

# 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, October 21, 2020**. The meeting will begin at 6:30 P.M.

### Call to Order

1. Approval of Planning Commission Meeting Minutes from September 16, 2020.
2. Resident Input
3. Selection of Chairperson.
4. Selection of Vice Chairperson.
5. Discussion and possible vote on the request by Rigo Chaparro for approval of the Final Plat for Creek Side Crossing, a (3) lot/unit subdivision located at 64 South Main. Zoned CBD (Central Business District).
6. Discussion and possible vote on the Conditional-Use Permit request by Riley Duke for a density bonus at 229 North Main. Parcel Number 08-056-0017. Zoned RM (Multiple Family Residential).
7. Public Hearing, no sooner than 7:00 P.M., for the purpose of discussing Ordinance 20-26, an Ordinance rezoning Parcel Numbers 08-042-0007, 08-042-0023 & 08-042-0022 from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The parcels are located northeast of 800 West Saddleback Road. The parcels total approximately 50.75 acres.
8. Discussion and possible vote on Ordinance 20-26.
9. Discussion and possible vote on the request by Blue Ox Development for approval of the Preliminary Plat for The Cove, a (46) lot/unit subdivision located at approximately 30 South 1200 East. Zoned R-1-12 (Single Family Residential 12,000 Square Feet).
10. Public hearing, no sooner than 7:15 P.M., for the purpose of discussing Ordinance 20-27, an Ordinance rezoning Parcel Numbers 08-044-0030, 08-044-0033, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-211-0100 & 08-211-0000 from A-10 (Agricultural 10-Acre), R-1-12 (Single Family Residential 12,000 Square Feet) and RA-1 (Residential Agricultural 1-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The Parcels are located at approximately 400 East 600 North. The parcels total approximately 77.60 acres.
11. Discussion and possible vote on Ordinance 20-27.
12. Public hearing, no sooner than 7:30 P.M., for the purpose of discussing Ordinance 20-28, an Ordinance rezoning Parcel Numbers 08-044-0034, 08-044-0084 & 08-064-0002 from

A-10 (Agricultural 10-Acre) and RA-1 (Residential Agricultural 1-Acre) to RM (Multiple Family Residential). The Parcels are located at approximately 400 East 600 North. The parcels total approximately 26.42 acres.

13. Discussion and possible vote on Ordinance 20-28.
14. Public hearing, no sooner than 7:45 P.M., for the purpose of discussing Ordinance 20-29, an Ordinance rezoning Parcel Numbers 08-044-0030, 08-044-0033, 08-044-0034, 08-044-0035, 08-044-0037, 08-044-0038, 08-044-0039, 08-044-0040, 08-044-0084, 08-211-0000, 08-211-0100, and 08-064-0002 from RM (Multiple Family Residential) and R-1-10 (Single Family Residential 10,000 Square Feet) to RM (PUD) (Multiple Family Residential/Planned Unit Development Overlay Zone and R-1-10 (PUD) (Single Family Residential 10,000 Square Feet/Planned Unit Development Overlay Zone). The parcels are located at approximately 400 East 600 North and total approximately 104 acres.
15. Discussion and possible vote on Ordinance 20-29.
16. Public Hearing, no sooner than 6:45 P.M., for the purpose of discussing Ordinance 20-25, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.040.070 “Definitions”, Section 17.14.060 “Regulations Regarding Feed and Housing Animals”, Section 17.14.030 “Number of Animals Permitted” and Title 16 “Subdivision Regulations”, Section 16.09.050 “Expiration of Preliminary Plat Approval”.
17. Discussion and possible vote on Ordinance 20-25.
18. Public Hearing, no sooner than 8:00 P.M., for the purpose of discussing Ordinance 20-30, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.16.040 “Nonconforming Uses; Substitution; Extension; Discontinuance” and Section 17.12.080 “Wall, Fence or Hedge”.
19. Discussion and possible vote on Ordinance 20-30.
20. Discussion on proposed Ordinance 19-15, an Ordinance adding in its entirety to the current Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.010 “Purpose”, 17.81.020 “Allowed Uses”, 17.81.030 “Definitions”, 17.81.040 “Rezone Required”, 17.81.050 “Development Standards”, 17.81.060 “Open Space”, 17.81.070 “Streets, Circulation & Parking”, 17.81.080 “Walking/Biking Trails”, 17.81.090 “Landscaping”, 17.81.100 “Density Bonuses”, 17.81.110 “Approval Process”, 17.81.120 “Failure to Progress”, 17.81.130 “Development Agreement”, and 17.81.140 “Modification of Approved Plan”.

Adjournment

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

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least three (3) days before the date of the meeting.