considering. He explained where the property was located and that he was considering asking for a rezone so he could split one lot into three. He noted that he wanted to hear the commissioners' opinions on his idea. He expounded on how the lots could possibly be arranged on the property and where the ingress would be located.

Commissioner Price inquired as to why the ingress was on 300 West and not on 100 North.

Mr. Meyer explained that the property is too narrow for access from 100 North.

Mr. Justin Taylor of MTM Holdings explained that the property consisted of old barns and that the property had lost its animal rights.

Commissioner Price clarified that the property currently consisted of one lot.

Mr. Taylor noted that they would like to develop the property into something better for the community.

Mr. Meyer observed that their plans were in the preliminary stage and they would need to survey the land for a better layout of the lots.

Commissioner Price asked if the project would be considered an intrablock development.

Jon Wells replied that it would be defined as an intrablock development and that the driveway could not be included in the square footage of the lots as specified by the intrablock subdivision ordinance.

Mr. Taylor noted that they would need to consider many different options for how the lots would be divided. He reiterated that they simply wanted to gauge the feeling of the Commission towards rezoning the property.

Jon Wells explained the current zoning map for the property and gave definitions for densities in different zones.

Commissioner Price observed that he did not think it would be possible to divide the lot into three parcels.

Commissioner Anderson stated that he would be opposed to rezoning the property.

Jon Wells explained that the rezone would not be considered a spot rezone according to the general plan.

Commissioner Jewkes stated that he was okay with the rezone in principle, but that the developers would need to work out all of the details.

Chairperson Vernon inquired why Commissioner Anderson would be in opposition to the rezone.

Commissioner Anderson replied that he would be opposed because surrounding residents would not be in favor of having smaller lots in the area. He noted that his personal opinion was not in favor of rezoning the property.

Mr. Taylor observed that lots on the block of the property in question varied between 10,000 and 12,000 square feet.

Commissioner Paskett asked how accurate the measurements provided by Mr. Meyer were.

Mr. Meyer explained that they were as accurate as the maps in the county office.

Jon Wells noted that the developers would need to have the property surveyed.

Commissioner Paskett stated that the Commission would need more accurate measurements before a decision could be made.

Chairperson Vernon noted that he would like to view the property before he could state his opinion on a rezone.

Commissioner McKay stated that he was in agreement with Commissioner Anderson on not being in favor of a rezone, but that he would also like to view the property.

Char Izatt observed that the developers were just trying to gauge the views of the commissioners on a possible rezone.

Commissioner Price instructed the developers to make sure the property could meet the requirements for an intrablock development before they requested anything.

Char Izatt stated that the developers know about the requirements for an intrablock development, and that they were simply trying to find out if the Commission favored a rezone before they invested funding in the project.

Mr. Taylor observed that he has completed similar projects that have been received well by the community.

Commissioner Anderson reiterated that he was not opposed to the project, but to the rezone.

Mr. Taylor noted that they were just looking for a feel of the Commission's opinion on a rezone.

Jon Wells added that the property owners had the option to approach surrounding property owners to purchase more property for the development.

**Consideration of Consent Agenda
Minutes of April 20, 2011 Planning Commission Meeting**

Minutes were approved by consent.

Consideration of a Boundary Line Adjustment between Lot #7, Willis Heights Subdivision, Amendment of Unit No. 1 9590 East 380 South) and Lot #76, East Sky View Subdivision, Phase 8 (549 East 420 south) as requested by E. Vance Grange. Zoned R-1-10 & R-1-12.

Chairperson Vernon introduced the topic and invited Mr. E. Vance Grange to address the Commission. He observed that the boundary line adjustment would place two right of ways on one property, preventing the future construction of any out buildings in the area. He added that there was also a sewer easement on the property.

Mr. Grange explained that he is buying a home directly behind his current residence and that he wanted to retain his garden and apple trees. He added that his daughter would be purchasing his current residence and is in favor of the boundary line adjustment. Mr. Grange explained that the home purchase would be official the following week.

Chairperson Vernon inquired if there was an HOA for either of the homes.

Mr. Grange replied that there was not an HOA for either home.

MOTION: Commissioner Paskett made a motion to approve the Boundary Line Adjustment between Lot #7 of the Willis Heights Subdivision and Lot #76 of the East Sky View Subdivision as requested by E. Vance Grange. The motion was seconded by Commissioner Anderson and unanimously carried.

Commissioners voting in favor: Anderson, Paskett, Vernon, Price, Jewkes, and McKay

Char Izatt reminded the Commission about upcoming training.

ADJOURNMENT

MOTION: Commissioner Paskett made a motion to adjourn the meeting at 7:52 p.m. Commissioner Jewkes seconded the motion and it passed unanimously.

Commissioners voting in favor: Anderson, Paskett, Vernon, Price, Jewkes, and McKay

Rik Vernon,
Chairperson

Attested:

Charlene Izatt, Deputy Recorder