

SMITHFIELD PLANNING COMMISSION
Smithfield City Council Chambers
96 South Main
Smithfield UT 84335

NOTICE and AGENDA

Public Notice is hereby given that the Smithfield Planning Commission will hold a Planning Commission Meeting at 7:00 p.m. on Wednesday, November 8, 2017 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Workshop session: The Commission will review and discuss the following:

1. Proposed Mini-subdivision ordinance (3 lots or less, located in the RA (Residential Agricultural zone).
2. Short-term rentals - Airbnb (Air Bed and Breakfast) and VRBO (Vacation Rental by Owner).

Agenda items:

1. 7:12 p.m. Resident Input
2. 7:14 p.m. Consideration of Consent Agenda
Minutes of the October 18, 2017 Planning Commission Meeting
3. 7:15 p.m. **PUBLIC HEARING** to consider approval of proposed **Ordinance #17-16** which amends the Smithfield City Code, Title 17 “Zoning Regulations” Sections: 17.44.010 “Establishment of Zones”; 17.48.030 “Area, Width and Yard Regulations”; 17.48.060 “Modifying Regulations”; 17.52.050 “Modifying Regulations”; 17.56.050 “Modifying Regulations”; 17.60.050 “Modifying Regulations”;
4. 7:20 p.m. **PUBLIC HEARING** to consider approval of proposed **Ordinance #17-18** which amends the Smithfield City Code, Title 17 “Zoning Regulations” by adding Chapter 17.89 “Mixed-Use Overlay Zone” in its Entirety.
5. 7:25 p.m. **PUBLIC HEARING** to consider a **rezone** request by Rigo Chaparro, agent for B-R Property Developments LLC, Ordinance #17-19, (Parcel No. 08-044-0006, 4.64 acres) located at approximately 777

North Main from A-10 (Agricultural - 10 Acre) to R-1-10 (Single Family Residential 10.000 sf)

6. 7:30 p.m. Jared Nielson, agent for MV Properties, has requested consideration of approval for the Lantern Hills Subdivision Concept Plan, located at approximately 400-800 East and Canyon Rim Road (approximately 350 North). Zoned R-1-12
7. 7:35 p.m. Jared Nielson, agent for MV Properties, has requested consideration of approval for the Preliminary Plot (58 Lots) for Lantern Hills Subdivision located at approximately 400-800 East and Canyon Rim Road (approximately 350 North). Zoned R-1-12
8. 7:40 p.m. The Commission will continue review & discussion of the Land Use Matrix and set the Public Hearing.
9. 7:45 p.m. **ADJOURNMENT**

Posted this 3th day of November 2017 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 3th day of October 2017.

Charlene Izatt, Deputy Recorder

ITEMS ON THE AGENDA MAY BE CONSIDERED EARLIER THAN SHOWN ON THE AGENDA.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Charlene Izatt, Smithfield City Offices, at 435-792-7989 at least three (3) working days prior to the meeting.