



## Smithfield City Planning Commission

Wednesday, August 21, 2019

96 S. Main  
Smithfield, UT

7:00 PM Call to Order  
Approval of Agenda & Minutes

1. Public Comment
2. **PUBLIC HEARING:** a public hearing to receive comment concerning a request by Jody Nilson to rezone Parcel 08-105-0038, a 2.10 acre parcel located at approximately 373 West 400 South, Smithfield, from Residential Agriculture RA-1 (1 acre minimum) to Residential R-1-12 (12,000 sq ft minimum).
3. Discussion and consideration of a request by Jody Nilson to rezone Parcel 08-105-0038, a 2.10 acre parcel located at approximately 373 West 400 South, Smithfield, from Residential Agriculture RA-1 (1 acre minimum) to Residential R-1-12 (12,000 sq ft minimum).
4. **PUBLIC HEARING:** a public hearing to receive comment concerning a request by Jeff Champlin/CKC Properties, LLC to rezone Parcel 08-109-0016, a 9.88 acre parcel located at approximately 900 South 200 West, Smithfield, from Agricultural A10 (10 acre minimum) to General Commercial (no minimum lot size).
5. Discussion and consideration of concerning a request by Jeff Champlin/CKC Properties, LLC to rezone Parcel 08-109-0016, a 9.88 acre parcel located at approximately 900 South 200 West, Smithfield, from Agricultural A10 (10 acre minimum) to General Commercial (no minimum lot size).
6. Discussion and consideration of a conditional use permit for Alpine Cleaning & Restoration, located at 177 S. Main. The application seeks to expand the conditional use permit currently in place to allow Alpine to act as a firearms dealer. (Applicant: John Moss/Alpine Cleaning & Restoration)
7. Discussion and consideration of a conditional use permit for Tumble Bees, a children's tumbling instruction home-occupation located at 358 Saddleback Rd. (Applicant: Saje Birky)
8. Discussion and consideration of a conditional use permit for Learn & Play Pre-K, a home occupation preschool located at 618 E 590 N. (Applicant: Kelina Heath)
9. Discussion and consideration of a conditional use permit for Summit Creek Place, LLC, a mixed-use project located at 451 N. Main. (Applicant: Obodo Development)
10. Workshop: Discussion of an ordinance regulating Master Planned Communities in the City of Smithfield.
11. Staff Report
12. Adjournment

*With consent of the Commission, items on the agenda may be considered in a different order than listed. The exception to this is any scheduled public hearing, which shall not be heard any earlier than the time published.*

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify, Smithfield City Offices, at 435-563-6226 at least three (3) working days prior to the meeting.*