



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, March 18, 2026**. The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer by Michael Beckstead.

1. Approval of Planning Commission Meeting Minutes from February 18, 2026.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-04, an Ordinance rezoning Cache County Parcel Number 08-070-0041 from R-1-10 (Single Family Residential 10,000 Square Feet) to RM (Multiple-Family Residential). The parcel is located at 121 East 100 South and is 0.50 acres. The request was submitted by Matt Groll.
4. Discussion and possible vote on Ordinance 2026-04.
5. Commissioner 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.



SMITHFIELD CITY PLANNING COMMISSION MINUTES February 18, 2026

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah, at 6:00 p.m. on Wednesday, February 18, 2026.

Welcome/Pledge of Allegiance & thought/prayer by Jon Meier

Members Present: Mike Beckstead, Klydi Heywood, Lane Henderson, Jim Marshall, John Meier, Brad Thatcher

Commissioners Excused: Bob Felshaw

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Mike Sauer, Lisa Nielson, Jesse Vega, Lee Helms, Jeff Barnes, Chris Olsen, Aaron Rudie, Rigo Chaparro, Caralee Stokes, Sarah Price (in attendance but not on the stand)

6:00 p.m. Meeting called to order by Commissioner Jim Marshall

Selection of Chairperson

Jim Marshall was selected to serve as the Chairperson.

Selection of Vice-Chairperson

Klydi Heywood was selected to serve as the Vice-Chairperson.

Approval of the Planning Commission Meeting Minutes from December 17, 2025

After review, Chairman Marshall declared the minutes from the December 17, 2025, meeting to stand as submitted; as unanimously approved.

Public comment on items not on the agenda or not requiring a public hearing during the meeting.

There were not any comments or questions.

Discussion and possible vote on the conditional-use permit request renewal by Crown Castle for their wireless communication facility located at 33 East 600 South. Cache County Parcel Number 08-110-0032. Zoned CC (Community Commercial).

Mr. Boudrero said the applicant was unable to make it to the meeting due to weather conditions. He advised that Michael Campbell, as a representative of Crown Castle LLC, has applied for a renewal of a conditional use permit for the wireless cell phone tower on

the J&K Tippets property located at 33 East 600 South. The Verizon Wireless Tower and Stonefire Pizza have shared this site since June 2005, when the permit was first approved. The "Use Matrix" found in the city code allows for this use as conditional to the Community Commercial (CC) zone. The expiration date of this particular conditional use permit has varied over the past 21 years, from one to three years. They have done some equipment expansion on the tower itself and at the base of the tower; however, in recent years nothing has been added. City staff propose extending the renewal process to five years.

At Chairman Marshall's request, Mr. Boudrero said the initial conditions of approval, which were all met, included keeping the cables inside the tower, the tower height to be approved by the FAA (Federal Aviation Administration), no signage on the tower, if it were abandoned for 12 consecutive months a renewal of the permit would be required, payment of a bond, a certificate of occupancy submitted, an 8-foot security fence be installed around the tower and climbing aids for accessibility above a certain height. All these conditions will be kept the same and are in compliance.

Chairman Marshall was on the Commission 20 years ago when it was first approved.

MOTION: Motion by Commissioner Beckstead to approve the conditional-use permit request renewal by Crown Castle for their wireless communication facility located at 33 East 600 South. Cache County Parcel Number 08-110-0032. Zoned CC (Community Commercial). Extending the renewal period to five (5) years. Commissioner Meier seconded the motion. The motion was approved by a vote of 6-0.

Vote:

Yes: Beckstead, Henderson, Heywood, Marshall, Meier, Thatcher

No: None

Discussion and possible vote on the request by Rigo Chaparro for approval of the Final Plat for the Birch Creek Business Park, Phase 2, a (2) lot/unit subdivision located at 475 West 600 South. Zoned GC (General Commercial).

Jesse Vega stated he and Rigo Chaparro are requesting approval of a final plat for the second phase of a commercial subdivision on the property located at 475 West 600 South. The first phase final plat was approved by the City Council in December 2024 and recorded in August 2025. This is a continuation of Phase 1 with two commercial buildings: one on the east side and one on the west side. This request does not include anything that the Planning Commission has not already reviewed.

Mr. Boudrero said there is one slight difference in the planning; in the first phase the buildings needed to be split up, in the second and third phases they will not be able to subdivide those the same way they did in Phase 1. Mr. Boudrero clarified the parcel boundaries on the plat map.

MOTION: Motion by Commissioner Heywood to approve the request by Rigo Chaparro for approval of the Final Plat for the Birch Creek Business Park,

Phase 2, a (2) lot/unit subdivision located at 475 West 600 South. Zoned GC (General Commercial). Commissioner Thatcher seconded the motion. The motion was approved by a vote of 6-0.

Vote:

Yes: Beckstead, Henderson, Heywood, Marshall, Meier, Thatcher

No: None

MEETING ADJOURNED at 6:57 p.m.

Jim Marshall, Chairperson



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CORPORATION
96 South Main
Smithfield, UT
84335**

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Welcome/Pledge of Allegiance & thought/prayer by Jon Meier

1. Selection of Chairperson
2. Selection of Vice-Chairperson
3. Approval of the Planning Commission meeting minutes from Dec. 17, 2025.
4. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
5. Discussion and possible vote on the conditional use permit request renewal by Crown Castle for their wireless communication facility located at 33 East 600 South. Cache County Parcel Number 08-11-0032. Zone CC (Community Commercial).
6. Discussion and possible vote on the request by Rigo Chaparro for approval of the Final Plat for the Birch Creek Business Park, Phase 2, a (2) lot/unit subdivision located at 475 West 600 South. Zoned GC (General Commercial).

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda*****

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ORDINANCE NO 2026-04

AN ORDINANCE AMENDING TITLE 17, ZONING OF THE SMITHFIELD MUNICIPAL CODE, BY AMENDING THE ZONING MAP OF SMITHFIELD CITY.

BE IT ORDAINED by the City Council of Smithfield City, Utah as follows:

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from R-1-10 (Single Family Residential 10,000 Square Feet) to RM (Multiple-Family Residential).

Approximate Property Location: 121 East 100 South

Cache County Parcel Number: 08-070-0041

BEG SW COR LOT 2 BLK 11 PLAT A SMITHFIELD CITY SVY & TH E 10 RDS TH N 8 RDS TH W 10 RDS TH S 8 RDS TO BEG SW/4 SEC 27 T 13N R 1E

APPROVED by the Smithfield City Council this 8th day of April, 2026.

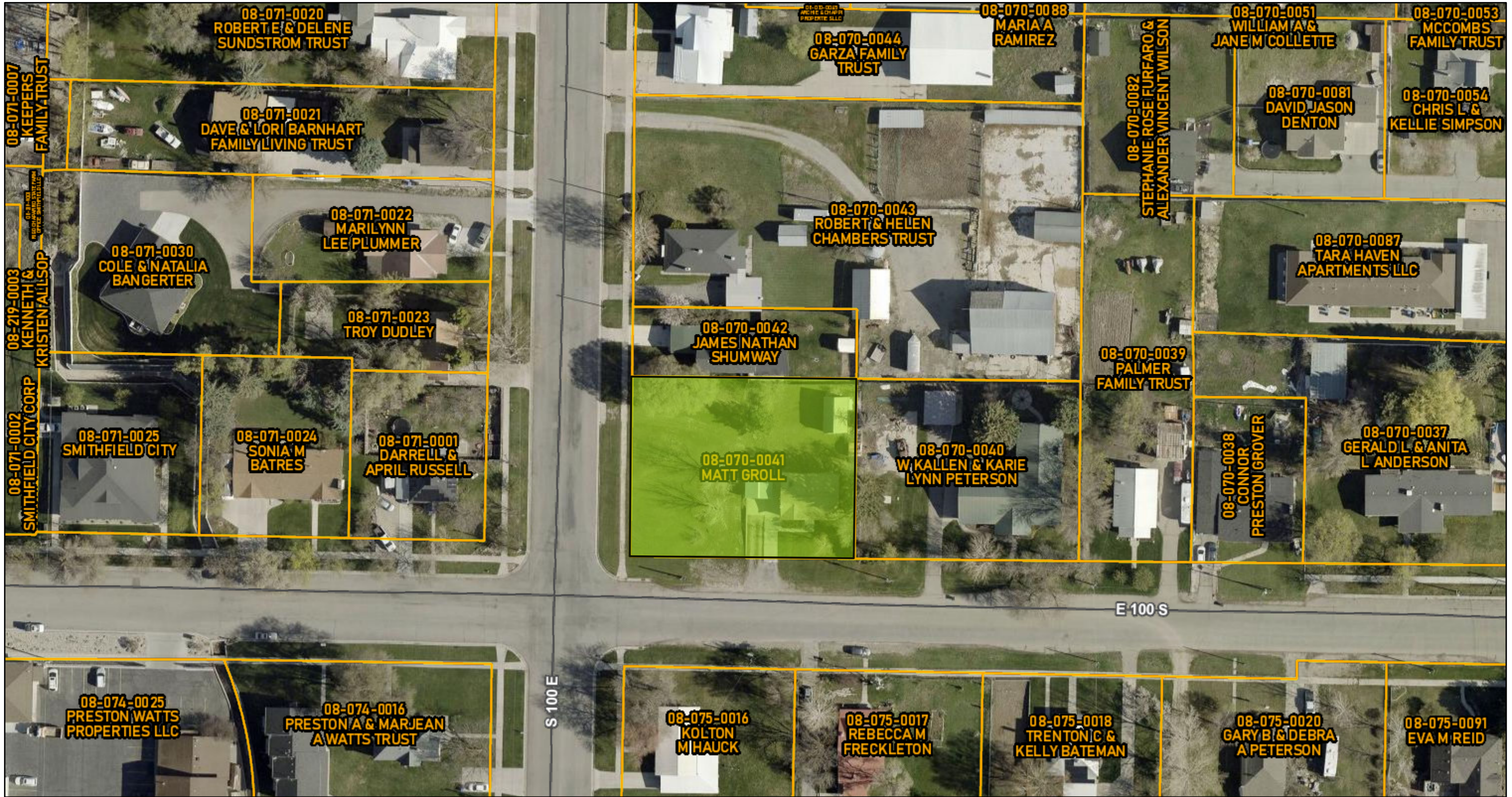
SMITHFIELD CITY CORPORATION

Aaron Rudie, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder

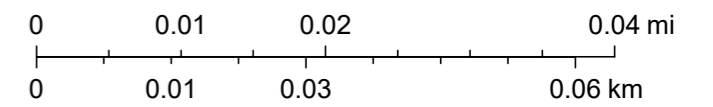
ArcGIS Web Map



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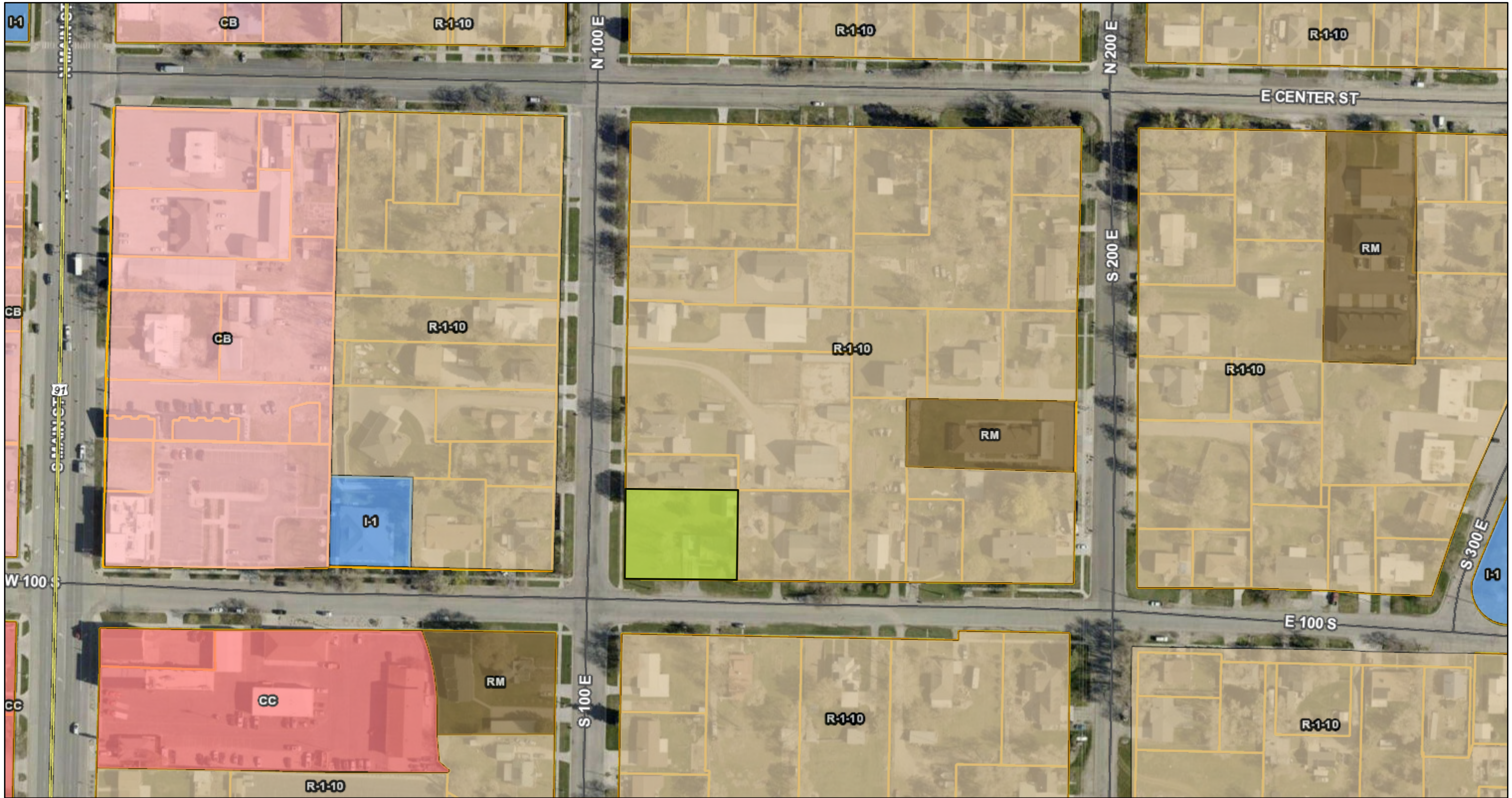
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- Override 1
- Dirt
- Municipal Boundaries
- Class B Surface Type
- Future
- County Boundary
- Asphalt
- Private
- Cache Parcels
- Gravel



Microsoft, Vantor

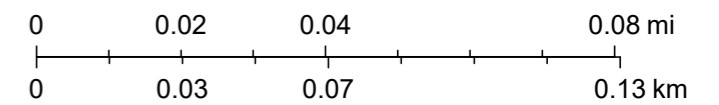
ArcGIS Web Map



3/4/2026, 8:31:32 AM

1:2,257

- | | | | | |
|---|---|--------------------|--------------------------------|--------------------|
| Override 1 | WELLSVILLE, RESIDENTIAL OPEN SPACE - 1/2 ACRE | COMMERCIAL C1 | AGRICULTURAL - A-5 | MANUFACTURING - M1 |
| Wellsville Zoning | WELLSVILLE, COMMERCIAL CITY CENTER | COMMERCIAL C2 | AGRICULTURAL - A-10 | |
| WELLSVILLE, RESIDENTIAL-CRITICAL AREA | WELLSVILLE, RESIDENTIAL AGRICULTURE CLUSTER | PARK | CENTRAL BUSINESS DISTRICT - CB | |
| WELLSVILLE, RECREATION PLANNED DEVELOPMENT | WELLSVILLE, FOREST RECREATION | RESIDENTIAL | COMMERCIAL PROFESSIONAL | |
| WELLSVILLE, RESIDENTIAL - 12,000 SF | WELLSVILLE, INDUSTRIAL | Smithfield Zoning | COMMUNITY COMMERCIAL - CC | |
| WELLSVILLE, RESIDENTIAL OPEN SPACE - 1 ACRE | WELLSVILLE, RESIDENTIAL - MULTIFAMILY | PUD OVERLAY | GENERAL COMMERCIAL - GC | |
| WELLSVILLE, COMMERCIAL GENERAL | Trenton Zoning | MIXED USE OVERLAY | INSTITUTIONAL - I-1 | |
| WELLSVILLE, COMMERCIAL GENERAL COMMERCIAL | AGRICULTURAL | AGRICULTURAL - A-3 | | |



Microsoft, Vantor, Cache County



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

2026-04 Groll 100 South Rezone

March 18, 2026

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

Project Information

Parcel ID: 08-070-0014

Applicant: Matthew Groll

Action Type: **Legislative**

Staff Recommendation: None

Project Location

Location:
121 East 100 South
Smithfield, Utah

Lot Size:
0.50 Acres

Surrounding Uses:
North - R-1-10 Residential
South - R-1-10 Residential
East - R-1-10 Residential
West - R-1-10 Residential

Current Zoning:
R-1-10 Residential

Proposed Zoning:
RM Multi-Family Residential

Project Summary

Matt Groll is the current owner of the property being considered. He has submitted the rezone request for this sole parcel. His property is currently zoned as **R-1-10** (Single Family Residential) which allows (1) single family unit for every 10,000 square feet (0.23 acres). This rezone application is requesting **RM** (Multi-Family Residential), which has a minimum density of 1 unit for 7,500 square feet and a maximum density of 10 units per acre. With the multi-family zoning, this parcel can have a minimum (4) units with the possibility of more with density bonuses.

As listed above, the considered property is surrounded by R-1-10 Single Family Zone. The future land use found in the general plan shows this property as **MDR** (Medium Density Residential, 3-5 units per acre) with current spots of **MHDR** (Medium High Residential, 6-10 units an acre) to the East and West.



Proposed Rezone Location

03/10/2026

Page 1

Smithfield City Community Development
96 South Main Street, Smithfield, Utah 84335

Phone: (435) 563.6226
Email: info@smithfieldcity.org

<http://smithfieldutah.gov/comdev>
Administration • Engineering • Planning • Zoning



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Table 2 // Land Use Designations for Future Land Map

Designation	Description
AG	Agricultural (one dwelling unit per 5 acres and up)
OS	Open Space
LDR	Low Density Residential (1 dwelling per 1 to 2 acres)
MLDR	Medium Low Density Residential (1 to 2 dwelling units per acre)
MDR	Medium Density Residential (3 to 5 dwelling units per acre)
MHD	Medium High Density (6 to 10 dwelling units per acre)
CBD	Commercial - Central Business District
CC	Commercial - Community
CP	Commercial - Professional
GP	General Commercial
LI	Light Industrial
P	Public
MIX	Mixed-Use Overlay

