



SMITHFIELD CITY PLANNING COMMISSION MINUTES December 18, 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, December 18, 2024.

Members Present: Jamie Anderson, Brooke Freidenberger, Bob Holbrook, Chris Olsen, Sarah Price, Stuart Reis, Lazaro Soto

Members Excused: Katie Bell, Jim Marshall

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Caralee Stokes, Dan Sundstrom, Jake Thompson, Jeff Barnes, Michelle Anderson

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 November 20, 2024 meeting to stand as submitted.

RESIDENT INPUT

No public comment.

AGENDA ITEMS

Discussion and possible vote on the request by Jake Thompson for approval of the Preliminary Plat for Meadows Walk Planned Unit Development, an (81) lot/unit subdivision located at approximately 380 East 800 South.

Jake Thompson is requesting a rezone from an RM-Planned Unit Development to another RM-Planned Unit Development (PUD). He has resubmitted preliminary plans for the remaining units in the existing Meadows at Sky View PUD. The submitted plans correspond with the Multi-Family and Planned Unit Development rezone request at 380 South 800 South. In addition to the site and development plans, they have included, as required, a landscape plan. This will be built in one phase. The updated plan includes 81 townhome units, in addition to the existing 35 units, an interconnecting trail system, and open space with amenities.

Mr. Boudrero explained the rezone request is from RM-PUD to another RM-PUD and the reason the request is being made is because the number of units is changing if the request is granted.

Mr. Thompson advised that the last RM-PUD request required that the entire project be under one ownership; however, the City Council wanted to allow individual units to be sold, which is why they are resubmitting and following the City Council's recommendation.

MOTION: Motion by Commissioner Freidenberger to **approve** the request by Jake Thompson for approval of the Preliminary Plat for Meadows Walk Planned Unit Development. Commissioner Holbrook seconded the motion. **Motion approved (7-0).**

Vote:

Yes: Anderson, Freidenberger, Holbrook, Olsen, Price, Reis, Soto

No: None

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-30, 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 PUD (Multiple-Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 380 East 800 South. The request was submitted by Jake Thompson.

Mr. Boudrero clarified that even though the existing zone is RM-PUD, the applicant has to apply for a rezone to a new RM-PUD if the plans change. A rezone is tied to the plans. The preliminary plat that was just approved requires this zone change because the details of the project were changed

6:38 p.m. Public Hearing Opened

Caralee Stokes is opposed to this request. She thinks it should be left like it was and not rezoned. The same issue of having too much development and too many doors will increase the already bad traffic and congestion. She is concerned about the existing home in that location. Smithfield does not need more rentals.

6:40 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-30

Mr. Boudrero clarified for Commissioner Holbrook that there are additional units. Initially, it was proposed that there be 94 units and open space. The layout of the roads has not changed. The proposed 81 new units will bring the total to 116 units, which includes the existing 35 units. The proposal does have open space. The City Council denied the previous project, so the applicant is proposing this new project. The main change is that

each unit has to be sold. The units in this request are smaller than the previous plan. This proposal is in line with what the Council wanted.

Commissioner Holbrook said the smaller units will help with the price point and be more affordable.

Commissioner Olsen appreciated this developer working with the City Council's suggestions.

Mr. Boudrero explained that each unit will have an owner; however, one person can purchase several units. Units can be rented if the owner wants them to be.

Chairman Anderson clarified that the total number of units with the original request would have been 94; with this request and smaller units, the total will be 116. He also noted that an owner could rent a unit if he/she desired. Nothing will stop someone from purchasing several units and renting them out.

Mr. Boudrero said the units do not require owner occupancy. Currently, the only unit that requires that is an internal accessory dwelling unit. The only way to enforce owner occupancy on a project like this is to require a deed restriction, but the developer has to agree with it and add it to the CCR's (Covenants, Codes and Restrictions). It can be recommended but cannot be mandated. Chairman Anderson said that would be hard because it would be telling an owner what they can do with their property.

Commissioner Soto asked if the public could view traffic impact studies. Mr. Boudrero said they can be requested through the GRAMA process.

MOTION: Motion by Commissioner Holbrook to **recommend approval** to the City Council for **Ordinance 24-30**, 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 PUD (Multiple-Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 380 East 800 South. The request was submitted by Jake Thompson. Commissioner Price seconded the motion. **Motion approved (6-1).**

Vote:

Yes: Anderson, Freidenberger, Holbrook, Olsen, Price, Soto

No: Reis

OTHER:

Commissioner Reis asked about the General Plan process. Mr. Boudrero said they just had the last stakeholder meeting and are in the process of creating the summary report. There will be an opportunity to review the plan. Commissioner Olsen and Commissioner Marshall are on the steering committee. Commissioner Olsen asked if he could forward information and updates to the Commission. Mr. Boudrero suggested sending the information to either him or Justin Lewis to be disseminated. Mr. Boudrero will find out what the next step in the process is.

Chairman Anderson noted that tonight was Commissioner Katie Bell's last meeting. Although she was not in attendance, he thanked her for her years of service on the Commission.

MEETING ADJOURNED at 7:00 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, Dec. 18, 2024.

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

Welcome/Pledge of Allegiance and/or thought/prayer

1. Approval of the Planning Commission Meeting Minutes from November 20, 2024.
 2. Resident Input
 3. Discussion and possible vote on the request by Jake Thompson for approval of the Preliminary Plat for the Meadows Walk Planned Unit Development, an (81) lot/unit subdivision located at approximately 380 East. 800 South.
 4. Introduction and Public Hearing for the purpose of discussing Ordinance 24-30, 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 PUD (Multiple-Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 380 East 800 South. The request was submitted by Jake Thompson.
 5. Discussion and possible vote on Ordinance 24-30.
- 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.