

**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 20, 2017 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

**Workshop session:** Presentation of a training video on the Public's role in Land Use, created by the Land Use Academy of Utah (LUAU) for review and discussion.

**Agenda items:**

1. 7:12 p.m. Resident Input
2. 7:14 p.m. Consideration of Consent Agenda  
Minutes of the November 8, 2017 Planning Commission Meeting
3. 7:15 p.m. **PUBLIC HEARING** to consider approval of proposed **Ordinance #17-21** which amends the Smithfield City Code, Title 17 "Zoning Regulations" Sections: amending Chapter 17.120.010 "Use Allowance Matrix" in its entirety.
4. 7:20 p.m. **PUBLIC HEARING** to consider approval of proposed **Ordinance #17-22**, which amends Title 3 "Revenue and Finance", Chapter 3.20 "Municipal Impact Fees" by implementing a Storm Water Impact Fee as well as adjusting impact fees for Culinary Water Service and Parks and Trails.
5. 7:25 p.m. Continued review of the proposed mini-subdivision ordinance (3 lots or less) located in the RA (Residential Agricultural) zone.
6. 7:30 p.m. Continued review and discussion on short-term rentals-Airbnb (Air Bed and Breakfast) and VRBO (Vacation Rental by Owner).

7. 7:35 p.m. Jared Nielson, agent for MV Properties, has requested consideration of approval for the Final Plat, Phase 1 (16 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. Travis Van Orden, agent for Zippys, has requested consideration of approval for a Temporary Structure (newly constructed structure) for a period of one (1) year to be located at 120 North Main Street. Zoned CB (Central Business District)
9. 7:45 p.m. **ADJOURNMENT**

Posted this 15th day of December 2017 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 15th day of December 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.