



SMITHFIELD CITY PLANNING COMMISSION MINUTES July 17, 2024

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah, at 6:30 p.m. on Wednesday, July 17, 2024.

Members Present: Jamie Anderson, Katie Bell, Bob Holbrook, Brooke Freidenberger, Jim Marshall, Chris Olsen, Stuart Reis, Sarah Price (Alternate)

Members Excused: Lazaro Soto

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Tanner Webster, Caralee Stokes

6:30 p.m. Meeting called to order by Chairman Anderson

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Anderson declared the minutes from the June 26, 2024, meeting to be approved.

RESIDENT INPUT

No resident comments or questions.

Discussion and possible vote on the request by Webster Smithfield SPV for approval of the Final Plat for the South Main Retail Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 1000 South Main. Zoned CC (Community Commercial).

Tanner Webster is requesting approval of the Phase 1 Final Plat for their property located at 1000 South Main. Phase 1 would be five lots.

MOTION: ***Motion made by Commissioner Freidenberger to **recommend approval** to the City Council for the Final Plat for the South Main Retail Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 1000 South Main. Zoned CC (Community Commercial). Commissioner Reis seconded the motion.*** **Motion approved (7-0).**

Vote:

Yes: Anderson, Bell, Holbrook, Freidenberger, Marshall, Olsen, Reis

No: None

Introduction and Public Hearing for the purpose of discussing Ordinance 24-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.130 “Development Agreement” and 17.81.040 “Rezone Required”, Chapter 17.84 “Intrablock Development”, Section 17.84.040 “Development Plan” and Chapter 17.88 “Planned Unit Developments”, Section 17.88.150 “Failure to Perform”

6:38 p.m. Public Hearing Opened

Commissioner Anderson directed Planning Manager, Brian Boudrero, to review the proposed Ordinance. Mr. Boudrero reviewed the four (4) proposed verbiage changes regarding Ordinance 24-17 with the Commissioners.

There were not any additional comments or questions.

6:43 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-17

Mr. Anderson inquired regarding the definition of an unused lot. Mr. Boudrero responded and provided examples. Further discussion was held regarding the location within the municipal code of the foregoing and the subsequent possibility of rezoning.

MOTION: ***Motion by Commissioner Marshall to **recommend approval** to the City Council for Ordinance 24-17, Ordinance 24-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.130 “Development Agreement” and 17.81.040 “Rezone Required”, Chapter 17.84 “Intrablock Development”, Section 17.84.040 “Development Plan” and Chapter 17.88 “Planned Unit Developments”, Section 17.88.150 “Failure to Perform”. Commissioner Reis seconded the motion.*** **Motion approved (7-0).**

Vote:

Yes: Anderson, Bell, Holbrook, Freidenberger, Marshall, Olsen, Reis

No: None

Discussion was held regarding the recent Steering Committee meeting for the proposed general plan.

MEETING ADJOURNED at 7:01 p.m.

Jamie Anderson, Chairman



**SMITHFIELD CITY
CORPORATION
96 South Main
Smithfield, UT 84335**

AGENDA

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on Wednesday, June 26 2024.

The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer

Welcome/pledge of allegiance and thought/prayer

1. Approval of Planning Commission Meeting Minutes from May 15, 2024.
2. Resident Input
3. Introduction and Public Hearing to discuss Ordinance 24-16, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from M- 1(Manufacturing) to GC (General Commercial). The parcel is located at approximately 475 West 600 South and is 4.00 acres. The request was submitted by Jesse Vega.
4. Discussion and possible vote on Ordinance 24-16.
5. Introduction and Public Hearing for the purpose of discussing Ordinance 24-13, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.12 "Supplementary and Qualifying Regulations", Section 17.12.240 "Water Model Required" and Section 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".
6. Discussion and possible vote on Ordinance 24-13.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7997, at least three (3) days before the date of the meeting.