



SMITHFIELD CITY PLANNING COMMISSION MINUTES October 16, 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, October 16, 2024.

Members Present: Katie Bell, Bob Holbrook, Jim Marshall, Chris Olsen, Sarah Price, Stuart Reis

Members Excused: Jamie Anderson, Brooke Freidenberger, Lazaro Soto

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Stephanie Strong, Colby Williams, Kenneth Bell, Caralee Stokes

6:30 p.m. Meeting called to order by Vice-Chairperson Bell

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Vice-Chairman Bell declared the minutes from the September 18, 2024 meeting to be approved with a change on Page 2 from 19,000 to 1,900 and the inserting the word “road” to Commissioner Marshall’s comment on Page 3, Paragraph 4.

RESIDENT INPUT

No public comment.

AGENDA ITEMS

Discussion and possible vote on the request by Todd Williams to amend the Conditional Use Permit for Mountain Valley Machine Inc. to include the commercial manufacturing and sale of firearms. Cache County Parcel Number 08-069-0009 located at 60 North Main. Zoned CBD (Central Business District).

Mr. Boudrero explained that this request is to amend an existing conditional use permit for the manufacturing business located at 60 North Main (behind and to the west of Callaway’s Bistro) to include firearm sales and manufacturing.

Colby Williams, the plant manager, and Stephanie Strong, the business manager, said they were granted a Federal Firearms License (FFL) Class 7 (which is a license that allows the holder to make firearms and ammunition) by the ATF six (6) years ago. They thought ATF would have contacted Smithfield City as part of the approval process and

were unaware that the Conditional Use Permit would require a change. Mr. Boudrero explained that when the use was approved, it was before Smithfield City had a Planning Manager, and the requests from ATF would go through the Police Department. This will be an update to their current permit.

Mr. Williams confirmed for Commissioner Marshall that there is no shooting range. Ms. Strong said they build firearm components for distributors. Mr. Williams said a small part of their business is the sale of firearms; all firearms are secured.

Ms. Strong pointed out that the general business hours for retail are Monday-Friday 8:00 a.m. to 5:00 p.m.; there may be times that the machines might need to run after hours. After a brief discussion, the Commission determined that working hours do not need to be added to the amendment.

MOTION: Motion by Commissioner Holbrook to approve the request by Todd Williams to amend the Conditional Use Permit for Mountain Valley Machine Inc. to include the commercial manufacturing and sale of firearms. Cache County Parcel Number 08-069-0009 located at 60 North Main. Zoned CBD (Central Business District). Commissioner Price seconded the motion. **Motion approved (6-0).**

Yes Vote: Bell, Holbrook, Marshall, Olsen, Price, Reis

No Vote: None

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-23, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.050 “Development Standards”.

Mr. Boudrero explained that the Master Planned Community (MPC) Code stipulates the maximum number of units per structure is vague and has potential for misinterpretation. The proposal is to change the verbiage to be clear so any one building will have no more than five (5) units §17.81.050(E).

6:47 p.m. Public Hearing Opened

There were not any comments or question.

6:48 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-23

Mr. Boudrero said that a lot can contain one structure, but the structure can only have a maximum of five (5) dwelling units.

MOTION: Motion by Commissioner Olsen to **recommend approval** to the City Council for Ordinance 24-23, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.050 “Development Standards”. Commissioner Reis seconded the motion. **Motion approved (6-0).**

Yes Vote: Bell, Holbrook, Marshall, Olsen, Price, Reis

No Vote: None

MEETING ADJOURNED at 6:49 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, Oct. 16, 2024.

The meeting will begin at 6:30 p.m.

Welcome/Pledge of Allegiance and/or thought/prayer

1. Approval of Planning Commission Meeting Minutes from September 18, 2024.
2. Resident Input
3. Discussion and possible vote on the request by Todd Williams to amend the Conditional- Use Permit for Mountain Valley Machine Inc. to include the commercial manufacturing and sale of firearms. Cache County Parcel Number 08-069-0009 located at 60 North Main. Zoned CBD (Central Business District)
4. Introduction and Public Hearing for the purpose of discussing Ordinance 24-23, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.81 "Master Planned Community (MPC) Zone", Section §17.81.050 "Development Standards".
5. Discussion and possible vote on Ordinance 24-23.

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.