



SMITHFIELD CITY PLANNING COMMISSION MINUTES January 15, 2025

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, January 15, 2025

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

Members Excused: Lazaro Soto

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Ted Stokes, Michelle Anderson, Andrew Bragg, Emily Cline

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 December 18, 2024 meeting to stand as submitted. Commissioner Marshall abstained.

RESIDENT INPUT

Ted Stokes wants to emphasize the meeting welcome format the City hopes to obtain at Commission and Council meetings. The past structure seemed to limit what ought to be offered. Members should be allowed and encouraged to provide a thought or a prayer at the beginning of the meeting.

AGENDA ITEMS

Discussion and possible vote on the conditional use permit request by Superior Machine to manufacture firearms and firearm parts at 150 West 700 South #B. The application was submitted by Neal Stevens. Zone GC (General Commercial).

Mr. Boudrero explained that Neal Stevens with Superior Machine requests approval of a conditional-use permit for the manufacturing business in the Foster Commercial complex on 700 South. He would like to supplement his machine shop manufacturing to include firearm sales and manufacturing. Mr. Stevens has received approval from the property owner for the conditional-use. They currently have one (1) full-time employee and run the machines Monday through Friday, eight hours each day.

Commissioner Freidenberger is curious about what exactly he will be producing.

Commissioner Price asked if this request was similar to the one from a few months ago by Mountain Valley Machine. Mr. Boudrero said that was an amendment to their conditional-use permit, similar to this request.

Commissioner Freidenberger asked if they would be selling firearms. Mr. Boudrero said the application indicates they will be manufacturing the parts. The applicant is not in attendance to clarify any further. The applicant is the only employee of the business; he has been machining for many years.

Chairman Anderson asked if the approval would be for firearms and firearms parts. Mr. Boudrero said that is what is being requested. This will allow him to move forward to obtain a Federal Firearms License (FFL), which is issued by ATF (Bureau of Alcohol, Tobacco, Firearms and Explosives). Chairman Anderson said he would like to talk to the applicant; Mr. Boudrero said the request could be continued to the next meeting, at the Commission's discretion, because the applicant is absent.

Commissioner Marshall said an appropriate condition would be securing firearms and parts. Commissioner Olsen said the city does not need to put too many conditions in place for something the federal government will regulate. Commissioner Reis said the FFL does require that everything be secured and they can do inspections.

Mr. Boudrero confirmed for Commissioner Freidenberger that he needs the City's approval before submitting for an FFL.

Commissioner Reis said he thinks this should be continued until the applicant is in attendance to answer questions and explain his plan.

Commissioner Holbrook and Commission Olsen would prefer to proceed with a decision; the request seems to be more of a formality, with nothing out of the ordinary.

Mr. Boudrero said the use in this zone has already been approved by the City Council. The discussion would be to determine if any conditions should be added to mitigate potential impacts. Commissioner Marshall said since the applicant is not in attendance, the Commission can only speculate on what potential impacts might be.

MOTION: Motion by Commissioner Reis to TABLE this discussion to the next meeting for the applicant to be in attendance to answer questions.

Commissioner Freidenberger seconded the motion. Motion approved (5-2).

Vote:

Yes: Anderson, Freidenberger, Marshall, Price, Reis

No: Holbrook, Olsen

OTHER

Tonight is Commissioner Reis and Commissioner Freidenberger's last meeting.

Commissioner Reis said his time on the Commission has been an eye-opening experience. He has learned a lot about the city process and has enjoyed being part of it.

Commissioner Freidenberger is grateful for her time on the Commission and all that she has learned; she has had a good experience.

Chairman Anderson thanked them for all their time and hard work over the years.

Commissioner Holbrook was selected to serve as the Vice-Chair.

Mr. Boudrero said the Mayor and two councilmembers will meet with individuals interested in serving on the Commission to fill the two vacant spots.

Commissioner Freidenberger hopes the Mayor and Council choose to represent all parts of Smithfield.

Commissioner Olsen asked who the appeal authority is; Mr. Boudrero said Paul Larsen, who serves as Hyrum City judge, oversees appeals.

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, Jan. 15, 2025.

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 December 18, 2024.
2. Resident Input
3. Discussion and possible vote on the conditional use permit request by Superior Machine to manufacture firearms and firearm parts at 150 West 700 South #B2. The application was submitted by Neal Stevens. Zoned GC (General Commercial).

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.