



SMITHFIELD CITY COUNCIL MINUTES September 11, 2024

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, September 11, 2024. The meeting began at 6:30 P.M. Opening remarks, and meeting called to order by Wade Campbell.

Mayor Kristi Monson was excused. Councilmember Wade Campbell served as Mayor Pro-Tempore.

Council Members in Attendance: Wade Campbell, Sue Hyer, Todd Orme, Jenn Staker, Ted Stokes

City Staff: Justin Lewis (City Manager), Dana Lazcanotegui (City Recorder), Clay Bodily (City Engineer), Police Chief Travis Allen (Police Department), Brian Boudrero (Planning Manager)

Visitors: Tanner Webster, Mike Hansen, Jennie Orme, Dave Forrester, Caralee Stokes

Approval of City Council Meeting Minutes from August 28, 2024

***** Motion made by Councilmember Stokes to approve the August 28, 2024 meeting minutes. Motion seconded by Councilmember Staker. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Residential Input

No public 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).

Mr. Boudrero explained that this is a request for approval of a final plat for the first phase of a commercial subdivision located on the southwest corner of 1000 South Main Street. The four (4) new lots along Main Street would be developed in the first phase, along with the fifth lot as a retention pond. A final plat has been submitted with the application and construction drawings. All necessary requirements have been met. Mr. Boudrero confirmed for Councilmember Campbell that Smithfield Irrigation is aware of the issues and concerns and that everything should be handled. The planning commission reviewed and recommended approving the request.

***** Motion made by Councilmember Stokes to approve 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). Councilmember Orme seconded the motion. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Discussion and possible vote on 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.

Mr. Boudrero said David and Merilee Olson are requesting a rezone from A-10 to R-1-20. They own two parcels: the property the home is on and the second L-shaped piece (pointed out on the plat map). They are bordered east and west by residential zones, county to the north, and residential/agriculture to the south. The request to the R-1-20 zone is to buffer the larger properties to the north, east, and south, which has been suggested. There is sufficient frontage for the request.

Councilmember Campbell asked about access. Mr. Boudrero said the infrastructure will be finished along the new lots as well as in front of the existing home, and the L-shaped property will be subdivided into two parcels that will handle the access.

***** Motion made by Councilmember Stokes to approve 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. Councilmember Hyer seconded the motion. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Discussion and possible vote on Ordinance 24-20, an Ordinance amending the Smithfield City 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, so the proposed change is to be parent, parent-in-law, child, or stepchild in §17.92.040 (D) and remove “by blood, marriage or adoption”.

Mr. Boudrero confirmed for Councilmember Orme that an adopted child would qualify legally as well as a stepchild.

The planning commission reviewed and recommended approving the change.

***** Motion made by Councilmember Hyer to approve Ordinance 24-20, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Dwelling Unit”, Section 17.92.040 “Definitions”. Motion seconded by Councilmember Staker. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

City Manager Report

Mr. Lewis showed a picture of the new Public Works crane truck received yesterday and used today. He thanked the Council for their support because this will help with efficiency and safety. The 200 North sewer project is planned to be paved on Friday. The City received notification from UDOT (Utah Department of Transportation) indicating that they had received the letter from the Mayor/City Council about concerns about the 600 South Main signal light. They will be doing an “in-person evaluation and field review”. Mr. Lewis thanked the Council for their support with this issue.

Council Member & Mayor Reports

Councilmember Orme noted that the Historic Preservation meeting will be held tomorrow, Thursday, September 12th starting at 6:00 p.m.

No additional items were reported or discussed.

Minutes prepared by Debbie Zilles

*** The meeting adjourned at 6:43 p.m. ***

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Council will meet in a regularly-scheduled meeting at 96 South Main, Smithfield, Utah, on Wednesday, September 11, 2024.

The meeting will begin at 6:30 PM.

Welcome/Pledge of Allegiance and thought/prayer by Wade Campbell

1. Approval of the City Council meeting minutes from August 28, 2024.
2. Resident Input
3. 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).
4. Discussion and possible vote on 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.
5. Discussion and possible vote on Ordinance 24-20, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.92 "Accessory Dwelling Unit", Section 17.92.040 "Definitions".
6. City Manager Report
7. Council Member and Mayor Reports

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.