

SMITHFIELD CITY PLANNING COMMISSION
December 21, 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 **December 21, 2011**. The following members were present constituting a quorum:

Chairperson	Rik Vernon
Commission Members	Roger Douglas
	Jackie Hancock
	David Price
	Bryant McKay
	Steve Edwards
City Staff	Brenda Smith
Deputy Recorder	Char Izatt
Planning Staff	Clay Bodily
City Council Member	Brent Buttars
City Manager	Jim Gass

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 7:06 p.m.
Opening Ceremonies: Jackie Hancock

Excused: Commissioners: Mike Paskett and Jamie Anderson

Visitors: Kacey Harmon and Ryan Rogers

Resident Input

No resident input.

Consideration of Consent Agenda
Minutes of November 19, 2011 Planning Commission Meeting

Minutes were approved by consent.

Public Hearing to consider recommending approval of Ordinance #11-05, which amends the Smithfield City Land Use Ordinance (Zoning), Title 17; by adding Chapter 17.97 Commercial Recreational Vehicle Parks or Campgrounds in its entirety.

Chairperson Vernon introduced the agenda item.

Public Hearing opened by Chairperson Vernon at 7:10 p.m.

No resident input.

Public Hearing closed by Chairperson Vernon at 7:11 p.m.

Chairperson Vernon noted that the ordinance had been well discussed by the Commission. He asked if the commissioners had any questions.

Commissioner Price asked if the telephone stipulation was removed.

Char Izatt replied that it had been removed.

MOTION: Commissioner Douglas recommended that the Commission approve Ordinance #11-05, which amends Title 17, etc. The motion was seconded by Commissioner McKay and unanimously carried.

Commissioners voting in favor: Edwards, Douglas, Vernon, Price, 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 he had a couple of points of discussion regarding it.

Commissioner Hancock noted that she had visited some developments and approved of the height limitation that kept three story apartments from being constructed in Smithfield.

Chairperson Vernon stated that he had also visited several complexes. He explained how he had compared Smithfield's requirements with those existing in other communities. He expounded that Smithfield required more parking in developments. Chairperson Vernon observed that most units had covered and uncovered parking spaces.

Jim Gass explained that currently developments were required to have two parking spaces per unit, plus .25 spaces per unit for visitors. He suggested that the ordinance be simplified by requiring 2.5 parking spaces per unit.

Commissioner Price asked who owned the parking spaces.

Jim Gass explained that the parking ownership would be different in each development depending on if they wanted to provide garages with the units or another form of parking. He added that the ordinance didn't define ownership, just numerical requirements.

Commissioner Douglas inquired if three story developments would be allowed.

Jim Gass replied that the current height limitation would not allow three story buildings to be constructed.

Commissioner McKay asked Jim Gass to explain the bonus section.

Jim Gass stated that the bonuses would allow for additional density if the buildings were constructed better and listed amenities were provided. He noted that the bonuses mirrored the PUD (Planned Unit Development) ordinance.

Commissioner Price observed that there were not many areas large enough in the city and zoned for multiple family residential that would allow for bonuses.

Jim Gass noted that Commissioner Price's statement was valid and that any development that received a density bonus would still need to adhere to the open space requirements.

Commissioner Price added that the allowance for bonuses would not be abused because of the limited area for development.

Jim Gass noted that it would remain that way unless the Commission chooses to change it.

Chairperson Vernon asked Mr. Ryan Rogers to approach the Commission and explain how the ordinance alteration would affect his development.

Mr. Rogers showed a map of his development with the current ordinance and showed a map of his development with the proposed changes. He explained that they had planned for 1.5 parking spaces per unit. He added that the development would qualify for bonuses under the new ordinance because of the clubhouse, pool and trails.

Jim Gass interjected that Mr. Rogers would not qualify for all of the bonuses because of the type of homes he was constructing.

Commissioner Price inquired how many people were expected to live in the development, and if that number was factored into the size of the club house.

Mr. Rogers estimated that the development would house two to three residents per unit.

Commissioner Price asked if the amenities that qualified for the bonuses were monitored to ensure that they are sufficient for the development's size.

Jim Gass noted that sufficiency is subjective.

Mr. Rogers explained that he didn't know what the square footage of the club house would be, that it would house an office for the development manager.

Commissioner Price stated that the city should ensure that the amenity is sufficient for the number of residents in the development.

Jim Gass noted that he understood Commissioner Price's concerns, but did not know how they could be quantified into the ordinance.

Chairperson Vernon inquired how many units the development would have with the bonuses.

Mr. Rogers replied that it would have 120 units with the bonuses and 95 without the bonuses.

Commissioner Price asked if the commissioners wanted to add any other amenities that would count towards density bonuses. He suggested that landscaping amenities be considered.

Jim Gass replied that landscaping was addressed in a separate ordinance.

MOTION: Commissioner Price made a motion to set a public hearing for Ordinance #11-16 amending Chapter 17 for the January meeting. A second was made by Commissioner Douglas and unanimously carried.

Commissioners voting in favor: Edwards, Douglas, Vernon, Price, Hancock, and McKay

The Commission will consider approval of a Boundary Line Adjustment request for property belonging to the Olague family located at approximately 400 West and 400 North.

Chairperson Vernon asked if the commissioners had any questions and noted that the staff had reviewed the request.

MOTION: Commissioner Douglas made a request to approve a boundary adjustment requested for property belonging to the Olague family located at 400 W 400 N. The motion was seconded by Commissioner Hancock and approved unanimously.

Commissioners voting in favor: Edwards, Douglas, Vernon, Price, Hancock, and McKay

Kacey Harmon, agent for Kleen Freek Car Detailing, has requested approval of a Commercial Conditional Use Permit to allow an Auto Wash & Detail Center located at 750 South Main. Zoned CC.

Chairperson Vernon read the agenda item and asked Mr. Kacey Harmon to approach the Commission.

Mr. Harmon explained that he had moved his business north of Chevron into their former lube building.

Commissioner Douglas inquired if Mr. Harmon ever expected to have more than two employees. He explained that if he did have more than the stipulated number, he would need to reapply for his conditional use permit.

Mr. Harmon stated that he would like to request the permit for seven employees.

Char Izatt asked if there was adequate parking at the facility for seven employees and customers.

Mr. Harmon replied that he was renting the property.

Char Izatt noted that Mr. Harmon needed to meet requirements for employee and customer parking.

Mr. Harmon explained that he was required to remove snow off of a large amount of the parking lot and felt that there was adequate parking.

Char Izatt inquired if the parking stalls were marked.

Mr. Harmon replied that there were four marked stalls in front of the building

Char Izatt stated that Mr. Harmon would need to provide the office with verification of the amount of parking allocated to his business in his lease. She explained that if he did not provide proof of adequate parking for the requested number of employees, he would be required to come back to the Commission to reduce the number of stated employees.

Mr. Harmon noted where parking could be available around the building.

Commissioner Price stated that Mr. Harmon would need to show proof of fifteen parking stalls if he were to put down six employees.

Char Izatt asked if parking was addressed in his building lease.

Mr. Harmon replied that it was not.

Commissioner Price explained that Mr. Harmon needed to get documentation from his leaser of how many parking stalls were allocated to his business.

Char Izatt asked what Mr. Harmon's hours of operation would be.

Mr. Harmon replied 9 a.m. until 6 p.m.

Char Izatt explained that Mr. Harmon would be confined to his hours of operation and could not work earlier or later than stated in his approval.

Mr. Harmon modified his hours of operation to 7 a.m. until 10 p.m.

MOTION: Commissioner Douglas made a request to approve the Conditional Use Permit for Kacey Harmon to allow a car detailing business located at 750 S Main, zoned CC, with the following conditions: 1) six employees and 2) opened from 7 a.m. until 10:00 p.m. The motion was seconded by Commissioner Edwards and unanimously carried.

Commissioners voting in favor: Edwards, Douglas, Vernon, Price, Hancock, and McKay

Commissioner Price asked how Mr. Harmon handled water drainage.

Mr. Harmon explained that they currently used the car wash area and was working on installing drainage and covering the oil change pit.

Char Izatt informed Mr. Harmon that he needed to bring in proof of his marked parking stalls and check to see if he needed a building permit for the renovations of the building.

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

Chairperson Vernon introduced the changes to the sign ordinance.

Commissioner Price asked if the ordinance would address the mobile electronic message board at Chevron.

Char Izatt stated that they could not figure out how to address that particular sign.

Commissioner Price suggested adding language to the ordinance stating that electronic message boards could not be temporary signs.

Char Izatt noted that they had thought the issued was clarified, but that there had been discussion about what constituted a trailer.

Commissioner Price noted that the Chevron message board was a sign on wheels.

Char Izatt observed that the sign was not attached to the wheels and that it was portable. Commissioner Price suggested stating in the ordinance that electronic message boards could not be temporary. He stated that he did not think that the stipulation would affect a lot of businesses.

Char Izatt suggested including the stipulation under restricted temporary signs.

Commissioner Price stated that the language in the ordinance should be “prohibited any mobile electronic messaging device”.

Commissioner Price inquired if lawn ornaments needed to be addressed in the ordinance. Char Izatt replied that it could be included. She asked about addressing inflatable items for temporary events.

Commissioner Price stated that such accessories should be addressed.

Char Izatt noted that she would see if she could find some sample ordinances that addressed such accessories.

Chairperson Vernon requested that the commissioners review the ordinance for the next meeting.

ADJOURNMENT

MOTION: Commissioner Douglas made a motion to adjourn the meeting at 8:11 p.m. The motion was seconded by Commissioner McKay and unanimously approved.

Commissioners voting in favor: Edwards, Douglas, Vernon, Price, Hancock, and McKay

Rik Vernon, Chairperson

Attested:

Charlene Izatt, Deputy Recorder