

**SMITHFIELD CITY PLANNING COMMISSION**  
**October 19, 2011**  
**MINUTES**

The Planning Commission of Smithfield City, Utah met at the City Council Chambers, 96 S Main, Smithfield, Utah at 7:00 pm on **October 19, 2011**. The following members were present constituting a quorum:

Chairperson	Rik Vernon
Commission Members	Michael Paskett
	Jamie Anderson
	Roger Douglas
	Jackie Hancock
	Bryant McKay
City Manager	Jim Gass
City Staff	Brenda Smith
Deputy Recorder	Char Izatt
Planning Staff	Clay Bodily
	Jon Wells
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 Vernon at 7:00 p.m.  
Opening Ceremonies: Clay Bodily

Excused: Commissioners David Price and Richard Jewkes

**Visitors:** James Witherspoon, Kristi Witherspoon, Kris Monson, Jeff Barnes, Zan Murray of J-U-B Engineers, Ryan Rogers, Tina Elwood, and Ginger Hoffman

**Resident Input**

No resident input.

**Consideration of Consent Agenda**  
**Minutes of September 21, 2011 Planning Commission Meeting**

Minutes were approved by consent.

Chairperson Vernon noted that it was not time to begin the public hearing for the rezone request and decided that the Commission would begin the meeting with the review of Ordinance #11-15.

**The Commission will discuss and review Ordinance #11-15, an ordinance amending the Title 17 (zoning); by adding section 17.12.230 “Keeping Chickens (domestic fowl)” in its entirety.**

Chairperson Vernon introduced the ordinance review and noted that the Commission had discussed it previously.

Char Izatt explained that she had moved several definitions into the ordinance and altered some language in the ordinance. She expounded that pot bellied pigs had been removed from the ordinance and noted that residents could have a combination of not more than five of the listed animals at one time.

Commissioner Douglas inquired if the restriction was for five species or five animals.

Char Izatt clarified that it referred to the number of allowed species.

Jon Wells added that dogs and cats were included in the number of allowed species, but that hens were not included because of the ordinance that addressed them.

Commissioner Paskett inquired why calves were excluded from the list and lambs were allowed.

Jon Wells observed that calves and kid goats were listed as livestock, but could be included if the commissioners wanted to.

Commissioner Paskett suggested adding kid goats up to eight months of age. He inquired if the city had received requests to allow kid goats.

Char Izatt explained that she had received complaints about people who own goats, but had not received requests to include them.

Commissioner Paskett noted that they may not need to include kid goats.

Commissioner McKay inquired if roosters needed to be covered.

Char Izatt explained that they were not allowed and did not need to be addressed.

Commissioner Paskett inquired if any requests had been received to allow turkeys.

Char Izatt stated that she had not received any requests to allow turkeys.

Jon Wells suggested adding restrictions to keep chicken coops from being located on property lines. He proposed a three foot setback between coops and property lines.

The commissioners stated their approval of adding the setback requirement.

**Public hearing to consider a request by Kristi Witherspoon to rezone property located at 273 East 300 North (parcel #08-0852-0008, 1 acre) from RA-1 (Residential Agricultural - 1 Acre) to R-1-12 (Single Family Residential 12,000 sf.**

Chairperson Vernon introduced the agenda item.

**Public hearing opened by Chairperson Vernon at 7:15 p.m.**

Kris Monson addressed the Commission and explained that her property connected to the property in question and that she supported the rezone.

**Public hearing closed by Chairperson Vernon at 7:16 p.m.**

Chairperson Vernon asked Mrs. Kristi Witherspoon to approach the Commission.

Mrs. Witherspoon explained that they wanted to build a new home behind their current residence on their property.

Chairperson Vernon noted that the request met the square footage requirements.

Commissioner Anderson asked for clarification on where the new home would be located.

Mrs. Witherspoon replied that it would be behind their current residence and slightly to the east.

Commissioner Paskett asked what type of home would be constructed.

Mrs. Witherspoon explained that it would be a ranch home with a walk out basement.

Chairperson Vernon inquired how large the surrounding lots were.

Jon Wells listed off the acreage of the adjacent lots.

Char Izatt added that the lots across the street from the request were smaller.

**MOTION:** Commissioner Anderson made a motion to approve the request from Kristi Witherspoon for a property rezone located at 273 East 300 North from RA-1

(Residential Agricultural – 1 Acre) to R-1-12 (Single Family) Residential. The motion was seconded by Commissioner Paskett and unanimously carried.

Commissioners Voting in Favor: Douglas, Anderson, Paskett, Vernon, Hancock, and McKay

**Public hearing to consider Ordinance #11-07, an ordinance amending the Smithfield City land use ordinance (zoning), Title 17; by amending sections: 17.04.070 “Definitions”; 17.36.060 “Permitted Signs”; “Permits not required”; 17.36.125 “Temporary Signs”; 17.36.160 “Zoning Locations”; 17.40.010 “Building Permit Required”; 17.120.010 “Use Allowance Matrix”.**

**Public hearing opened by Chairperson Vernon at 7:26 p.m.**

Mr. Jeff Barnes asked what restrictions he needed to follow regarding election signs.

Jon Wells explained that political signs were permitted on private property, but not in the public right of way. He added that they must be taken down seven days after the election.

**Public hearing closed by Chairperson Vernon at 7:28 p.m.**

Chairperson Vernon noted that the ordinance alterations had been discussed fairly well by the commission.

**MOTION:** Commissioner Paskett made a motion to approve Ordinance #11-07 regarding the land use ordinance. The motion was seconded by Commissioner Douglas and unanimously approved.

Commissioners Voting in Favor: Douglas, Anderson, Paskett, Vernon, Hancock, and McKay

**The Commission will continue discussion and consideration of Ordinance #11-16, an ordinance amending Chapter 17.60 RM Multiple Family Residential Zone by modifying the requirements for allowable density under section 17.60.030; Open Space under Section 17.60.060; Parking Stall Dimensions in Section 17.60/070 and Architectural Guidelines in Section 17.60.090.**

Chairperson Vernon read the agenda item and noted that the commissioners had received more information regarding the proposed changes.

Jon Wells observed that density bonuses had been allowed in the PUD ordinance.

Jim Gass noted that he had gathered pictures of different apartment developments if the Commission wanted to view them.

Commissioner Anderson stated that he wanted to view the pictures.

Jim Gass explained that he had looked at several developments. He showed the Commission pictures from the developments, showed their location on an area map, and pointed out open space and density in each development. Jim Gass noted that many of the developments had higher density because they could put in three story buildings. He expounded that the current ordinance only counted landscaped areas as open space. He explained that he had suggested that the open space requirement be cut down to 20%, but that after visiting other developments he had realized that 40%-50% was more appropriate. He noted that by adding opportunity for density bonuses, more units could be allowed in larger developments. He explained that it would be very difficult for a development to qualify for all of the density bonuses. Jim Gass stated that single family areas are denser than multiple family developments because they have a smaller requirement for open space. He added that the density bonuses would require the developments to be nicer.

Chairperson Vernon asked if residences were limited to two stories.

Jim Gass replied that residential buildings were limited to thirty five feet in height.

Commissioner Anderson inquired if water and upkeep was still a concern with large multiple family developments.

Jim Gass replied that it was and that was the motivation for including density bonuses that would make the units nicer.

Chairperson Vernon asked for the addresses for the developments Jim Gass had visited so that he could do the same.

Jim Gass stated that he would email the addresses to the commissioners.

Commissioner Paskett asked if desert landscaping would alleviate water concerns.

Jim Gass noted that it would to an extent. He added that currently only businesses were completing that type of landscaping.

Commissioner Hancock noted that she had visited one of the developments and noted that they had used a lot of their open space for recreational purposes, which would alleviate water concerns.

**MOTION:** Commissioner Paskett made a motion to continue the discussion on Ordinance #11-16 at the next meeting. The motion was seconded by Commissioner McKay and unanimously approved.

Commissioners Voting in Favor: Douglas, Anderson, Paskett, Vernon, Hancock, and McKay

**The Commission will review a proposed ordinance dealing with overlay zones relating to the new airport master plan and Smithfield City.**

Chairperson Vernon introduced the agenda item and noted that Jon Wells and Jim Gass were looking into the proposed ordinance.

Jon Wells explained that the matrix in the ordinance links to notes showing the requirement that developers be made aware of their placement in the aviation easement.

Jim Gass expounded that the ordinance allows for development as long as conditions are met and that the conditions would be referenced in the ordinance. He explained that the ordinance mainly required that developers be notified that they are in a zone with requirements from the airport.

Commissioner Anderson asked if persons who own property, but had not built yet in the airport zone would be excluded from the exceptions.

Mr. Zan Murray of J-U-B Engineers noted that the city already restricted homes from exceeding thirty five feet, which would meet the restrictions. He outlined that the ordinance would only require the city to notify developers that the FAA limitations exist.

Jim Gass added that the matrix in the ordinance was similar to the zoning ordinance the city currently used.

**MOTION:** Commissioner Paskett made a motion to schedule a public hearing for November 16, 2011 for the proposed ordinance. The motion was seconded by Commissioner Anderson and carried unanimously.

Commissioners Voting in Favor: Douglas, Anderson, Paskett, Vernon, Hancock, and McKay

Chairperson Vernon reminded the Commission that a decision needed to be reached on Ordinance #11-15.

Commissioner Paskett asked if goat kids should be added.

Commissioner Anderson stated that they should be left out.

**MOTION:** Commissioner Paskett made a motion to set a public hearing for Ordinance #11-15 for November 16, 2011, with the amendment that there be a three foot setback between the property line and the coop. A second was made by Commissioner Douglas and unanimously carried.

Commissioners Voting in Favor: Douglas, Anderson, Paskett, Vernon, Hancock, and McKay

**ADJOURNMENT**

**MOTION:** A motion was made by Commissioner Paskett to adjourn the meeting at 8:30 p.m.  
The motion was seconded by Commissioner McKay and unanimously passed.

Commissioners Voting in Favor: Douglas, Paskett, Vernon, Hancock, and McKay

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Rik Vernon, Chairperson

Attested:

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Charlene Izatt, Deputy Recorder