



## SMITHFIELD CITY PLANNING COMMISSION MINUTES August 20, 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, August 20, 2025.

Welcome/Pledge of Allegiance & prayer by Brad Thatcher

**Members Present:** Jamie Anderson, Klydi Heywood, Bob Holbrook, Jim Marshall, Chris Olsen, Sarah Price, Brad Thatcher

**City Staff:** Justin Lewis, Brian Boudrero

**Others in Attendance:** Brian Carver, Stuart Reis, Deon Hunsaker, Sue Hyer, Michelle Anderson, Jenn Staker

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

### **Approval of the Planning Commission Meeting Minutes from July 16, 2025**

Following review by the Commission, Chairman Anderson declared the minutes from the July 16, 2025 meeting to stand as submitted.

### **Public Comment for items not on the agenda or not requiring a public hearing during the meeting**

There were not any comments or questions.

### **AGENDA ITEMS**

**Public Hearing** for the purpose of discussing the 2025 General Plan Update

Mr. Lewis, City Manager, explained that the current process involves updating the General Plan, which was last revised in 2017. This is not a complete overhaul of the plan.

- Minor typographical and grammatical corrections will be made.
- Commissioners are encouraged to submit updated photos for consideration if there are some that they don't like that were used in the old plan and being considered in the updated plan.
- Regarding transportation planning, the City is working with an engineering firm to evaluate options for 100 East, 250 East, and 1000 East, and to determine the best connection to Wolfpack Way from Hyde Park. Smithfield continues to coordinate with Hyde Park, and the agreed boundary between the two cities remains at 4400 North.
- The City has applied for grant funding for 925 South from 250 East to 100 East, which would fund construction of the road and connect 100 East to 250 East.
- The Transportation Plan will be finalized after the General Plan is adopted.

Mr. Lewis emphasized that the document presented tonight is a draft. Suggestions from the Tree Committee, including adding a section on Urban Forest management, have been received. He reminded commissioners that while certain components of the plan are mandatory, the General Plan serves as a guiding document and may be amended as needed.

Brian Carver from J-U-B Engineers introduced himself and acknowledged his long-standing relationship with Smithfield. He described his expertise as working alongside demographers and statisticians on community growth. Addressing questions from the last meeting about population, he explained that projecting population growth for communities like Smithfield is inherently complex, influenced by factors such as land availability, water resources, supply chain fluctuations, economic conditions, pandemics, and unemployment. He stressed the importance of establishing a solid basis for assumptions in any forecast model. The University of Utah's Kem C. Gardner Policy Institute is the main source for county-level population projections. Although they used to provide sub-county or municipal projections, they have scaled those back, but their county-level trends remain highly reliable. Smithfield's projections are based on Cache County estimates, which were later reviewed by UDOT (Utah Department of Transportation) to refine models of local household growth and transportation demand. Mr. Carver recognized that such projections, especially those indicating plateauing or decline, can be controversial but emphasized the need to rely on models rooted in empirical data and proven methodologies.

Commissioner Marshall reported that he had talked with Jeff Gilbert from the Cache Metropolitan Planning Organization (CMPO). According to Mr. Gilbert, the state assigns population growth figures to each county, and then UDOT (Utah Department of Transportation) distributes these projections to individual cities. Commissioner Marshall noted that data comparisons he made across Cache County showed that all cities except Smithfield and Hyde Park project population growth. He and Mr. Gilbert agreed that this pattern might be due to the method used in dividing the numbers, suggesting this could be an artifact rather than an actual trend, and therefore not entirely reliable. Mr. Carver agreed, especially considering the long-term nature of the projections. He emphasized the importance of focusing on short-term trends, particularly the next 5–10 years, which are often more relevant and actionable. He reiterated that population forecasts are not an exact science and pointed out that the General Plan can be updated periodically to account for data changes. Both Commissioner Marshall and Mr. Carver expressed confidence that the population is unlikely to plateau or decline within the next 15–20 years.

Commissioner Olsen advised that at some point, there will be limited land available for growth. He suggested that modeling different housing types could help understand how these options might impact population growth and land use. Commissioner Marshall agreed and thought this could be a valuable educational process for commission members. Mr. Carver said they will collaborate with staff to develop a build-out analysis.

Commissioner Marshall said that, based on the population explanation, he is comfortable with the wording in the draft.

Commissioner Olsen inquired about how suggestions and comments would be incorporated. Mr. Carver explained that J-U-B will implement all appropriate changes and conduct a quality check on the plan before the final review and approval. The City Council will follow a similar process and will have the opportunity to make recommendations. Mr. Boudrero stated that all suggestions submitted so far have been compiled and provided to J-U-B.

### **7:01 p.m. Public Hearing Opened**

Deon Hunsaker has over 50 years of experience in the title and real estate development industry and served on the City Council for 12 years, during which he was involved in two General Plan updates. He was the only councilmember who voted against the 2017 update. He has concerns about poorly planned roads, such as the jog in the road at 300 South at about 200-300 West, as well as a similar issue on 800 West. He noted that decreasing the average household size will require more housing units, highlighting that growth is often underestimated. To preserve open space, Smithfield may need to consider higher-density housing strategies. After the announcement of an LDS Temple in Smithfield, he received inquiries about lot availability near it, even before a specific location was disclosed. While serving on the city council, he learned that Cache County is the second-highest county for internal growth. He recommended extending 800 West directly to Main Street in Lewiston, anticipating heavy traffic through the “temple district,” which is mostly north of the city. Extending 800 North could also relieve congestion and help plan better for future growth.

Stuart Reis, a former member of the Planning Commission, agreed with Mr. Hunsaker’s comments. He noted that lot sizes and land consumption are increasing rapidly, and density must be considered when planning roads. He also emphasized the importance of addressing water and sewer issues. Mr. Reis encouraged the City to take measures that may go beyond what is considered reasonable so that, as growth occurs, the City will be prepared; and if such measures prove unnecessary, nothing will be lost.

### **7:12 p.m. Public Hearing Closed**

Discussion on the 2025 General Plan Update
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Commissioner Marshall expressed gratitude for the opportunity to provide feedback. He submitted a document listing his suggestions and recommendations for consideration. In the 2017 General Plan, a stated intention was included to preserve the “hometown feel” of Smithfield without defining what that meant. In this update, there is some reference to a “small town” feel. This is partly in response to the strong feedback received during last year’s public surveys. Neither “hometown feel” nor “small town feel” is defined in this update. The part of the City that looks like a small town is primarily in the old part of town, nearest the city center. This plan already addresses the Central Business District, but it does not address the residential areas in the older, central district.

Commissioner Marshall recommends adding a new subsection in the Growth and Land Use section entitled “*Old Town*” and including the paragraph “*Smithfield residents treasure the small town feel conferred by the architecture and streetscape in the older, central part of town. We will take measures to identify and preserve the characteristics*

*that make this neighborhood special.*” He recommended adding the following policies to that section (some of these move over from the residential section):

- *Identify the specific blocks to which “Old Town” policies apply.*
- *Identify the specific elements that give it its particular character.*
- *Develop appropriate design standards.*
- *Move “Multi-family uses on undeveloped interior blocks should be subject to height limitations” from the Residential section on page 10 into this new section.*
- *Insert “Prohibit multi-family housing development within the interior of older city blocks.”*
- *Move “Encourage medium density housing developments within the interior of older city blocks” from the Residential section to this new section.*

In the General Plan, medium density means 3-5 units per acre. The goal is to allow infill development without compromising the neighborhood's character. He hopes that someone living in a bungalow home does not see the day when two- or three-story condo or apartment complexes are built across the lot. Duplexes might be acceptable if they were roughly the same scale of a residential home.

Commissioner Heywood asked Commissioner Marshall for his opinion on the large residential development near the Eccles Theater in Logan. Commissioner Marshall said he viewed it differently because it was built on a blighted corner close to other commercial property on the same block. Logan City has a Central Business District zone that serves to buffer the more intensive uses of that district from residential areas by featuring less intensive commercial activities.

Commissioner Olsen proposed sending a survey to residents asking what “Old Town” or “Small Town” means to them. He appreciates the sentiment behind the idea but wants to gather input from more residents.

Mr. Lewis said a survey link could be sent out through the CivicReady system. Staff will need clear instructions and guidance on what the commission wants to include in the survey. Commissioner Heywood offered to help draft the survey questions. Commissioner Price wants to include some demographic information. Mr. Lewis said this could be added and noted that one missing demographic in the CivicReady system is renters because information is sent to landowners; aside from that, staff believe they have a good demographic sample subscribed to the communication system. Mr. Lewis will work with Commissioner Heywood on the survey and present the results at the September meeting.

Mr. Lewis noted that until the update is approved and the specific sections are revised, an applicant can still apply for a multi-family development in the current approved locations.

Commissioner Thatcher wants the survey feedback to be actionable data.

Commissioner Heywood wants to know where residents prefer higher-density housing to be placed. Ideally, it should be near transportation hubs and schools.

Commissioner Marshall said there is some information about density in the Moderate-Income Housing Plan, but he would like to address it more explicitly in this update. There are some strong trends that are likely to affect development. The median home price has

increased by 76% over the past six years. The Utah state government is pursuing policies to significantly increase the supply and density of housing in growing areas. Those pressures are likely to increase, and some analysis should be done regarding which of their proposed policies are feasible and which ones are not. He recommended the following wording to be included in the Residential section on page 10 of the draft:

*“As noted in Table 2, the median home price in Smithfield has increased 76% since 2017. The Governor’s Office and Utah State Legislature are actively promoting policies that would increase the density of development in Smithfield. Thus, both market pressures and government policies are likely to alter the development patterns in some Smithfield neighborhoods.”*

*“A significant amount of high-density housing has been planned and approved in the area east of 100 East, south of 600 South in Smithfield. Similarly, the city of Hyde Park has planned and approved a large amount of high-density housing along a corridor a few blocks east of Highway 91. The result will be a 2-mile corridor of high-density housing just east of Highway 91.”*

*“We will work to ensure that this area is planned and designed to be well-integrated with the rest of the community, with good traffic and pedestrian connectivity to schools, shopping, and parks. We will work to ensure that this area is well-served by public transportation.”*

Commissioner Marshall would like to ensure that higher-density areas will become a launching pad for young families and/or a haven for the older population. Connectivity and availability of services are a big concern.

Mr. Lewis stated that a vote cannot be taken on the proposed language, but a consensus can be reached. The Commission concurred with Commissioner Marshall’s suggestions.

Commissioner Marshall recommends that within the Central Business District section, the last paragraph be revised; instead of saying that transitional zones can be recommended between the Central Business District and the neighboring residential district, it should state that they *“are”* recommended. This change will make it a definitive policy statement rather than a conjectural one. The Commission agreed.

Commissioner Marshall said he has been advocating that Smithfield actively shape the development of the area around the LDS Temple located at 100 North 800 West, even though it is right at the city limit. He believes this will become the west gateway for Smithfield.

He recommended adding the following policies relating to the west gateway:

- *If land is annexed into the city west of this intersection, when it is proposed to be rezoned for development, we intend to apply a gateway overlay zone and apply the same landscaping and architectural requirements.”*
- *We intend to work with UDOT and CMPO to ensure that any truck routes that lead in or out of the industrial areas on the southwest side of Smithfield do not pass through this gateway area. (They should be routed onto Highway 91 at 4200 North).*

- *Similarly, we intend to accommodate truck traffic from the planned western corridor by routing it to Highway 91 at 4200 North, not SR218 past the temple, Forrester Acres, and Smithfield Implement.*

This would require amending the current code at 17.90.010 Gateway Overlay Zone to remove the reference to Highway 91. Commissioner Marshall stated the goal is to apply the same standards to the west gateway as those for the north and south gateways.

Mr. Boudrero pointed out that Cache County has planned for industrial use in this southwest area. Commissioner Marshall would like to work with the County Council to ensure that this area is developed properly. Mr. Lewis said the truck route recommendation would be impossible and/or illegal to enforce. Trucks cannot be forced to follow a specific route. Commissioner Marshall has traveled extensively and seen signage encouraging trucks to take particular routes; however, controlling this won't be easy. He is asking that the City use whatever influence they have with UDOT and CMPO to ensure trucks are routed appropriately. He is concerned about negatively impacting residential and agricultural areas in the southwest quadrant. The roads are not suitable for truck traffic. Mr. Boudrero pointed out that 1000 West was built to divert trucks off Main Street in Logan, but some trucks still travel there. Commissioner Marshall said the wording he is proposing recognizes that Smithfield does not have control over this; the goal is to collaborate with other agencies to improve traffic control.

Mr. Lewis encouraged members to travel south on 800 West from 100 North. The road is too narrow for two full lanes, with ditches on both sides. There is concern that once the LDS Temple is finished, the routes people will take, such as 800 West and 1000 South, will become problematic from a speed perspective.

Commissioner Marshall reported that he asked Hyde Park Mayor Bryan Cox last month about the status of a potential inland port. Mayor Cox stated that the application has been put on hold due to concerns about long-term support. He indicated there would likely be three main access points to the west corridor: Airport Road, approximately 4400 North, and SR-218. Commissioner Marshall noted that while the Smithfield General Plan may have limited influence with CMPO, he would like to declare the City's intention to work toward ensuring appropriate traffic flows in and around these areas.

Mr. Lewis noted that 4200 North is challenging for tanker trucks and other trucks with long trailers to navigate, referencing a recent incident where an access closure caused hours of traffic disruptions.

Commissioner Marshall stated that constructing a west-side corridor could take 10–20 years, with another decade or more needed to develop the industrial area. He supports installing a traffic light near 4200–4400 North.

Chairman Anderson acknowledged the challenge, noting that Smithfield has limited control. Commissioner Olsen agreed but supported stating the goal of creating a gateway. Chairman Anderson advised that in the 2017 plan update, an initial recommendation for a commercial gateway on that side of town was removed at the City Council's direction.

Mr. Boudrero pointed out that General Plan updates can happen every few years to allow for incremental changes.

Chairman Anderson said it will be interesting to see what actions the state government takes regarding requirements for cities and potential legislation affecting residential housing. He mentioned that many cities have put in place extensive regulations that have made housing unaffordable. He added that any changes mandated by the state might need to be gradually integrated into future updates to the plan.

Commissioner Marshall said one reason for his proposal regarding “*Old Town*” is to identify what makes it unique so that it can be preserved when the state enforces policies. The 2017 Plan discourages development within blocks; however, many projects have been approved, and he wants to find a way to maintain the area's character.

Chairman Anderson mentioned that at some point, growth might need to happen vertically rather than outward and asked how the definition of “*Old Town*” will affect long-term development. Commissioner Marshall clarified that he was mainly referring to the older bungalow neighborhoods, not the downtown central business district. Chairman Anderson agreed that making this distinction was important. Commissioner Marshall also added that architectural elements could be encouraged to help preserve the area's character. Mr. Boudrero pointed out that architectural elements can't be enforced under the Utah State Code. What Commissioner Marshall describes aligns more with a form-based code.

Commissioner Price appreciates Main Street's appearance but questioned its long-term value if businesses fail to stay viable. Chairman Anderson agreed and asked, “When does it go from quaint to blight?” Commissioner Price highlighted the need to attract revenue. Chairman Anderson suggested that promoting mixed-use development along Main Street, similar to Wolfpack Way, could be a helpful strategy.

Commissioner Marshall reported that the Utah State Legislature passed H.B.48, Wildland Urban Interface Modifications, in January. The legislation requires municipalities to assess fire hazard areas. He noted that prospective developers and homebuyers should be aware that building or purchasing in the wildland-urban interface area will likely require compliance with mitigation standards or result in higher taxes to support wildfire prevention and firefighting measures. Commissioner Marshall proposed adding *Action Item C* to Land Use Goal 4, and including an acknowledgment on page 25 to state: “*Implement measures to manage the wildland-urban interface, including the provisions of H.B.48 – Wildland Urban Interface Modifications, which was enacted in 2025.*” The Commission reached consensus in support of the recommendation.

Commissioner Olsen said goals, objectives, and actions also need to be included in the Parks & Recreation section.

Commissioner Price inquired about the parks' scoring. For instance, Mack Park had swings that remained unrepaired for a long time, and the splash pad lacks a fence. There was also a park listed that no longer exists. Mr. Lewis said they will locate and review this concern. Commissioner Price said considerations for parks in high-density developments should include increased traffic and safety issues.

Commissioner Marshall suggested adding “Ensure that high-density residential areas are not ignored when planning parks and trails” to the Parks & Recreation section. The Commission agreed.

Commissioner Olsen said this draft is a good framework. He noticed that the Future and Current Land Use map, on page 6, did not include future roads as listed in the 2017 plan. Staff will look into this concern with Commissioner Olsen.

Commissioner Olsen asked if some visual adaptation could be included in the Urban Forest section (e.g., scatter plot or graphic). Mr. Boudrero said this is a good general idea, but it could be cost-dependent.

Commissioner Price has noticed an increase in home additions and asked whether this trend could drive up the cost of starter homes. Commissioner Heywood said that demand will likely lead to more development and that a “starter home” can mean different things, such as a condo or a townhome. Mr. Boudrero added that some of these issues are addressed in the Moderate-Income Housing Plan. He explained that, often, the decision is purely economic for the homeowner, and if a project meets all requirements, the city has no authority to intervene.

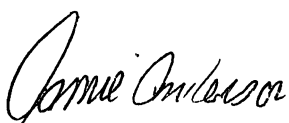
Commissioner Heywood asked if there should be a section addressing ADUs (Accessory Dwelling Units). Mr. Boudrero said this is covered in the Moderate-Income Housing report. Commissioner Heywood mentioned that cities allowing these generally experience increased growth. Mr. Boudrero stated that Smithfield has adopted codes for both internal and detached ADUs. Mr. Lewis said information can be found in Section 17.92.010.

Commissioner Price mentioned that the City should be aware of the increase in e-bikes and scooters when talking about roads.

Commissioner Thatcher asked if the plan includes a section on economic development. Mr. Lewis explained that Smithfield previously had a Redevelopment Agency (RDA) zone, but it was not renewed after the school district declined to participate. Commissioner Thatcher expressed hope that the City is considering such issues.

The Commission agreed to reschedule the September meeting date from September 17th to September 24th to allow time for the survey results to come in and the changes as discussed to be made.

**MEETING ADJOURNED** at 8:35 p.m.

  
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Jamie Anderson, Chairman





**SMITHFIELD CITY  
CORPORATION  
96 South Main  
Smithfield, UT 84335**

**AGENDA**

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Welcome/Pledge of Allegiance & thought/prayer by Brad Thatcher

1. Approval of the Planning Commission meeting minutes from July 16, 2025.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Public Hearing for the purpose of discussing the 2025 General Plan Update.
4. Discussion on the 2025 General Plan Update.

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.