



SMITHFIELD CITY PLANNING COMMISSION MINUTES June 26, 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, June 26, 2024.

Members Present: Jamie Anderson, Katie Bell, Bob Holbrook, Jim Marshall, Chris Olsen, Stuart Reis, Lazaro Soto

Members Excused: Brooke Freidenberger, Sara Price (Alternate)

City Staff: Brian Boudrero, Kenzie Nelson

Others in Attendance: Michelle Anderson, Nan King, Jesse Vega, Caralee Stokes

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 May 15, 2024 meeting to be approved as submitted.

RESIDENT INPUT

No resident comments.

AGENDA ITEMS

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-16, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from M1 (Manufacturing) to GC (General Commercial). The parcel is located at approximately 475 West 600 South and is 4.00 acres. The request was submitted by Jesse Vega.

Jesse Vega and Rigo Chaparro are requesting a rezone for their property located at 475 West 600 South to GC (General Commercial). The parcel is currently being used for light manufacturing and commercial purposes. The properties to the north and south are A5, with manufacturing parcels to the east, west, south, and southeast.

6:31 p.m. Public Hearing Opened – No public comments

6:32 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-16

Mr. Vega explained that there was some miscommunication with the infrastructure contractor. Their psi is short for M1 zone, which requires 3,000 psi. After laying the line, it was determined to be 2" too narrow to provide the necessary pressure. They have 2,400 psi, and the GC (General Commercial) zone requires 2,000 psi. The goal is to rezone so that they can continue building the proposed warehouses. Nothing will change, and the warehouses' use meets the allowable uses within the GC zone.

The buildings are not being changed; they will remain at the approved 11,000 SF of five (5) units. A zone change is the easiest way to move forward.

Mr. Boudrero explained that the main difference between the M1 and GC zones is the type of businesses allowed. The GC will not allow heavy manufacturing; Mr. Vega said that is not a use they anticipate; the plan is for storage and contractor office space.

MOTION: Motion by Commissioner Bell to **recommend approval** to the City Council for Ordinance 24-16, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from M1 (Manufacturing) to GC (General Commercial). The parcel is located at approximately 475 West 600 South and is 4.00 acres. Jesse Vega submitted the request. Commissioner Holbrook seconded the motion. **Motion approved (7-0).**

Vote:

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

Introduction and **Public Hearing** for the purpose of discussing discussing Ordinance 24-13, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.12 "Supplementary and Qualifying Regulations", Section 17.12.240 "Water Model Required", and Section 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".

Proposed changes include:

Ordinance 24-13 Commercial Water Model

- Paragraph §17.12.240 has been changed to include manufacturing and commercial projects.
- Verbiage was added to clarify and describe the current process for paying for the water model. The cost for each water model will be taken from the escrow, previously included in the subdivision fees.
- The link and location of the state code for minimum water requirements were added for supplementary information.

Ordinance 24-13 Use Allowance Matrix

- Allowances for accessory residential units have been changed; they are permitted in A (Agricultural), RA (Residential Agriculture), and R-1 (Single-Family).

6:41 p.m. Public Hearing Opened – No public comments.

6:42 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-13

Mr. Boudrero provided a brief summary of the proposed changes. A water model is required in all Commercial zones, and it will also be required in the Manufacturing zone. The state code will be referenced. The change to the matrix table will allow detached accessory dwelling units in all applicable permitted zones (to match what has already been approved).

Commissioner Marshall said the definition of an accessory dwelling unit (ADU) is “*A dwelling unit within a building, used for non-residential purposes, to be used solely for persons employed on the premises, not rented or otherwise used for non-residential purposes.*” If he understands the definition, an ADU must be a detached unit, not inside a house. The definition indicates that the person residing there must be an employee, which does not make sense. Mr. Boudrero will review the definition, and if it needs to be cleaned up, he will bring it to the next meeting for review and approval. Commissioner Marshall said he is generally in favor of the ordinance. Mr. Boudrero said updating the definition will not affect what is being proposed.

Commissioner Marshall asked if if the ordinance’s intent would be met if he had a home on one (1) acre in an RA-1 zone, and he wanted to build a carriage house and rent it out. Mr. Boudrero said it would. Commissioner Marshall said another thing to clean up in the definition is that an accessory residential unit is a dwelling unit within a building used for non-residential purposes. For example, if he has a large lot and wants to build a second home on the lot, he would have to subdivide the lot. Mr. Boudrero said if the original setbacks are met, a person could add a detached ADU to the lot as per the current code. Commissioner Marshall said that within the definition, an “accessory apartment” would have to be inside a dwelling structure. Mr. Boudrero said the definition needs to be cleaned up, but that will not change the code that has been previously approved. Commissioner Marshall is still unclear; would an ADU be allowed if he has a barn or garage and wants to put in an apartment? Mr. Boudrero said an application would need to be submitted and it would have to meet all applicable requirements. This proposal only alters the matrix to match what was previously approved. An ADU is allowed as a conditional use in some zones. Commissioner Marshall suggested that the definition be cleaned up to make it clearer.

Commissioner Bell explained that years ago, the Commission added the word “employee” into the code because, in the Commercial zones, it could refer to an employee of the business. Commissioner Marshall said it says “*to be used solely for persons employed on the premises.*”

Commissioner Bell asked if the end of the first line, “*and be*” should be changed to “*and will be*”, “*and should be*” or “*shall be*.” Mr. Boudrero said that can be reviewed.

Mr. Boudrero confirmed for Commissioner Marshall that the code contains provisions elsewhere to ensure enough parking. To adhere to state requirements, Utah Code Annotated 10-9a-530 is noted under item 7.

MOTION: Motion by Commissioner Bell to **recommend approval** to the City Council for Ordinance 24-13, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations,” Chapter 17.12 “Supplementary and Qualifying Regulations,” Section 17.12.240 “Water Model Required,” and Section 17.120 “Use Matrix Table,” Section 17.120.010 “Use Allowance Matrix”. Commissioner Olsen seconded the motion. **Motion approved (7-0).**

Vote:

Yes: Anderson, Bell, Holbrook, Marshall, Olsen, Reis, Soto

MEETING ADJOURNED at 6:57 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, June 26 2024.

The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer

Welcome/pledge of allegiance and thought/prayer

1. Approval of Planning Commission Meeting Minutes from May 15, 2024.
2. Resident Input
3. Introduction and Public Hearing to discuss Ordinance 24-16, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from M- 1(Manufacturing) to GC (General Commercial). The parcel is located at approximately 475 West 600 South and is 4.00 acres. The request was submitted by Jesse Vega.
4. Discussion and possible vote on Ordinance 24-16.
5. Introduction and Public Hearing for the purpose of discussing Ordinance 24-13, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.12 "Supplementary and Qualifying Regulations", Section 17.12.240 "Water Model Required" and Section 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".
6. Discussion and possible vote on Ordinance 24-13.

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.