



## SMITHFIELD CITY PLANNING COMMISSION MINUTES December 17, 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, Dec. 17, 2025.

Welcome/Pledge of Allegiance & thought/prayer by Bob Holbrook

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

**Members Excused:** Sarah Price

**Alternates Present:** John Meier

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

**Others in Attendance:** Luke Downs, Rashell Downs, George Downs, Sadie Downs, Brian Fillmore, Rick & Kathy Toolson, Ricky & Cristen McBride, Randy & Deb Mitchell, Julie Marshall, Ruth Greene, Dave Forrester, Robert Hansen, Jay Downs, Kelly Olsen, Jeff Strate, James Elwood, Brittany Oakes, Danny Oakes, Debbie Zilles

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

**Approval of the Planning Commission Meeting Minutes from November 19, 2025**

After review, Chairman Anderson declared the minutes from the November 19, 2025, meeting to stand as submitted; unanimously approved.

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

Ruth Greene is a lifetime resident of Smithfield. Over the last several planning meetings, the Commission has discussed fostering a “small-town” or “old-town” atmosphere and how to incorporate that into the General Plan update. At the October 22, 2025 meeting, Commissioner Marshall mentioned three key components for this proposal. The first step is identifying which parts of town should be preserved. She would like to recommend that one of these areas be the southwest area of the city. It is home to the original fort, Summit Creek and the railroad. Component two of the proposal was pinpointing specific elements that give these areas their unique character. As an example, the Storybook Festival was recently held at the Smithfield Library and was organized by the Arts Council and community volunteers. Part of that holiday spectacle was Belgian horses pulling a wagon that families could ride. The horses are named Rudy and Ike. They and their caretakers live in her neighborhood. This provides a unique character. Carriage rides are not unique, but the horses and the owner donate their time, talent, and resources free of charge for citizens to enjoy. Component three of the proposal was to take concrete steps to achieve these goals; she suggested preserving open space and establishing less-trafficked areas to continue raising feed for animals and disposing of bedding and manure. She supports Commissioner Marshall’s proposal. She hopes the Commission will add this

“small town” idea to the General Plan and work to preserve Smithfield's historic heritage. She thanked the Commission for their service.

**Introduction and Public Hearing for the purpose of discussing Ordinance 2025-27, an Ordinance rezoning Cache County Parcel Number 08-105-0017 from A-3 (Agricultural 3-Acre) to RA-1 (Residential Agricultural 1-Acre). The parcel is located at 468 South 400 West and is 5.0 acres. The request was submitted by Brian Fillmore.**

Mr. Boudrero noted that this is the second rezone submission after the initial request was denied. The original request was for R-1-12 (Single Family Residential 12,000 Square Feet). This request is for RA-1 (Residential Agricultural 1-Acre).

Brian Fillmore is the owner of the property. He is requesting a rezone on his property from A-3 (Agricultural 3-Acre) to RA-1 (Residential Agricultural 1-Acre). His property is bordered on the west by 400 West and the railroad. The purpose of the request is to facilitate future development.

Mr. Fillmore is happy to see so many of his neighbors in attendance. He was not expecting such strong opposition to his last proposal in October 2025. After considering the concerns raised, he has sought to address them in this new request. Under this proposal, there could be up to three 1-acre building lots. RA-1 is consistent with the surrounding zones. There was concern about retaining a buffer zone between residential and proposed light-industrial uses to the south, which already begin about 1.5 blocks south of his property, with Key-Lix. The proposed land use designates this property as light industrial, which means he could sell it to someone who wants to use it for light industrial purposes, thereby eliminating any buffer area. During the last discussion, the smell from Key-Lix was cited as another reason not to add more residential development on this property; however, a member of the Commission noted that a potential purchaser would need to consider that fact. There were many safety concerns due to the narrowness of 400 West. The railroad right-of-way limits this road to the west. He agrees with the concerns regarding the road; however, with this proposal, there would be minimal development where it would be the addition of one or two new homes, which should not significantly affect the number of children walking to school. He does not think this should affect whether to rezone. If Smithfield is going to rely on citizens to redevelop to improve the road, he pointed out that he is the only resident from 200-600 South. If other residents are not willing to improve their section(s) of the road, it should not prohibit him from asking for a rezone of his parcel. He agrees with Ms. Greene’s comments about maintaining a “small town” and believes this is fostered by interactions of residents and not so much by the number of homes. His previous request of R-1-12 may have detracted from that, but this current request to RA-1 certainly does not.

#### **6:43 p.m. Public Hearing Opened**

Luke Downs opposes this request. He acknowledged Mr. Fillmore’s willingness to compromise, but he does not think it is enough and will not match the neighborhood. It will not prevent developers from building subdivisions, which would completely change the face of the west side. This is pivotal ground, and if this floodgate is opened, it cannot be stopped. The residents realized the applicant would likely rezone again, so shortly

after the October planning commission meeting and in preparation for this request, a petition opposing it was signed by 128 people. Residents do not want the subdivision, high-density housing, or small lots. Mr. Downs said an RA-2 would be a better fit because it would maintain a buffer, retain the neighborhood feel, 2-acre lots, and not strain the current infrastructure. He questioned whether the City is willing to fight for and uphold a buffer zone in the General Plan update. If development is allowed, he hopes it will be strict. Many areas in the city are seeing big pockets of high-density housing. This decision will affect Smithfield forever. He appreciates the opportunity to express his opinion and be heard. He encouraged the Commission to exercise wisdom and foresight to make the best possible decision.

Rashell Downs opposes the request for the same reasons previously expressed.

Robert Hansen is a farmer in this area. He opposed the original rezone request but is not opposed to this request. RA-1 permits the land to be used for appropriate housing while maintaining the buffer zone. Light Industrial does not fit in this area.

Jeff Strate is concerned about the requirement for a curb and gutter and the widening of 400 West in a single section. He does not want to give up any of his property to widen the road further. There are many cyclists, pedestrians, and horses who use that road, and he is concerned about safety.

Cristen McBride lives in this area. She opposed the last request and continues to oppose this request. She grew up here and 400 West is a very narrow road. The area has an agricultural feel, and her family's property borders Mr. Fillmore's. Her family has animals, and more people in the area could create challenges for their care.

George Downs is opposed to the request and echoed the previous concerns. He thinks RA-2 would be more suitable.

James Elwood supports the rezone request. Mr. Fillmore has done a good job of balancing development while maintaining the area's agricultural and residential character.

Ricky McBride opposes this, as he did in October. His land borders the subject property on the east side. He agrees with the concerns raised.

Ruth Greene is opposed and would like to preserve the open space.

**6:56 p.m. Public Hearing Closed**

**Discussion and possible vote on Ordinance 2025-27.**

Commissioner Heywood asked for the definition of high-density. Mr. Boudrero said this can be subjective but is generally anything higher than R-1-10; multi-family is considered more high-density. Commissioner Marshall noted that definitions are listed in the future land use map. To provide context, Mr. Boudrero pointed out that the property to the north of Mr. Fillmore's is considered "medium/low residential", which is 1-2 units/acre.

Commissioner Holbrook is concerned about the General Plan's designation of light-industrial land use; he would prefer 2-3 homes to industrial use, as homes will provide a

buffer.

Mr. Boudrero said the state requires municipalities to have a General Plan, which serves as a guide; the Commission and Council can determine what should be in certain areas. The vote tonight is a recommendation to the Council who will make the final decision. Commissioner Holbrook agreed that Mr. Fillmore's first request was too much for the location; however, he has done a good job compromising and addressing the neighbor's concerns.

Commissioner Marshall continues to believe that this should remain an agricultural use because there is precious little agricultural land in Smithfield.

Commissioner Olsen agrees with Commissioner Marshall. The petition with 128 signatures should not be overlooked.

Commissioner Holbrook stated that the signed petition appears unclear because it was completed after the previous request and before the current request. Commissioner Heywood agreed, noting that while many residents expressed strong concerns about high-density development, this proposal does not involve high-density housing.

Commissioner Heywood questioned whether it was appropriate to restrict a property owner's use of their land when the proposal meets the applicable requirements. She noted that the property already borders RA-1 zoning and that the request does not represent a significant exception.

Chairman Anderson noted that the city does not actively solicit annexation; it is considered only after a petition is filed. Much of the development is driven by owners seeking to sell their land. Regardless of the outcome, the City Council will still need to review and discuss it before making a final decision. The Commission is only sending a recommendation to the Council. Smithfield has specific laws and ordinances, and if an application adheres to those requirements, there is an obligation to approve it.

Commissioner Holbrook said the city engineer and planning department will ensure it meets the requirements. Commissioner Olsen does not fully agree with that statement. They will work with the developer on this section of his parcel; however, 400 West is a very narrow road, and infrastructure should be considered before proceeding with this.

Chairman Anderson said the city does not widen roads; improvements are made at the developer's expense when a development is put in. The city cannot afford to upgrade all the roads.

Commissioner Olsen referenced the illusion of comments expressing concern that not all neighboring property owners would be willing to widen the road, noting that it would be unreasonable to expect neighbors to bear the cost and/or dedicate right-of-way. He added that a consistently sized roadway would be preferable.

Commissioner Thatcher noted that roads are inconsistent throughout the city, not just on 400 West. This is one of his concerns, but it is not uncommon.

Mr. Boudrero said most municipalities have fine-tuned land use regulations to ensure infrastructure is in place for new development. If only one property is developed, other neighbors cannot be forced to make improvements. Some owners grant a portion of their frontage to the city for a right-of-way. He showed members one example on the map.

**MOTION: Motion by Commissioner Holbrook to recommend approval to the City Council for Ordinance 2025-27, an Ordinance rezoning Cache County Parcel Number 08-105-0017 from A-3 (Agricultural 3- Acre) to RA-1 (Residential Agricultural 1-Acre). The parcel is located at 468 South 400 West and is 5.0 acres. The request was submitted by Brian Fillmore. Commissioner Heywood seconded the motion. The motion was approved by a vote of 4-3.**

**Vote:**

**Yes: Anderson, Henderson, Heywood, Holbrook**

**No: Marshall, Olsen, Thatcher**

Chairman Anderson has been involved in city service since 2008. He feels it is time to take a break and let someone else have an opportunity. He has enjoyed his time, appreciates everyone he has worked with, and values the opportunity to serve.

Commissioner Holbrook's last meeting was tonight, as his term has expired.

Commissioner Olsen has been elected to the City Council, so tonight is his last Commission meeting. He thanked all those who have been, and are, willing to serve. He has appreciated having different perspectives to help make good decisions.

Commissioner Marshall will conduct the January meeting, at which a new Chair and Vice-Chair will be elected.

**MEETING ADJOURNED** at 7:12 p.m.

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Planning Commission Chair/designee



**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, December 17, 2025. The meeting will be at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Bob Holbrook

1. Approval of the Planning Commission meeting minutes from November 19, 2025.
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 2025-27, an Ordinance rezoning Cache County Parcel Number 08-105-0017 from A-3 (Agricultural 3- Acre) to RA-1 (Residential Agricultural 1-Acre). The parcel is located at 468 South 400 West and is 5.0 acres. The request was submitted by Brian Fillmore.
4. Discussion and possible vote on Ordinance 2025-27

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 accommodations for this meeting should contact the City Recorder at (435) 792-7997 at least three (3) days before the date of the meeting.