



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 Tippetts 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



**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, February 18, 2026**. The meeting will begin at 6:00 P.M.

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*****

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.