

**SMITHFIELD CITY PLANNING COMMISSION**  
**November 16, 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 **November 16, 2011**. The following members were present constituting a quorum:

Chairperson	Rik Vernon
Commission Members	Michael Paskett Roger Douglas Jackie Hancock Bryant McKay
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 7:02 p.m.  
Opening Ceremonies: Michael Paskett

**Excused:** David Price and Jamie Anderson

**Visitors:** Kristy Sparks, Charley Sparks, Steve Edwards and Ryan Rogers

**Workshop Session:**

**The Commission will review proposed amendments to Chapter 17.36 “Sign Ordinance” of the Municipal Code.**

Chairperson Vernon introduced the workshop session item and noted that the commissioners had a copy of the ordinance with proposed amendments in italics.

Char Izatt urged the Commission to take its time considering the ordinance because there were a lot of concerns and conflicts regarding it.

Chairperson Vernon inquired if non-visible signs were included in the ordinance.

Char Izatt noted that they were referred to and that they may need to be reviewed.

Jon Wells added that signs that give directions to employees were not included in the ordinance.

Commissioner Paskett observed that safety regulation signs were exempt from the ordinance.

Chairperson Vernon stated that he did not have many questions about the ordinance.

Commissioner Paskett inquired how long a temporary display could stay up.

Char Izatt explained that temporary deadlines applied to business holidays. She added that the ordinance separated religious and business holidays. She stated that a maximum display time could be added by the Commission.

Jon Wells expounded that the definition of temporary signs did not outline a time. He suggested designating time frames.

Chairperson Vernon stated that he felt there was a need for a time line.

Commissioner Paskett asked if there had been a problem with signs being displayed too long.

Char Izatt replied that there had not been a problem.

Commissioner Hancock asked if a memorial sign would fit under the ordinance.

Char Izatt stated that she thought that it would. She added that event signs would not because they were limited to the time frame of the event.

Commissioner McKay asked how long a mobile sign had to wait in between display periods.

Char Izatt replied that there were regulations in another ordinance for mobile signs.

### **Resident Input**

No resident input.

### **Consideration of Consent Agenda Minutes of October 19, 2011 Planning Commission Meeting**

Minutes were approved by consent.

**Public Hearing to consider recommending approval of Ordinance #11-15, an ordinance amending the Smithfield City land use ordinance (zoning), Title 17; by amending sections:**

**17.04.070 “Definitions”; and adding section 17.12.230 “Keeping Chickens (Domestic Fowl)” in its entirety.”**

Chairperson Vernon opened the public hearing at 7:18 p.m.

Mrs. Kristy Sparks asked what the permit required for chickens would entail.

Char Izatt replied that it had not yet been determined.

Mrs. Sparks inquired if a fee would be associated with the permit.

Char Izatt explained that all applications had an associated fee.

Mrs. Sparks stated that she was in favor of the ordinance change.

Jon Wells stated that he didn't see the need to include the term "food production" in the definition of household pets. He suggested that it be removed from the ordinance.

Commissioner McKay suggested that it read "or for food production".

Jon Wells observed that rabbits were included as household pets and that they were often kept for food production.

Chairperson Vernon closed the public hearing at 7:22 p.m.

Char Izatt stated that she felt "food production" should be removed from the ordinance.

**MOTION:** Commission Paskett made a motion to approve Ordinance #11-05, an ordinance amending the Smithfield City land use ordinance and adding "Keeping Chickens". The motion was seconded by Commissioner Douglas and approved unanimously.

Commissioners voting in favor: Douglas, Paskett, Vernon, Hancock, and McKay

**Public Hearing to consider recommending approval of Ordinance #11-18, an ordinance amending the Smithfield City land use ordinance (zoning) Title 17; Chapter 17.91 “Airport Limitation Overlay Zone” in its entirety.”**

Chairperson Vernon opened the public hearing at 7:25 p.m.

No public input.

Chairperson Vernon closed the public hearing at 7:26 p.m.

Commissioner Hancock inquired if height requirements would change with elevation.

Jon Wells replied that there was one area on the bench where there should be limitations on building heights. He explained that existing homes that exceeded the height regulations would be allowed to stay. He added that building height should not be an issue.

Commissioner McKay asked if the ordinance needed to be altered if three story homes were desired.

Jon Wells noted that the ordinance could be revisited if three story homes were desired.

**MOTION:** A motion was made by Commissioner Paskett to approve Ordinance #11-18, amending the Smithfield City land use ordinance in its entirety. A second was made by Commissioner McKay and was approved unanimously.

Commissioners voting in favor: Douglas, Paskett, Vernon, Hancock, and McKay

**The Commission will review and discuss a proposed Boundary Adjustment on property belonging to the Olague family located at approximately 400 West and 400 North.**

Chairperson Vernon asked Jon Wells to explain the boundary adjustment.

Jon Wells explained that the petitioners owned three pieces of adjacent property and wanted to rearrange the property lines, while maintaining three parcels of property. He added that if they were to build on the property, they would be required to deed property to the city for a roadway. Jon Wells expounded that state law allowed them to adjust their property lines with approval from the Commission.

Commissioner Douglas inquired how many homes the petitioners wanted to build on the property.

Jon Wells noted that they planned to build one home.

Commissioner Paskett asked if there were any reasons that the request should not be granted.

Jon Wells replied that there were no reasons.

Chairperson Vernon noted that a motion was not needed on the issue, but a simple consensus.

Commissioner McKay asked if there were any detriments to approving the request.

Jon Wells stated that there were no negatives to approving the request. He noted that state law required its approval unless the request were to violate land use ordinances.

Chairperson Vernon asked for a consensus from the Commission on the request.

Commissioners stating their approval of the request: Douglas, 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 introduced the agenda item.

Commissioner Hancock requested an explanation of the density bonus incentive percentages.

Jon Wells explained that the maximum allowed density was ten units per acre and that if a development qualified for a ten percent bonus, they could add one more unit.

Commissioner Hancock inquired what the density would be if all of the bonuses were met.

Jon Wells replied that the density would be fifteen units per acre.

Commissioner Hancock asked how the bonuses would affect the open space requirements.

Jon Wells replied that the development would still be required to maintain open space. He added that if the development built upwards, the amount of open space would not be affected.

Commissioner Douglas asked how often bonuses were granted under the PUD ordinance.

Jon Wells stated that he could not recall any PUD developments qualifying for a density bonus.

Mr. Ryan Rogers noted that none of his developments have ever qualified for a bonus because of the open space requirements.

Chairperson Vernon stated that multiple family developments never have enough visitor parking.

Jon Wells suggested allowing additional visitor parking space to be counted as open space.

Commissioner McKay noted that he did not want to allow open space to be asphalted. He added that he had seen plenty of parking spaces in the developments that he had visited.

Chairperson Vernon stated that he was in favor of increasing visitor parking requirements.

Char Izatt inquired if the commissioners had visited similar developments.

Commissioner McKay explained that he had visited two and felt that there was adequate parking and that the open space was well maintained. He added that snow removal may be a problem in parking areas.

Commissioner Hancock added that there had been plenty of parking in the developments she had visited. She asked if the parking requirements in those areas could be discovered.

Commissioner McKay noted his concerns about runoff water.

Chairperson Vernon suggested continuing the item until the next meeting.

**MOTION:** Commissioner Paskett made a motion to continue the discussion on Ordinance #11-16 until the next meeting. The motion was seconded by Commissioner Hancock.

Commissioners voting in favor: Douglas, Paskett, Vernon, Hancock, and McKay

**The Commission will continue review and consideration of proposed Ordinance #11-05, which deals with Commercial Recreational Vehicle Parks or Campgrounds.**

Chairperson Vernon introduced the agenda item and stated that the Commission had reviewed it fairly well.

**MOTION:** Commissioner Hancock made a motion to set a public hearing on Ordinance #11-05 for the December meeting. Commissioner McKay seconded the motion.

**MOTION:** Commissioner McKay made a motion to amend the motion to schedule the public hearing for the next meeting. The motion was approved unanimously.

Commissioners voting in favor: Douglas, Paskett, Vernon, Hancock, and McKay

Char Izatt inquired if the Commission wanted to hold a meeting in December.

Chairperson Vernon asked if there were any pressing issues that needed to be considered.

Char Izatt replied that she did not know of any.

Commissioner Paskett stated that he would be unable to attend a December meeting.

The Commission reached a consensus to not hold a meeting in December.

**ADJOURNMENT**

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

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