



Smithfield City Planning Commission

Wednesday, December 18, 2019

96 S. Main

Smithfield, UT

6:30 PM Call to Order
Approval of Agenda & Minutes

Rules governing the Public Comment Period and all Public Hearings on this Agenda are found on the next page.

1. Public Comment

2. **PUBLIC HEARING:** a public hearing to receive comment concerning a proposal to rezone Parcel 08-070-0067, located at 248 E. Center, from Residential R-1-10 to Residential Multi-Family. (Applicant: Jay B Karren Family)
3. Discussion and consideration of a proposal to rezone Parcel 08-070-0067, located at 248 E. Center, from Residential R-1-10 to Residential Multi-Family.
4. **6:45 PUBLIC HEARING:** a public hearing to receive comment concerning a proposal to rezone Parcel 08-044-0006 located at approximately 755 N. Main from Agricultural to Residential Multi-Family. (Applicant: Matt Hyde)
5. Discussion and consideration of a proposal to rezone Parcel 08-044-0006 located at approximately 755 N. Main from Agricultural to Residential Multi-Family. (Applicant: Matt Hyde)
6. Discussion and consideration of a preliminary plat for Fox Meadows 2, a 26-lot subdivision approximately 325 W 600 N. (Applicant: VHD, LLC)
7. Discussion and consideration of a preliminary plat for Fairway Ridge Subdivision, an 8-lot subdivision located at approximately 700 East 300 South. (Applicant: VHD, LLC)
8. Discussion and consideration of a final plat for Smithfield Meadows, a 7-lot subdivision located at 75 West 400 North (Applicant: Bryce Goodin).
9. **7:00 PUBLIC HEARING:** a public hearing to receive comment concerning Ordinance 19-18: An Ordinance Amending Animal Land Use in Smithfield City.
10. Discussion and consideration of Ordinance 19-18: An Ordinance Amending Animal Land Use in Smithfield City.
11. Discussion and consideration of Ordinance 19-15: An Ordinance Establishing a Master Planned Community Zone and Establishing the Regulations Therein.
12. Discussion and adoption of the 2020 Smithfield City Planning Commission Meeting Schedule.
13. Staff Report
14. Adjournment

Rules Governing Public Comment Periods

1. The Planning Commission will receive comments concerning the following items:
 - a. Items which are **not** scheduled for a public hearing on this Agenda.
 - b. Items of general concern to the Planning Commission.
 - c. Items on the Agenda which are not subject to public hearing.
2. The Planning Commission will not receive comments which are false or misleading or which are directed as personal attacks at a Commissioner or City staff, residents or applicants on the Agenda.
3. The Planning Commission will not entertain comments if those comments pertain to an item which is scheduled for public hearing on this Agenda.
4. Comments will be limited to 3 minutes per person.
 - a. Individual comment opportunities may not be combined to give a single speaker a longer time. If you agree with a previous comment, please state who it is you agree with, rather than repeating their comments.
5. The Commission Chair reserves the right to cut off a commenter if they violate these rules.

Rules Governing Public Hearings

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 - a. Individual comment opportunities may not be combined to give a single speaker a longer time. If you agree with a previous comment, please state who it is you agree with, rather than repeating their comments.
2. The Commission Chair reserves the right to cut off a commenter if they violate these rules or engage in personal attacks against the applicant, Commission, Council or staff.

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.