

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, December 19, 2018 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Agenda items:

1. 7:03 p.m. Resident Input
2. 7:08 p.m. Consideration of Consent Agenda
Minutes of the November 7, 2018 Planning Commission Meeting
3. 7:10 p.m. Steven Parkinson has requested consideration and approval of the Preliminary Plat for Red Hawk Estates, a 14 Lot/Unit subdivision located at approximately 450 S 700-800 E. Zoned R-1-10
4. 7:15 p.m. Jeff Jackson, agent for Visionary Homes 2018, LLC, has requested consideration of approval of the Final Plat for North Creek Meadows Subdivision, Phase 3, 12 units/lots (5.90 acres) located at 980 East 270 South. Zoned R-1-12
5. 7:18 p.m. Lowell & Nannette King, agents for Tout Properties, LLC, have applied for approval of a boundary adjustment of property belonging to Tout Properties, LLC, located approximately at 910 to 980 South Main Street, Parcel #'s 08-117-0035; 08-117-0037; 08-117-0036 and 08-117-0013. Zoned CC.
6. 7:20 p.m. Martin Spicer, local business owner, has requested time with the commission to review and discuss possible changes to the current uses allowed as Permitted or Conditional and uses that are not allowed in the Land Use Matrix under the CB Zone (Central Business District).
7. 7:30 p.m. **PUBLIC HEARING** to consider recommending approval of proposed **Resolution #18-13** which adopts amendments to the Smithfield City

Construction Standards & Designs amendments to Part I “Design Standards”, Chapter 2.0 “Street Designs”, Section 2.1 “General”, adding paragraph L; Section 2.3 “Street Sections”, paragraph C, and Chapter 5.0 Culinary Water System Design, Section 5.2 Meters, paragraph E.

8. 7:40 p.m. **PUBLIC HEARING** to consider recommending approval of proposed **Ordinance #18-16** which amends the Smithfield City Municipal Code Title 16 “Subdivision Regulations”; amending Chapter 16.12 “Final Plats” in particular; Section 16.12.030 “Preparation And Required Information”, adding Paragraph G and Title 17 “Zoning Regulations”: amending Chapter 17.89 “Mixed-Use Overlay Zone” in particular; Section 17.89.030 “Definitions”; Section 17.89.080 “Setbacks, Yards, and Other Requirements”, Paragraphs B, C & D, #1 & #2 and Section 17.89.100 “Lighting”, Paragraph A and 17.89.130 “Site Plan Required”, Paragraph B, #2.
9. 7:50 p.m. The Commission will continue discussion and review of single family residential lots under 10,000 sq. ft. and review a draft copy of a proposed ordinance. (proposed draft Ordinance #18-10)
10. 8:00 p.m. **ADJOURNMENT**

Posted this 13th day of December 2018 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 13th day of December 2018.

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.