

SMITHFIELD CITY PLANNING COMMISSION
August 17, 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 **August 17, 2011**. The following members were present constituting a quorum:

Chairperson	Rik Vernon
Commission Members	Michael Paskett
	Roger Douglas
	Jackie Hancock, alternate
	Jamie Anderson
	Richard Jewkes
City Staff	Brenda Smith
Deputy Recorder	Char Izatt
Planning Staff	Clay Bodily
	John Wells
City Manager	Jim Gass

Excused: Commissioner David Price

Absent: Commissioner Bryant McKay

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: Zan Murray, J-U-B Engineering, Charley Sparks, Kristy Sparks, Perry Hoffman, Nanette King, and Lowdy King

Workshop Session:

The Commission will continue discussion and review of local ordinances in regards to the proposed ordinance dealing with overlay zones relating to the new airport master plan and Smithfield City.

Chairperson Vernon introduced the first workshop topic. He asked Jon Wells how the building permit process would work when combined with the overlay zone.

Jon Wells explained that the overlay zone ordinance from the county had a matrix similar to the one already in the Smithfield ordinance. He noted that the airport zones

require a conditional use permit, and that it would apply to 80% of the city. He stated that he had meet with Zan Murray and discovered that a conditional use permit would not need to be required for all building permits. Jon Wells explained that the conditions would be contingent on building height, which was already limited in most zones at thirty-five feet. He added that the ordinance could include conditions, negating the need for a conditional use permit for each building permit. He noted that with that knowledge, the city could accommodate the desired requirements of the airport authority. Jon Wells noted that the main item would be to make sure developers and property owners are aware of the airport zone. He stated that most of his concerns dissipated after speaking with Zan Murray.

Chairperson Vernon asked if Jon Wells had reviewed North Logan's airport overlay ordinance.

Jon Wells replied that it closely mirrored the county ordinance. He stated that he would like to see an ordinance less complicated than North Logan's.

Chairperson Vernon inquired as to how the Commission should proceed with the overlay zone.

Char Izatt explained that she had not heard if anyone had been assigned to create an ordinance draft.

Jon Wells stated that no one had been assigned to work on the ordinance. He urged the commissioners to volunteer to work on the ordinance.

Mr. Zan Murray of J-U-B Engineering noted that many items in the overlay zone were flexible and could be molded how the city wanted. He added that it would need to be submitted to the FAA for final approval.

Commissioner Anderson inquired as to how the ordinance could be constructed to be less cumbersome than North Logan's.

Jon Wells suggested removing the matrix and simply referring to a reference map.

Mr. Murray observed that the Logan city ordinance simply referred to the airport master plan regarding height limitations and was a very short ordinance.

Jon Wells noted that he had not read through the airport master plan. He added that most of the work would be handled by the staff and would not appear before the Commission once the ordinance is passed.

Commissioner Jewkes volunteered to help draft the ordinance.

Commissioner Anderson inquired as to what the federal consequences of not approving the overlay zone would be.

Mr. Murray noted that there were already federal requirements that the new ordinance would mirror. He explained that by having the city pass the ordinance, everyone would be better informed.

Jon Wells added that there was a possibility of the FAA coming in to place mandates on the city if its requirements were not met.

Chairperson Vernon stated that Commissioner Jewkes, Jon Wells and Jim Gass would work on drafting the ordinance. He thanked Mr. Murray for coming to answer the Commission's questions.

The Commission will review and discuss proposed changes to the RM (Residential Multiple) Zone in regards to open space requirements.

Chairperson Vernon read the workshop item.

Char Izatt suggested postponing the discussion until Jim Gass arrived to explain the workshop item.

The Commission will continue review and discussion of proposed amendments to Title 17, Zoning Regulations.

Chairperson Vernon introduced the workshop item.

Char Izatt stated that she wanted to review the proposed changes with the Commission to ensure she had included all of their changes correctly. She noted that pot bellied pigs had been removed from the list of allowed pets. She observed that the Commission was working on the number of allowed chickens. She added that the next change was in regards to signs and having staff approve them instead of the City Council. Char Izatt stated that work was being done on the ordinance section regarding signs for home occupations. She noted that the signs could not be illuminated. She concluded by noting that Mothers Day and Fathers Day had been added to the list of holidays when temporary signs could be posted.

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

Char Izatt explained that she needed some definite answers on zoning for a few items in the Land Use Matrix. She reviewed the changes the Commission had requested and stated she needed to know what zones skating rinks should be allowed in.

Commissioner Anderson inquired if the decision was to allow or not allow pot belly pigs.

Char Izatt replied that the decision had been to not allow pot bellied pigs.

Commissioner Anderson stated his agreement with that decision.

Char Izatt explained that auto part stores selling new auto parts needed to be considered in additional zones. She added that they were only listed in a CB zone in the matrix. She suggested not requiring Conditional Use Permits on new or used auto parts stores. She noted that she had also had some interest in farmers markets and that community swap meets were not listed as allowed in the matrix.

Commissioner Paskett clarified that a farmers market sold produce, while a swap meet sold second hand items.

Jon Wells stated that he felt that farmers markets and swap meets could be zoned compatibly.

Char Izatt noted that each vendor at a farmers market may need to obtain a conditional use permit depending on the zone.

Commissioner Anderson suggested allowing them in all commercial zones, M1 and institutional zones. He also recommended that they be allowed as a conditional use permit.

The Commission then returned to workshop item number two for a discussion on open space requirements in residential multiple (RM) zones.

Chairperson Vernon asked Jim Gass to explain the issue.

Jim Gass showed a plan brought to the city staff by the developers of an apartment complex. He explained that the plan contains an extremely large amount of open space that will become lawn. He noted that lawns are a hardship on the city's water supplies. Jim Gass explained that he had asked the developers to produce another plan with more units and less open space, which he showed the Commission. He explained that the apartments have smaller footprints than townhomes and that the

ordinance only allowed a certain number of units per acre. He showed that the higher density plan still had a lot of open space, even when exceeding the number of allowed units. Jim Gass explained that parking is not counted in the amount of acreage when determining the number of allowed units.

Commissioner Anderson asked for a definition of a unit.

Jim Gass replied that it is any residential dwelling. He reviewed how three other cities determine the number of allowed units in multiple residential zones. He explained that the other cities he reviewed did not start with a net area, but used the gross area including parking areas. He noted that they also had a minimum amount of open space, a minimum space requirement between buildings and a maximum number of units per acre set. He further expounded upon the three sample ordinances.

Chairperson Vernon clarified that the ordinance was not working well with smaller developments.

Jim Gass gave examples of other requests for apartments that had come forward and were meeting with space issues because of the requirements.

Commissioner Jewkes inquired if a larger amount of units were desired.

Chairperson Vernon noted that there had not been problems in the past.

Jim Gass observed that requests for larger developments were highlighting the issue. He suggested that if the Commissioners were agreeable, some other options could be presented to keep larger developments from having large portions of the property as lawn.

Chairperson Vernon stated that the city's goal has always been to preserve open space and he did not feel that there was an issue.

Jim Gass replied that the ordinance worked well for small lots. He explained that the water supply is a problem facing the city. He added that large areas of grass take a lot of maintenance and often are not maintained well.

Chairperson Vernon recalled that when the property was rezoned, adjacent property owners had complained about losing their view and that he felt that the open space was a good thing.

Jim Gass stated his disagreement because of the water supply. He explained that most of the water used in the city utilized for lawn maintenance. He noted that water is costing citizens more as more pumps and wells are required. He asked the Commission if they would like to have options for the ordinance presented to them.

Commissioner Anderson stated that he would like to look at alternatives to the current ordinance.

Jim Gass explained that the city had obtained ten more acres of open space in the proceeding decade and was burdened with its maintenance. He explained that three entire days are devoted each week to mowing city owned lawns and that a lot of money is put into sprinkler systems and fertilizer. He stated that he would look at other city ordinances and present some alternatives.

Commissioner Anderson inquired if the city had incentives for residents to xeriscape their lawns.

Jim Gass replied that the general population frowned on xeriscaping, but that it was beginning to become more popular.

Chairperson Vernon directed the Commission to return to the land use matrix discussion.

Char Izatt asked where the Commission wanted to allow skating parks.

Commissioner Anderson stated that they should be allowed in M1 zones with a conditional use permit.

Char Izatt asked for a volunteer to review the definitions of hotels and motels.

Commissioner Anderson volunteered to review the definitions.

Resident Input

Mr. Parry Hoffman stated that he was interested in the discussion of open space. He noted that he felt the conversation was catering to one development and he was concerned about how any changes would impact future requests. He explained that he lived on the west side of town where a four-plex was being considered. Mr. Hoffman reiterated his disagreement with changing the ordinance to accommodate one development. He noted that when apartments are allowed, more water is used as well. He observed that he would like to see open space preserved.

Char Izatt reminded the Commission that they needed to discuss whether or not the number of hens allowed in residential zones should be increased. She explained that she was working on a draft ordinance and would provide it for the Commission the following month.

Commissioner Anderson stated that it did not make sense to restrict the number of hens by lot size.

The Commission reached a consensus to move forward by drafting a potential hen ordinance.

Commissioner Paskett stated his concerns regarding bird sanitation and enforcing the ordinance if more hens were allowed.

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

Minutes were approved by consent.

ADJOURNMENT

MOTION: Commissioner Anderson made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Commissioner Douglas and unanimously carried.

Commissioners voting in favor: Douglas, Anderson, Paskett, Vernon, Hancock, and Jewkes

Rik Vernon,
Chairperson

Attested:

Charlene Izatt, Deputy Recorder