



SMITHFIELD CITY PLANNING COMMISSION MINUTES May 21, 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, May 21, 2025
Pledge of Allegiance led by Jim Marshall

Members Present: Jamie Anderson, Lane Henderson, Klydie Heywood, Jim Marshall, Chris Olsen, Sarah Price

Members Excused: Bob Holbrook, Brad Thatcher

City Staff: Brian Boudrero, Kenzie Nelson

Others in Attendance: Blaine Hamblin, Lee & Lupe Helms, Kim & Rob Sorensen, Tiffany Shelton, Carmen Garza Ordonez, Dan Sundstrom, Danny Hansen, Tori & Casey Hillyard, Jeff Barnes, Dixie & Rolf Neugebauer, Caralee Stokes

6:30 p.m. Meeting called to order by Chairman Anderson

Consideration of the consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Anderson declared the minutes from the April 16, 2025, meeting to stand as amended by Commissioner Marshall (grammatical change to the bottom of page 3 regarding his comments).

RESIDENT INPUT

No public comments.

AGENDA ITEMS

Introduction and **Public Hearing** for the purpose of discussing Ordinance 2025-14, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcels are located at approximately 485 North 400 West. The request was submitted by Heritage Land Holdings, LLC.

Blaine Hamblin with Heritage Land Holdings is requesting a rezone from A-10 Agricultural to R-1-12 Residential. They are bordered on the east by residential and agricultural zones, the County to the north, and residential agricultural to the south.

6:33 p.m. Public Hearing Opened

Lee Helms' property adjoins this property. There have been many proposals for this area, and this one is the most agreeable. Residents along 400 West, who have established this community, would like to see a neighborhood conservation overlay district applied to the strip

along 400 West to complement what has already been built. 12,000 SF lots are commendable. He would like the community to be protected.

Casey Hillyard lives on 400 North and 400 West and is questioning what steps have been taken to make the road accessible (other than 400 West). He said the City wants to take his property to access a subdivision to the west. In his opinion, it is due to a lack of planning for the roads to get traffic to that subdivision. He now has to pay for that lack of planning and not using his property the way he would like to. He also inquired about the sewer (located east of the line) and questioned why a lift station is necessary.

6:37 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-14

Mr. Hamblin said that last year they requested an R-1-10 zone, and the feedback from the City Council was that an R-1-12 zone would be more appropriate. The R-1-12 aligns with the surrounding property. The future land use map also lists the area as a good location for single-family lots.

Commissioner Price asked where the road from 400 North is proposed to connect. Mr. Boudrero pointed out on the slide.

Commissioner Marshall stated that the CMPO Regional Transportation Plan anticipates 300 West to be a collector road, with 400 North and 800 North serving as the primary corridors (and featuring planned lights, pending approval by UDOT) to direct traffic to Main Street. This will require a significant amount of time and money to help effectively drain these subdivisions without further impacting the agricultural areas.

Commissioner Olsen lives on 400 North, and he used to be able to get out on Main Street, but he now drives a few blocks down to get out because it is becoming so difficult.

Commissioner Olsen asked if 400 West would need to be widened if it were rezoned (along the boundary of the rezone). Mr. Boudrero said it would.

MOTION: Motion by Commissioner Marshall to recommend approval to the City Council for Ordinance 2025-14, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042- 0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-12 (Single-Family Residential 12,000 Square Feet). The parcels are located at approximately 485 North 400 West. The request was submitted by Heritage Land Holdings, LLC. Commissioner Heywood seconded the motion. The motion was approved by a vote of 6-0.

Vote:

Yes: Anderson, Henderson, Heywood, Marshall, Olsen, Price

No: None

Absent: Holbrook, Thatcher

Discussion and possible vote on the request by Dan Sundstrom for approval of the Preliminary Plat for the Meadows at Sky View Subdivision, a (79) unit/lot subdivision located at approximately 380 East 800 South.

Mr. Boudrero provided a brief history. This was initially approved as a Planned Unit Development (PUD). Jake Thompson had expressed interest in buying them and renting them out, which was denied twice. Mr. Sundstrom is now requesting a rezoning for the same purpose. However, because a rezone is tied to a plan, if the plan is altered (as he is doing), it must be re-approved. This is a two-step process: the first part involves approval of the preliminary plat, and the second step is the rezoning request.

Commissioner Marshall asked about the street in the middle of the development (910 South, an east-west road) with what looks like a public right-of-way that connects through the Sierra Homes property (to 250 East). He would like to see connectivity throughout the area.

Mr. Boudrero confirmed for Commissioner Olsen that the change to the plan involved increasing the total number of units from 74 to 79, and the sump will be located underground (he highlighted the new line being constructed south of the buildings).

Mr. Sundstrom explained that when they started, they needed a sewer pump. He does not like retention basins, so they usually do sumps on their projects. The other change is that it places the park in the center and includes a road that will enhance connectivity. Buildings 30-34 are approximately 200' long. There will also be a couple of pickleball courts.

Commissioner Olsen asked if it would be the same homeowners' association (HOA). Mr. Sundstrom said that all of this will be under the same one.

Commissioner Marshall said this will align with the way future roads are being planned. The parcel east of this development (over the back fence) is intended for a public park. Further east, there is property owned by the Cache County School District – on the south side of 600 South (planned for a future school). If transportation connectivity can be arranged effectively, it will become a pedestrian-friendly, relatively high-density area with easy access to shopping, schools, buses, and a park. This is why he believes a project like this is a good fit here.

MOTION: Motion by Commissioner Price for approval of the Preliminary Plat for the Meadows at Sky View Subdivision, a (79) unit/lot subdivision located at approximately 380 East 800 South. Commissioner Henderson seconded the motion. The motion was approved 6-0.

Vote:

Yes: Anderson, Henderson, Heywood, Marshall, Olsen, Price

No: None

Absent: Holbrook, Thatcher

Introduction and **Public Hearing** for the purpose of discussing Ordinance 2025-13, 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, 08-222-9001, 08-222-0064, 08-222-0063, 08-222-0062, 08-222-0061, 08-222-0060, 08-222-0065, 08-222-0066, 08-222-0067, 08-222-0068 and 08-222-0069 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 Dan Sundstrom.

6:57 p.m. Public Hearing Opened

Caralee Stokes said this is much better than what Jake Thompson wanted to do because that was mostly rental. She hopes that owners will purchase the units rather than investors and renters. She expressed concern about how traffic will flow once it is all built out. The traffic in that area is becoming increasingly congested, and she is concerned about safety.

Commissioner Marshall explained that as he understands the CMPO Transportation Plans, there will be several options to exit that development – north to 600 South (Sky View Road), likely a road at 1000 South that will go east to connect Smithfield/Hyde Park, or south on 250 East and turn on the curved road (around the car wash).

Rolf Neugebauer is concerned that 250 East is a tight road.

Jeff Barnes asked about the park that Commissioner Marshall mentioned earlier. Commissioner Marshall said it is two blocks to the north (400 East 600 South) as outlined in the General Plan. Mr. Barnes does not believe this park will ever happen. He asked what is located in the middle of the townhomes; Mr. Boudrero said that is another development, Phase 1 of Sierra Homes. Mr. Barnes inquired about the street that would connect; Commissioner Marshall pointed out what he had referred to earlier.

7:06 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-13

MOTION: Motion by Commissioner Marshall to recommend approval to the City Council Ordinance 2025-13, 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, 08-222-9001, 08-222-0064, 08-222-0063, 08-222-0062, 08-222-0061, 08-222-0060, 08-222-0065, 08-222-0066, 08-222-0067, 08-222-0068 and 08-222-0069 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 Dan Sundstrom. Commissioner Olsen seconded the motion. The motion was approved 6-0.

Vote:

Yes: Anderson, Henderson, Heywood, Marshall, Olsen, Price

No: None

Absent: Holbrook, Thatcher

Introduction and **Public Hearing** for the purpose of discussing Ordinance 2025-10, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.32 "Conditional Uses", Section 17.32.100 "Special Provisions For Kennel/Cattery and Companion Animal(s) Conditional Use Permits", Chapter 17.04 "General Provisions", Section 17.04.070 "Definitions" and Chapter 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".

Mr. Boudrero explained that Section §17.32.100 is changing the number of dogs from 4 to 5. Words that describe a land use authority appointed by the City are being replaced with the term "planning manager" in multiple places. Section §17.04.070 alters the definition of "Kennel" to require three to five dogs (instead of four). It also removes the definition of Cattery. Section §17.120.010 eliminates the term "cattery" from all locations in the Use Allowance Matrix.

7:08 p.m. Public Hearing Opened – No public comments

7:09 p.m. Public Hearing Opened

Discussion and possible vote on Ordinance 2025-20

Chairman Anderson said there was a time when a citizen had 31 cats and asked if the City is prepared for this type of situation again. Mr. Boudrero said they will be told no. He is aware of the previous problem and noted that half of the cats were strays that the owner wanted to keep. Nowhere in the ordinance does it limit the number of cats someone can have.

Commissioner Heywood asked for the definition of a cattery; Mr. Boudrero replied that it would be a large group of cats. Commissioner Heywood then inquired about the specific number and requested a clear definition of how many cats would be allowed. Mr. Boudrero stated that it referred to 4-5 cats; the cattery is being removed because it is not being utilized or requested.

Commissioner Marshall asked under what provision of the Code it would be possible to deny someone the right to have a large number of cats. Mr. Boudrero said there is nothing. Commissioner Olsen said if there were a problem, it would fall under the nuisance law. Mr. Boudrero said complaints would be addressed. Commissioner Marshall stated that a person could acquire several cats, but it would only be actionable if a complaint were filed. Mr. Boudrero said the City will not prohibit someone from having numerous cats in their home. If a complaint is received and the Health Department becomes involved, they may then render a decision; however, the City cannot enter a home to determine the number of cats they have. Chairman Anderson asked why dogs can be limited and not cats; Mr. Boudrero said that typically, dogs are kept outside.

Chairman Anderson stated that the previous example involved an individual who was having their cats spayed and neutered, and the veterinarian inquired whether they had the proper documentation from the City, indicating that it was not the result of a complaint. Chairman Anderson thinks there should be some type of limitation and/or registration process.

Commissioner Olsen said nuisance laws are enacted for a reason. Most people will not come to the City to ask about pets. It can become too confining for what a person can and cannot do. The City is becoming a substitute for neighbors being “neighborly,” but that should not be handled on a Municipal Code level. He inquired about the definition of “kennel” and whether the word “dogs” needed to be included. Mr. Boudrero said kennels are specific to dogs, but the wording can be honed better. Commissioner Olsen was not sure if kennels only applied to dogs because it seemed a little confusing, as it is a special provision for “kennel” and “companion animal,” and wondered if it would apply to both. Mr. Boudrero clarified the reasoning for the wording. Commissioner Olsen said 17.32.100-A “*In considering each application for a conditional use permit relating to a kennel and companion animal(s)...*” seems a bit confusing. Mr. Boudrero suggested removing “*companion animals*” to avoid confusion.

Commissioner Price is concerned about changing the number of dogs to five – she has a few neighbors who have more than the allowed number, and she has never seen a Code Enforcement officer. Mr. Boudrero said that could be because no nuisance complaints have been submitted. He also explained that there are state and federal laws related to companion animals.

MOTION: Motion by Commissioner Olsen to recommend approval to the City Council for Ordinance 2025- 10, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.32 “Conditional Uses”, Section 17.32.100 “Special Provisions For Kennel/Cattery and Companion Animal(s) Conditional Use Permits”, Chapter 17.04 “General Provisions”, Section 17.04.070 “Definitions” and Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix” with the addition of “dogs” to the definition section of Kennels and removing “companion animals” to avoid misunderstanding. Commissioner

Price seconded the motion. The motion tied 3-3.

Vote:

Yes: Henderson, Heywood, Olsen

No: Anderson, Marshall, Price

Absent: Holbrook, Thatcher

MEETING ADJOURNED at 7:25 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, May 21, 2025
The meeting will begin at 6:30 p.m.

1. Approval of the Planning Commission meeting minutes from April 16, 2025.
2. Resident Input
3. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-14, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcels are located at approximately 485 North 400 West. The request was submitted by Heritage Land Holdings, LLC.
4. Discussion and possible vote on Ordinance 2025-14.
5. Discussion and possible vote on the request by Dan Sundstrom for approval of the Preliminary Plat for the Meadows at Sky View Subdivision, a (79) unit/lot subdivision located at approximately 380 East 800 South.
6. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-13, 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, 08-222-9001, 08-222-0064, 08-222-0063, 08-222-0062, 08-222-0061, 08-222-0060, 08-222-0065, 08-222-0066, 08-222-0067, 08-222-0068 and 08-222-0069 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 Dan Sundstrom.

7. Discussion and possible vote on Ordinance 2025-13.
8. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-10, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.32 "Conditional Uses", Section 17.32.100 "Special Provisions For Kennel/Cattery and Companion Animal(s) Conditional Use Permits", Chapter 17.04 "General Provisions", Section 17.04.070 "Definitions" and Chapter 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".
9. Discussion and possible vote on Ordinance 2025-13.

Adjournment

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

In accordance with the Americans with Disabilities Act, individuals needing unique accommodation for this meeting should contact the City Recorder at (435) 792-7997 at least three (3) days before the date of the meeting.