



## SMITHFIELD CITY PLANNING COMMISSION MINUTES August 17, 2022

The Planning Commission of Smithfield City met in the City Council Chambers  
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, August 17, 2022

The following members were present constituting a quorum:

**Members Present:** Katie Bell, Brooke Freidenberger, Scott Gibbons, Brian Higginbotham, Bob Holbrook, Stuart Reis, Juli Weber

**Members Excused:** Jasilyn Heaps

**City Staff:** Brian Boudrero, Clay Bodily, Councilmember Sue Hyer, Mayor Monson

**Others in Attendance:** Kaitlynn Putnam, Nathan Brog, Melanie Rock, Jeff Rock, Roger Davie, Debbie Zilles

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

### **Consideration of consent agenda and approval of meeting minutes**

After consideration by the Commission, Chairman Gibbons declared the meeting agenda and the minutes from the July 20, 2022 meeting to stand as submitted.

**RESIDENT INPUT** - No resident input.

### **AGENDA ITEMS**

Discussion and possible vote on the request by Kaitlynn Putnam to have a Home Occupation – Disruptive Business License for a business located at 381 East 400 South.

Ms. Putnam explained that her proposed business, Sweet Afton Floral, will create floral arrangements for residential and wedding events. She will occasionally have up to two (2) additional employees who can park off the street. April to the end of the summer is the busiest season. The trucks that deliver the flowers will only be there for about 10 minutes to drop them off. Most customers do not come to the business. Mr. Boudrero clarified that this is considered “disruptive” because of the deliveries.

**MOTION:** Motion by Commissioner Higginbotham to **approve** the request by Kaitlynn Putnam for a Home Occupation – Disruptive Business License for a business located at 381 East 400 South. Commissioner Bell seconded the motion. **Motion approved (7-0).**

#### **Vote:**

Aye: Bell, Freidenberger, Gibbons, Higginbotham, Holbrook, Reis, Weber

**Public Hearing**, no sooner than 6:35 p.m., for the purpose of discussing Ordinance 22-16, an Ordinance rezoning Cache County Parcel Numbers 08-108-0003, 08-108-0004 and 08-108-0006 from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). The parcels are located at approximately 550 West 600 South and total approximately 10.00 acres.

**6:40 p.m. Public Hearing Opened** – No public comments made.

**6:41 p.m. Public Hearing Closed**

Discussion and possible vote on Ordinance 22-16

Nathan Brog would like to rezone the property from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). It borders the county to the west and is surrounded by A-5 to the north, south, and east. Mr. Boudrero confirmed that this follows the future land use plan.

**MOTION:** Motion by Commissioner Gibbons to **forward a recommendation for approval** to the City Council for Ordinance 22-16, an Ordinance rezoning Cache County Parcel Numbers 08-108-0003, 08-108-0004, and 08-108-0006 from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). The parcels are located at approximately 550 West 600 South and total approximately 10.00 acres. Commissioner Holbrook seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Higginbotham, Holbrook, Reis, Weber

**Public Hearing**, no sooner than 6:40 P.M., for the purpose of discussing Ordinance 22-17, an Ordinance rezoning Cache County Parcel Number 08-104-0026 from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). The parcel is located at approximately 560 West 600 South and totals approximately 10.00 acres.

**6:45 p.m. Public Hearing Opened** – No public comments made.

**6:46 p.m. Public Hearing Closed**

Discussion and possible vote on Ordinance 22-17

Jeff Rock explained that they want to rezone their property at 600 West and 600 South from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). There is M-1 to the east and A-5 to the north and south and the property borders the county on the west.

**MOTION:** Motion by Commissioner Bell to **forward a recommendation for approval** to the City Council for Ordinance 22-17, an Ordinance rezoning Cache County Parcel Number 08-104-0026 from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). The parcel is located at approximately 560 West 600 South and totals approximately 10.00 acres. Commissioner Freidenberger seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Higginbotham, Holbrook, Reis, Weber

**Public Hearing**, no sooner than 6:45 P.M., for the purpose of discussing Ordinance 22-18, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Apartment”, Section 17.92.030 “Application Procedures”, Chapter 17.12 “Supplementary and Qualifying Regulations”, Section 17.12.180 “Yard Regulations”, Chapter 17.56 “R-1 Single-Family Residential Zone”, Section 17.56.030 “Area, Width and Yard Regulations”, and Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.

**6:48 p.m. Public Hearing Opened** – No public comments made

**6:49 p.m. Public Hearing Closed**

Discussion and possible vote on Ordinance 22-18

This ordinance will clean up wording; remove verbiage in the application process for an accessory apartment; remove an arbitrary paragraph in yard regulations that is not specific to a zone; add a column to the R-1 zone that explains a side yard on a corner lot, and remove existing options on the allowance matrix for accessory apartments in places where they cannot be requested.

Mr. Boudrero confirmed for Commissioner Higginbotham that a remodel (without any expansion) is not considered new construction. A remodel will still have to obtain a county building permit. Accessory apartments will require registration with the City.

The Commission agreed with changing the wording to “17.92.030 A 1. A new construction zoning clearance, **if required**” to clarify the intent.

**MOTION:** Motion by Commissioner Gibbons to **forward a recommendation for approval** to the City Council for Ordinance 22-18, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Apartment”, Section 17.92.030 “Application Procedures”, Chapter 17.12 “Supplementary and Qualifying Regulations”, Section 17.12.180 “Yard Regulations”, Chapter 17.56 “R-1 Single-Family Residential Zone”, Section 17.56.030 “Area, Width and Yard Regulations”, and Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”, with the change to 17.92.030 A. 1. “A new construction zoning clearance **if required**.” Commissioner Reis seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Higginbotham, Holbrook, Reis, Weber

## **OTHER**

Mr. Bodily advised that the 600 West sewer expansion is moving forward as scheduled. The roads in the cemetery will be repaired over the next couple of weeks.

**MEETING ADJOURNED** at 7:10 p.m.

Minutes submitted by Debbie Zilles

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Scott Gibbons, Chairman