



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, Jim Marshall, Chris Olsen, Sarah Price

Members Excused: Bob Holbrook, Stuart Reis, Lazaro Soto

City Staff: Brian Boudrero, Kenzie 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).

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, and the parcel also has manufacturing parcels to the east, west, south, and southeast. They are requesting to subdivide the property into 31 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. Boudereio said it is, and it is done frequently, especially in residential. Commissioner Marshal 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

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). The property is bordered east and west by residential zones, county area to the north, and RA 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

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 – No comments

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

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



**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, Aug. 21, 2024.

The meeting will begin at 6:30 PM.

Welcome/Pledge of Allegiance and/or thought/prayer

1. Approval of Planning Commission Meeting Minutes from July 17, 2024.
2. Resident Input
3. 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).
4. 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.
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

*****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.