



SMITHFIELD CITY PLANNING COMMISSION MINUTES May 20, 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, May 20, 2026.

Welcome/Pledge of Allegiance & thought/prayer by Jim Marshall

Members Present: Mike Beckstead, Jim Marshall, John Meier, Sarah Price, Brad Thatcher

Members Absent: Klydi Heywood, Lane Henderson

City Staff: Brian Boudrero, McKenzie Nelson

Visitors: Jessica Higginbotham, Becky Eck

6:00 p.m. Meeting called to order by Chairman Jim Marshall

Approval of the Planning Commission Meeting Minutes from April 15, 2026.

After review, Chairman Anderson declared the minutes from the April 15, 2026 meeting to stand as submitted; unanimously approved.

Public comment on items not on the agenda or not requiring a public hearing during the meeting.

Jessica Higginbotham representing the Smithfield Arts Council said their future goal is to get an arts center built in Smithfield so she is here to listen to the discussion on the Future Land Use Map.

Becky Eck hopes art is something that is important to the community because mental and social health is vital. Chairman Marshall asked about the vision for the center. Mrs. Eck said ideally it would have a place to present theater, display art, areas for classes and hands-on projects and a space for a choir.

Commissioner Reports

Chairman Marshall said the City has submitted application for Tier 1 status in the Utah Main Street Program. This is program is where grants can be received for assistance in upgrading and improving the Main Street corridor. Their methodology begins with an inventory of the parcels in the designated area.

The City Council has adopted the General Plan Update. There were a few changes from the version the Planning Commission had recommended but those changes will not affect the Commission's upcoming work. He thanked the members for all their hard work. The link for the General Plan can be found on the City's website.

The Community Planning & Engagement Committee met on Tuesday, May 12th. This is a new committee that consists of two members from the City Council, two members of the Planning Commission, Jim Marshall and Klydi Heywood, the City Manager and will include long term residents representing different neighborhoods in the City. The goal is to provide better communication between all the stakeholders. The identified priorities include The Master Transportation Plan which is anticipated to be completed within 60 days. The Commission will be able to review the draft plan. The committee would like to see an area plan for the southwest part of town. A plan for the southeast area, infill throughout the City, a Central Business District plan, and an entire City vision.

Discussion on the future land use map

The area west of Highway 91 between North Logan, Hyde Park and Smithfield has an industrial corridor that is rapidly building out. Industrial development is good for the City's tax base. One consideration is that industrial may be close to residential on the west side of the corridor and may take over agricultural land. The Commission viewed the land uses in that area. One of the concerns/questions is the best way to buffer the residential area.

Chairman Marshall tasked the Commission with an action item:

Assignment (for 2-3 Planning Commission Members) Beckstead, Thatcher

- Review the Future Land Use Map and parcel map for this area: roughly 100 East – 800 East and 300 South to the annexation boundary which long term will be 4400 North.
- Consider whether buffers are needed, and how that can be accomplished.
- Buffer zones drawn on the map.
- Revised code at Section 17.80 (M-1) and 17.72 (GC)
- Revised design standards.
- Consider where lines are drawn between future uses on the Future Land Use Map.
- Look at Hyde Park's code and standards and consider using similar their standards to some extent.
- Bring back recommendations in a 1-2 months that can be reviewed and then forward to City Council for consideration and review.

Commissioner Thatcher is happy to volunteer because this area of town has been discussed many times the last few months. He would like to see better clarification about what uses can be approved and where.

Commissioner Beckstead volunteered as well.

Chairman Marshall said Utah Land Institute and ULCT (Utah League of Cities and Towns) are both good sources.

Commissioner Beckstead stated that, in addition to aesthetics, buffer requirements should consider situations where existing agricultural fields are already incorporated into the

surrounding area. He asked whether, and if so how, potential impacts such as odors can be addressed.

Chairman Marshall responded that most communities have nuisance ordinances to address such concerns. He noted that typical impacts associated with commercial development include traffic, noise, odors, and pollution.

Mr. Boudrero stated that some of these issues can be mitigated through the Conditional Use Permit process.

Chairman Marshall pointed out where the Land Use Matrix is located in the City Code.

Update on the City Vision Project.

The City Council met with the USU LAEP Department on May 6th. Smithfield will be engaging with them on a visioning project over the next year.

The specific scope of the project is to be determined.

One of their final project reports, a project with Nibley City, can be reviewed to understand what the project could encompass.

USU will assign undergraduate and graduate students to work with the City. The project will begin in September 2026 once school is back in session.

Some of the ideas that were mentioned include the recently-purchased Tuveson property, on the northeast bench on 600 East, which will become a city park. The property where the old City offices were located at 69 North Main, parking downtown. The gateway area by the LDS Temple, the southwest part of the city, the southeast traffic corridor. Hyde Park and North Logan are proposing more high-density along this route, Wolfpack Way, Main Street, and possibly an Arts Center.

The more prepared the City is, the better the process will be. He encouraged members to provide ideas and bring back some suggestions that can be forwarded to the Community Engagement Committee. All comments can be emailed to staff.

MEETING ADJOURNED at 7:03 p.m.

Planning Commission Chair/Designee



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 20, 2026**. The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer by Klydi Heywood.

1. Approval of Planning Commission Meeting Minutes from April 15, 2026.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Commissioner Reports
4. Discussion on the future land use map
5. Update on the City Vision Project.

Adjournment

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

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