



SMITHFIELD CITY PLANNING COMMISSION

City Council Chambers
96 South Main
Smithfield, Utah 84335

The Planning Commission of Smithfield City met at the City Council Chambers, 96 South Main, Smithfield, Utah at 7:00 p.m. on Wednesday, August 17, 2016. The following members were present constituting a quorum:

Chairperson: Jamie Anderson
Commission Members: Casey McCammon
Jackie Hancock
Wade Campbell
Stephen Teuscher
Kelly Luthi
Bart Caley

Excused: Doug Archibald

City Engineer: Clay Bodily
Deputy Recorder: Charlene Izatt
City Councilmember: Curtis Wall

Notice was provided to the Herald Journal, delivered to each Commission member and posted at the City Office Building, the Smithfield City webpage and the Utah Public Meeting notice website.

The meeting was called to order by Chairperson Anderson at 7:00 p.m.

Opening Ceremony: Commissioner Hancock led the Pledge of Allegiance.

Attendance: Todd Orme, Gary Pulham, Laura Desmarais, Kenneth Tuveson, Todd Horman (2 Brothers Real Estate), Michelle Anderson, Jennie Orme, Brian Higginbotham, Mason Niederhauser, Brandon Smith, Kristen Smith, Craig Rasmussen (Forsgren Associates), Jordan Allen, Scott & Toni Gibbons, Nanette King, Corey & Nikkol Christiansen, Craig Winder (Ironwood Development), Deidra Quire, Ben Farnsworth (NNHC), Kim Datwyler (NNHC), Michael Taylor (Civil Solutions Group), Clayton Gefre (Herald Journal), Bryant McKay (Commissioner), Debbie Zilles

Workshop Session: General Plan Update

Councilmember Wall advised the Commission that there will be a joint Council/Commission meeting on August 24, 2016 to review and discuss the first draft of the General Plan. An email with the plan was sent out and he encouraged them to review it prior to the meeting.

Agenda items:

Resident Input: None

Consideration of Consent Agenda and minutes of the July 20, 2016 Planning Commission

Meeting: After consideration by the Planning Commission, Chairperson Anderson declared the consent agenda for the August 17, 2016 meeting approved and the minutes to stand as submitted.

Todd Horman has requested approval of the Concept Plan for George R. Weeks, a 22-lot subdivision located at approximately 1000 East 300 South. Zoned R-1-12.

Todd Horman, from Two Brothers Inc., said they are proposing 21 lots (instead of 22). Lot 1 was previously sold and is owned by the Church. All the lots meet the minimum 12,000 SF requirement. There will be a minor change to the detention/retention pond. Craig Rasmussen, from Forsgren Engineering, explained that the size will remain the same, the storm water volume will be shallower than what is shown; however it will not affect the easements. Mr. Horman explained that Lot 2 is shown as a bigger lot but will be taken up by the detention pond so some of the area will be added to lots 3-6 to make them larger. They have met with the Subdivision Technical Review Committee twice and made adjustments for the required criteria.

Chairperson Anderson asked if the street, specifically at the intersection of 300 South 1000 East, would be straightened out. Mr. Bodily said it would be.

Chairperson Anderson asked if construction of the church would begin in phase 1. Mr. Horman said he did not know what the Church had planned but they would like to begin the subdivision this fall.

Commissioner McCammon asked about the change to the number of lots from 22 to 21 and noted that the original proposal listed 23 lots. Mr. Bodily said the entire piece is being subdivided and the church lot will need to be included as part of the project. He said the approval would be based on what has been legally noticed and what is on the agenda (22 lots). Ms. Izatt confirmed that it has been noticed as a 22-lot subdivision.

Commissioner Caley asked if there was a plan to connect the road located south of 300 South, a T-intersection running north-south, to 300 South. Mr. Bodily said that road does not align. Chairperson Anderson asked if that road was ever planned to go through. Mr. Bodily said it is not listed on the Master Plan as a through street. (The area was viewed on the screen). Mr. Horman explained that the area by the pump house on 300 South 1000 East has six (6) lots and is one lot shy of the road.

MOTION: A motion was made by Commissioner Caley to approve the Concept Plan for George R. Weeks, a 22-lot subdivision located at approximately 1000 East 300 South; zoned R-1-12. Commissioner Campbell seconded the motion. The motion was approved unanimously (7-0)

Vote

Aye: McCammon, Hancock, Campbell, Anderson, Teuscher, Luthi, Caley

Public Hearing to consider a request by Todd Horman for approval of the Preliminary Plat (22 lots) for the George R Weeks Subdivision located at approximately 1000 East 300 South. Zoned R-1-12.

7:18 pm Public Hearing opened.

Brian Higginbotham lives west of 300 South and is concerned that more development will significantly increase the number of children in the area. Children walk to school, there are no sidewalks and he is concerned about safety.

7:20 pm Public Hearing closed.

Chairperson Anderson noted that the schools are notified about proposed subdivisions. There is an ordinance that requires that new subdivisions have sidewalk, curb & gutter. The area that Mr.

Higginbotham pointed out is not part of this development; however he does recognize the concern for the safety of the children in the area. Commissioner Teuscher noted that there is a sidewalk on the south side of the road.

Commissioner Teuscher said he had no concerns as long as the project has been through the review process. Mr. Bodily confirmed that they had reviewed streets, storm water and sewer. The street on 1000 East will be straightened out; there is a 66' right-of-way on 300 East and 60' on 1100 East.

MOTION: A motion was made by Commissioner Campbell to approve the Preliminary Plat for George R. Weeks, a 22-lot subdivision located at approximately 1000 East 300 South, zoned R-1-12. Commissioner Hancock seconded the motion. The motion was approved unanimously (7-0)

Vote

Aye: McCammon, Hancock, Campbell, Anderson, Teuscher, Luthi, Caley

Craig Winder, agent for Ironwood Development, has requested approval of the Concept Plan for North Creek Meadows, a 46-lot subdivision located at approximately 300 South 830-1000 East. Zoned R-1-12.

Craig Winder explained that this development will be west of the George R. Weeks project that was previously approved. The proposed lot sizes meet the requirement for the R-1-12 zone. This project will be completed in 3 phases beginning with the property west of the canal. They have met with the Subdivision Technical Review Committee twice and have made modifications based upon their feedback.

Chairperson Anderson noted the situation a few years ago when the runoff from Dry Canyon was going into this field and asked how the problem has been mitigated. Mr. Bodily explained that the George R. Weeks subdivision will have a pipe going to the north; as this subdivision is brought in the City will be acquiring the right-of-way to run that further to the south will. A box will be put in on the southeast corner which will carry water over the curb and gutter and into the canal. The water that comes out of the canyon will be split and should handle the proposed capacity.

Chairperson Anderson asked if the water would be funneled into the canal. Mr. Bodily explained that there will be a box that siphons the water and directs it into the canal – similar to what the emergency overflow did before. Chairperson Anderson asked if approval from the canal company is needed. Mr. Bodily said there will be an inlet box in the deck of the bridge and the City will let the canal company know about the intended outfall into the canal.

Chairperson Anderson said his concern, even though there have been improvements made, is that flooding does not happen again. Mr. Bodily agreed and explained that the City put in storm water detention along 300 South. There are systems in place to address a 100-year/24-hour storm event.

Commissioner Campbell noted the concerns that residents had during phase 4 of the Smithfield Heights development (being promised that there would not be homes built behind their homes). Canal companies have right-of-ways and some people assume they own those areas. Sometimes trees and landscaping ruin the canal which could lead to breaches. He asked Mr. Winder to make sure that residents are aware the area within that right-of-way is not their property so there is not another scenario like what happened above Parson's Pit. He would like to make sure that there is due diligence done with the canal company and residents. Mr. Winder noted that they are considering dedicating that area to the canal company.

Chairperson Anderson asked if allowances have been made to go along with the Master Trails Plan. Mr. Bodily said there are none, but a condition can be added. The issue was addressed with the

Subdivision Technical Review Committee and a decision not to make any final statements as to how the property would be dedicated was made. Chairperson Anderson asked if there was a reason this decision was made. Mr. Bodily said there was no specific reason.

Chairperson Anderson pointed out that we would like to have this area connected as part of the trail system. In the General Plan, that is being reviewed, this area is proposed to extend as part of the trail system. Chairperson Anderson confirmed for Mr. Winder confirmed that the area in question runs parallel to the canal between 300-600 South on the east side and transfers to the west side at 300 South continuing north.

MOTION: A motion was made by Commissioner Campbell to approve a Concept Plan for a 46-lot North Creek Meadows Subdivision located at approximately 300 South 830-1000 East. Zoned R-1-12. Commissioner McCammon seconded the motion. The motion was approved unanimously (7-0)

Vote

Aye: McCammon, Hancock, Campbell, Anderson, Teuscher, Luthi, Caley

Public Hearing to consider a request by Craig Winder, agent for Ironwood Development, for approval of the Preliminary Plat (46 Lots) for the North Creek Meadows Subdivision, located approximately 300 South 830–1000 East. Zoned R-1-12.

7:30 pm Public Hearing opened.

Jennie Orme appreciated the fact that Mr. Horman met with residents in areas surrounding the George R. Weeks development; however, she heard nothing about this project until this past Saturday, which is why there are not more residents in attendance. Very few residents received a letter. She lives north of the holding pond and the canal runs behind her property. Her biggest concern is the amount of proposed homes. Residents love the neighborhood, the current lots are between 1/3-1/2 acre; she asked that the proposed lots be larger to match the rest of the area. Lack of sidewalk is also a concern. She said it would have been nice to be contacted by the developer prior to this meeting to discuss the resident's concerns.

Todd Orme said he had the same concerns as his wife, including a concern about the water issue. In the last eight years there have been two 100-year storms and he is concerned about the canal taking in more water. Currently the canal is full and if it is not controlled property it could breach. The size of the lots, in comparison to what is currently there on two sides of the proposed development area, seem too small and 1/4 acre lots will impact current residents and home values.

7:36 pm Public Hearing closed.

Chairperson Anderson pointed out that 12,000 SF lots meet the minimum requirement of the R-1-12 zone. He asked Mr. Winder what the largest proposed lot would be. Mr. Winder explained that there are larger lots (25,000 SF and 23,507) along the north side. The average lot size is 12,000-13,000 SF but he believes there is a good mixture.

Chairperson Anderson explained that the Planning Commission does not mandate the size of lots if a developer conforms to the ordinances and requirements of the zone.

Chairperson Anderson asked if the canal will be able to adequately handle rainfall runoff. Mr. Bodily explained that the two retention ponds will not dump into the canal; overflow will be piped north into the dry pond on the golf course. The ponds will meet the 90th percentile storm event rule (which means that only 10% of runoff will be discharged into the system) and have a release rate of .1 CFS per acre, as per design standards. The system will have four 9' deep sumps to slow down the flow.

Chairperson Anderson asked if there were any concerns with the canal wall being breached by too much water. Mr. Bodily advised that neither of these subdivisions will be dumping into the canal, rainfall coming down through the canyon will go into the canal.

Ms. Orme had pictures of the flood from years ago. Chairperson Anderson said he remembers the event; he drives that road every day. Improvements to the culvert through Dry Canyon have been made. Mr. Bodily also referenced the four 9' sumps which will help manage runoff.

Chairperson Anderson asked Mr. Bodily if the Subdivision Technical Review Committee had any concerns. Mr. Bodily said that storm water concerns have been addressed, they can only design to the 100-year/24-hour storm event standard. If there is a larger storm, we will have to rely on curb, gutter and sidewalks to help prevent property damage.

Mr. Orme said the retention pond to the east borders his property and he wanted to know how it would function and what assurances there were. Mr. Bodily explained that there will be a pipe that runs under the canal and joins the ponds which will have an emergency overflow to control the .1 CFS per acre. Overflow would go down the curb and gutter along 830 East.

Gary Pulham said his lot is north of the catch basin, if there is overflow that goes down the curb and gutter, it will go into his basement. Mr. Bodily confirmed that it will be piped from the pond into a box and controlled. Mr. Pulham is concerned with construction debris. Chairperson Anderson said although that is a fair question, the Commission does not have control over that issue. Mr. Pulham works in the construction industry and asked about a maintenance plan (SWPPP) requiring a fence to catch debris and blowing sand. Chairperson Anderson advised that there is no current ordinance that requires this.

MOTION: A motion was made by Commissioner Hancock to approve a Preliminary Plan for a 46-lot North Creek Meadows Subdivision located at approximately 300 South 830-1000 East. Zoned R-1-12. Commissioner Campbell seconded the motion. The motion was approved unanimously (7-0)

Vote (voice)

Aye: McCammon, Hancock, Campbell, Anderson, Teuscher, Luthi, Caley

Neighborhood Nonprofit Housing Corporation has requested approval of the Final Plat for Suncrest Estates, a 36-lot subdivision located at approximately 680 North 600 East. Zoned R-1-12

Chairperson Anderson asked about the street concern that was listed in the staff report.

Kim Datwyler said the issue has been resolved; there is a contract for the land allowing for the road to be developed to the full 66' right-of-way with curb and gutter. The signed contract was given to Mr. Bodily by Ms. Izatt.

Mr. Bodily said that was the only concern the Subdivision Technical Review Committee had.

Chairperson Anderson asked if approval of the final plat needed to be contingent upon review of the contract. Ms. Izatt said there did not need to be a contingency included in the motion.

MOTION: A motion was made by Commissioner Campbell to approve the Final Plat for Suncrest Estates, a 36-lot subdivision located at approximately 680 North 600 East. Zoned R-1-12. Commissioner Teuscher seconded the motion. The motion was approved unanimously (7-0)

Vote

Aye: McCammon, Hancock, Campbell, Anderson, Teuscher, Luthi, Caley

MOTION TO ADJOURN: Motion by Commissioner Campbell to adjourn the meeting at 7:52 p.m. The motion was seconded by Commissioner Luthi. The motion was passed unanimously (7-0)

Vote

Aye: McCammon, Hancock, Campbell, Anderson, Tuescher, Luthi, Caley

Jamie Anderson, Chairperson

Minutes submitted by:

Debbie Zilles

**SMITHFIELD PLANNING COMMISSION
Smithfield City Council Chambers
96 South Main
Smithfield UT 84335**

NOTICE and AGENDA

Public Notice is hereby given that the Smithfield Planning Commission will hold a regular Planning Commission Meeting at 7:00 p.m. on **Wednesday, August 17, 2016** in the **Smithfield City Council Chambers, 96 South Main**, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Workshop Session: General Plan Updates

Agenda items:

1. 7:03 p.m. Resident Input
2. 7:08 p.m. Consideration of Consent Agenda
Minutes of the July 20, 2016 Planning Commission Meeting
3. 7:10 p.m. Todd Horman has requested approval of the Concept Plan for George R Weeks, a 22 Lot subdivision, located at approximately 1000 East 300 South. Zoned R-1-12

4. 7:15 p.m. **Public Hearing** to consider a request by Todd Horman, for approval of the Preliminary Plat (22 Lots) for the George R Weeks Subdivision located at approximately 1000 East 300 South. Zoned R-1-12
5. 7:25 p.m. Craig Winder, agent for Ironwood Development, has requested approval of the concept plan for North Creek Meadows, a 46 Lot subdivision, located approximately 300 South 830-1000 East. Zoned R-1-12
6. 7:30 p.m. **Public Hearing** to consider a request by Craig Winder, agent for Ironwood Development, for approval of the Preliminary Plat (46 Lots) for the North Creek Meadows Subdivision, located approximately 300 South 830–1000 East. Zoned R-1-12
7. 7:35 p.m. Neighborhood Nonprofit Housing Corporation has requested approval of the Final Plat for Suncrest Estates, a 36 Lot subdivision, located at approximately 680 North 600 East. Zoned R-1-12
8. 7:45 p.m. **ADJOURNMENT**

Posted this 12th day of August 2016 at the Smithfield City Offices, City Web Page and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 12th day of August 2016.

Charlene Izatt, Deputy Recorder

ITEMS ON THE AGENDA MAY BE CONSIDERED EARLIER THAN SHOWN ON THE AGENDA.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Charlene Izatt, Smithfield City Offices, at 435-792-7989 at least three (3) working days prior to the meeting.