



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, September 18, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer

1. Approval of Planning Commission Meeting Minutes from August 21, 2024.
2. Resident Input
3. Introduction and Public Hearing for the purpose of discussing Ordinance 24-21, an Ordinance rezoning Cache County Parcel Numbers 08-222-0026, 08-222-0027, 08-222-0028, 08-222-0029, 08-222-0030, 08-222-0031, 08-222-0032, 08-222-0033, 08-222-0034, 08-222-0035, 08-222-0036, 08-222-0037, 08-222-0038, 08-222-0039, 08-222-0040, 08-222-0041, 08-222-0042, 08-222-0043, 08-222-0044, 08-222-0045, 08-222-0046, 08-222-0047, 08-222-0048, 08-222-0049, 08-222-0050, 08-222-0051, 08-222-0052, 08-222-0053, 08-222-0054, 08-222-0055, 08-222-0056, 08-222-0057, 08-222-0058, 08-222-0059, 08-222-0070, 08-222-0071, 08-222-0072, 08-222-0073, 08-222-0074, 08-222-0075, 08-222-0076, 08-222-0077, 08-222-0078, 08-222-0079, 08-222-0080, 08-222-0081, 08-222-0082, 08-222-0083, 08-222-0084, 08-222-0085, 08-222-0086, 08-222-0087, 08-222-0088, 08-222-0089, 08-222-0090, 08-222-0091, 08-222-0092, 08-222-0093, 08-222-0094 and 08-222-9001 from RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone) to RM (Multiple-Family Residential). The parcels are located at approximately 380 East 800 South.
4. Discussion and possible vote on Ordinance 24-21.

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.



SMITHFIELD CITY PLANNING COMMISSION MINUTES August 21, 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, August 21, 2024.

Members Present: Jamie Anderson, Katie Bell, Brooke Freidenberger, Bob Holbrook, Jim Marshall, Chris Olsen

Members Excused: Bob Holbrook, Stuart Reis, Lazaro Soto

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Jeff Barnes, Caralee Stokes, Mike Hansen, Kenneth Bell

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 July 17, 2024 meeting to be approved as submitted.

RESIDENT INPUT

Jeff Barnes is happy to see some projects come to fruition, such as the roundabout near Sky View High School and the median on Main Street by Lee's Marketplace.

AGENDA ITEMS

Discussion and possible vote on the request by Jesse Vega for approval of the Preliminary Plat for the Birch Creek Business Park Subdivision, a 31 lot/unit subdivision located at 475 West 600 South. Zone GC (General Commercial).

Jesse Vega and Rigo Chaparro request approval of a preliminary subdivision located at 475 West 600 South. The parcel is currently being used for light manufacturing and commercial purposes. The properties to the north and south are A-5 (Agricultural 5-Acre), and the parcel also has manufacturing parcels to the east, west, south, and southeast. They are requesting to subdivide the property into (31) building lots. Mr. Boudrero said the staff has no concerns.

Mr. Vega explained that this was zoned to GC (General Commercial) last month. The next step in the process is to subdivide the individual units in case they ever need to be sold. They would like each unit to have a parcel number. Currently, this will affect Phase 1 (buildings 1 and 2).

Commissioner Marshall asked if having more than one parcel in a single building was legal. Mr. Boudereao said it is, and it is done frequently, especially in residential. Commissioner Marshall said as the General Plan is reviewed, he would like to do some planning in that quadrant of town to buffer the residential areas from the industrial areas; he has been researching design standards.

Commissioner Olsen said it looks great and appreciates what Mr. Vega is doing.

MOTION: Motion by Commissioner Bell to **approve** the request by Jesse Vega for the Preliminary Plat for the Birch Creek Business Park Subdivision, a 31-lot/unit subdivision located at 475 West 600 South. Zone GC (General Commercial). Commissioner Price seconded the motion. **Motion approved (6-0).**

Vote:

Yes: Anderson, Bell, Freidenberger, Marshall, Olsen, Price

No: None

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-19, an ordinance rezoning Cache County Parcel Number 08-043-0042 from A-10 (Agricultural 10-Acre) to R-1-20 (Single-Family Residential 20,000 Square Feet). The parcel is located at approximately 560 North 400 West and is approximately 3.34 acres. The request was submitted by Mike Hansen.

This request is a rezone from A-10 (Agricultural 10-Acre) to R-1-20 (Single-Family Residential 20,000 Square Feet). The property is bordered east and west by residential zones, county area to the north, and RA (Residential Agricultural) to the south. The request is to buffer larger property to the north, east, and south.

Mr. Boudrero explained that this is a property on 400 West, directly east of an area working through the development phase. The request is to subdivide the parcel into two lots, and the only way to do that is to rezone it to residential.

6:39 p.m. Public Hearing Opened

Caralee Stokes asked how many lots are anticipated. Chairman Anderson said the request is for two lots on the 3.34 acres.

6:41 p.m. Public Hearing Closed

Mike Hansen represents the property owners and explained that they are trying to bring the property to the current Smithfield City standards.

Discussion and possible vote on Ordinance 24-19

Chairman Anderson asked about the existing building. Mr. Boudrero said it is a barn/shed in good condition. The lots must have the required frontage and face 400 West.

Commissioner Freidenberger asked if they had water shares; Mr. Hansen said they do.

Commissioner Olsen talked to the surrounding neighbors. They think this is a great use of the land and support the request.

MOTION: Motion by Commissioner Marshall to **recommend approval** to the City Council for Ordinance 24-19, an ordinance rezoning Cache County Parcel Number 08-043-0042 from A-10 (Agricultural 10-Acre) to R-1-20 (Single-Family Residential 20,000 Square Feet). The parcel is approximately 560 North 400 West and is approximately 3.34 acres. The request was submitted by Mike Hansen. Commissioner Olsen seconded the motion. **Motion approved (6-0).**

Vote:

Yes: Anderson, Bell, Freidenberger, Marshall, Olsen, Price

No: None

Introduction and Public Hearing for the purpose of discussing Ordinance 24-20, an ordinance amending the Smith Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Dwelling Unit”, Section 17.92.040 “Definitions”.

The current Accessory Dwelling Unit Code states that the owner is defined as an individual related by blood, marriage, or adoption. These terms can be vague and subjective, the proposal is to change the terms to parent, parent-in-law, child, or stepchild to be more specific §17.92.040 (D).

6:48 p.m. Public Hearing Opened –

There were not any comments or questions.

6:49 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-20.

Commissioner Freidenberger asked if grandchildren, grandparents, niece or nephew could be added – or it could be considered on a case-by-case basis. Mr. Boudrero said they had to draw a line somewhere and this is what was decided. If grandparents live in the home, they can rent to whomever they want. This change clears up who the owner’s representative can be.

MOTION: Motion by Commissioner Bell to **recommend approval** to the City Council for Ordinance 24-20, an ordinance amending the Smithfield Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Dwelling Unit”, Section 17.92.040 “Definitions.” Commissioner Marshall seconded the motion. **Motion approved (6-0).**

Vote:

Yes: Anderson, Bell, Freidenberger, Marshall, Olsen, Price

No: None

Commissioner Marshall asked about an email that the Commission received from a neighbor near Sky View High School regarding some concerns (including red curb painting). Mr. Boudrero said the City Manager and City Engineer have contacted her and will discuss what can and cannot be done. This is not a Planning Commission issue.

Commissioner Bell asked about the construction on 200 North and how much longer it will take. Mr. Boudrero said it should be another 2-3 weeks for completion. He clarified that the secondary water issues are not the City; the irrigation company turns the water on and off.

MEETING ADJOURNED at 6:59 p.m.

Jamie Anderson, Chairman



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96 South Main
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5. Discussion and possible vote on Ordinance 24-19.
6. Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-20, an ordinance amending the Smith Municipal Code Title 17 "Zoning Regulations," Chapter 17.92 "Accessory Dwelling Unit," Section 17.92.040 "Definitions."
7. Discussion and possible vote on Ordinance 24-20.

Adjournment

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ORDINANCE NO 24-21

AN ORDINANCE AMENDING TITLE 17, ZONING OF THE SMITHFIELD MUNICIPAL CODE, BY AMENDING THE ZONING MAP OF SMITHFIELD CITY.

BE IT ORDAINED by the City Council of Smithfield City, Utah as follows:

That certain map or maps entitled "Zoning Map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone) to RM (Multiple-Family Residential).

Approximate Property Location: 380 East 800 South

Cache County Parcel Number: 08-222-0026

ALL OF LOT 26 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0027

ALL OF LOT 27 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0028

ALL OF LOT 28 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0029

ALL OF LOT 29 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0030

ALL OF LOT 30 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0031

ALL OF LOT 31 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0032

ALL OF LOT 32 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0033

ALL OF LOT 33 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0034

ALL OF LOT 34 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0035

ALL OF LOT 35 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0036

ALL OF LOT 36 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0037

ALL OF LOT 37 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0038

ALL OF LOT 38 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0039

ALL OF LOT 39 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

08-222-0040

ALL OF LOT 40 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

08-222-0041

ALL OF LOT 41 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0042

ALL OF LOT 42 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0043

ALL OF LOT 43 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0044

ALL OF LOT 44 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0045

ALL OF LOT 45 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0046

ALL OF LOT 46 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0047

ALL OF LOT 47 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0048

ALL OF LOT 48 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0049

ALL OF LOT 49 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0050

ALL OF LOT 50 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0051

ALL OF LOT 51 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0052

ALL OF LOT 52 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0053

ALL OF LOT 53 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0054

ALL OF LOT 54 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0055

ALL OF LOT 55 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0056

ALL OF LOT 56 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0057

ALL OF LOT 57 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0058

ALL OF LOT 58 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

08-222-0059

ALL OF LOT 59 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0070

ALL OF LOT 70 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0071

ALL OF LOT 71 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0072

ALL OF LOT 72 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0073

ALL OF LOT 73 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0074

ALL OF LOT 74 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0075

ALL OF LOT 75 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0076

ALL OF LOT 76 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0077

ALL OF LOT 77 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0078

ALL OF LOT 78 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0079

ALL OF LOT 79 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0080

ALL OF LOT 80 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0081

ALL OF LOT 81 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0082

ALL OF LOT 82 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0083

ALL OF LOT 83 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0084

ALL OF LOT 84 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0085

ALL OF LOT 85 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0086

ALL OF LOT 86 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0087

ALL OF LOT 87 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0088

ALL OF LOT 88 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0089

ALL OF LOT 89 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0090

ALL OF LOT 90 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0091

ALL OF LOT 91 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0092

ALL OF LOT 92 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0093

ALL OF LOT 93 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-0094

ALL OF LOT 94 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

08-222-9001

ALL OF OPEN SPACE A AND OPEN SPACE B THE MEADOWS AT SKY VIEW PHASE 1 CONT 0.26 AC ALL OF COMMON AREA C THE MEADOWS AT SKY VIEW PHASE 2 CONT 1.08 AC ALL OF THE COMMON AREA IN THE MEADOWS AT SKY VIEW PHASE 3 CONT 1.01 AC CONT NET 2.35 AC (CCR)

APPROVED by the Smithfield City Council this 9th day of October, 2024.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Thompson Multi-Family Rezone

September 18, 2024

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

Project Information

Parcel ID: 08-222-9001

Applicant: Jake Thompson

*See application for all parcel information.

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:
380 East 800 South
Smithfield, Utah

Lot Size:
7.96 Acres

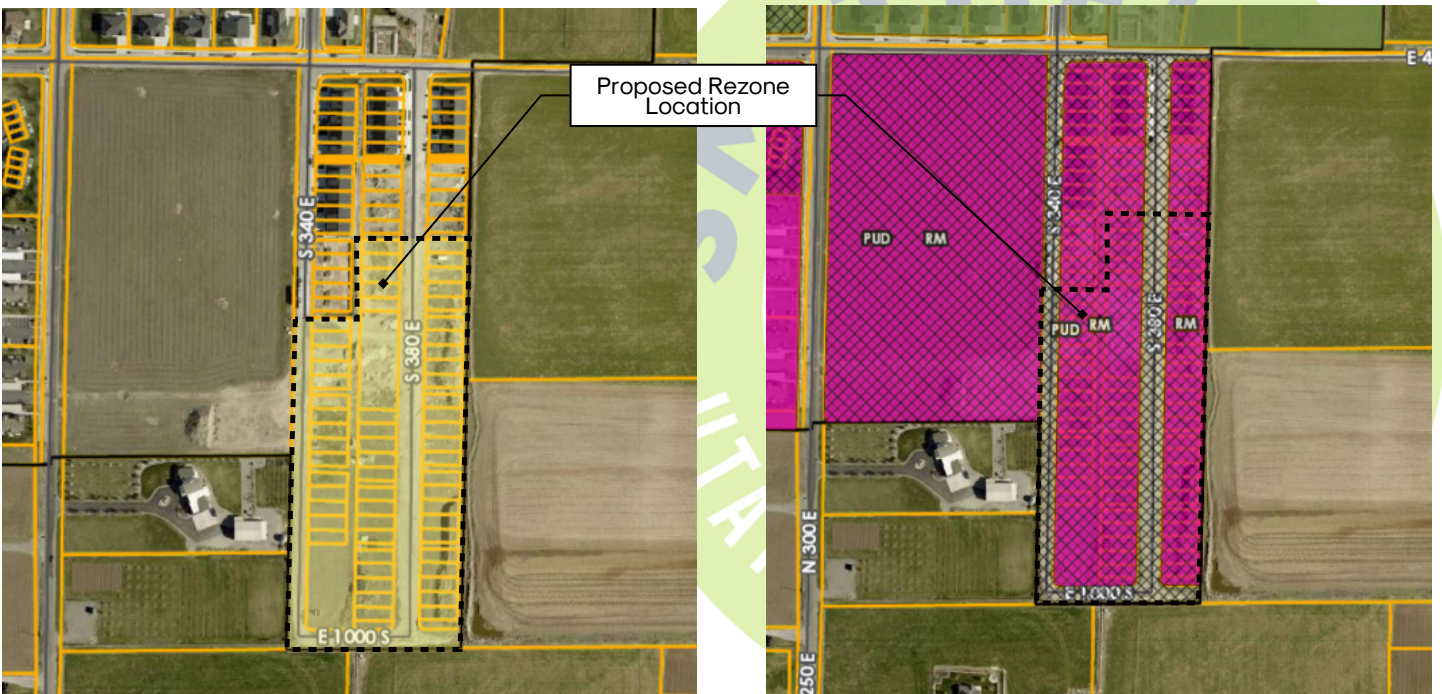
Current Zoning:
RM (PUD)

Proposed Zoning:
RM (Multi-Family)

Surrounding Uses:
North - Residential R-1-10
South - County
East - County
West - Residential RM (PUD)
Residential RM

Project Summary

Jake Thomson is requesting a rezone from RM (PUD) (residential) to an RM (multi-family residential) zone. They are bordered on the South and East by the county, and have both RM (multi-family) and RM (PUD) zones to the West. They are requesting the a rezone that removes the Planned Unit Development overlay from the zone.



Parcel Map



9/11/2024, 4:58:54 PM

- Override 1

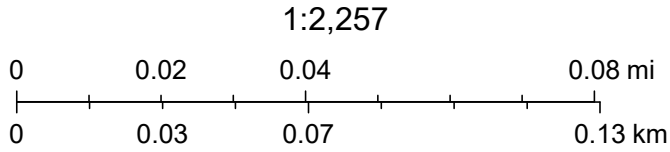
Class B Surface Type

ASPHALT
- GRAVEL

DIRT

Municipal Boundaries
- County Boundary

Cache Parcels



Maxar, Microsoft