



SMITHFIELD CITY PLANNING COMMISSION

City Council Chambers
96 South Main
Smithfield, Utah 84335

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah at 7:00 p.m. on Wednesday, December 19, 2018

The following members were present constituting a quorum:

Chairperson: Andrew Soelberg

Commission Members: Kelly Luthi
Jackie Hancock
Scott Gibbons
Stephen Teuscher
Jasilyn Heaps
Nathan Wright

Commission Excused: Casey McCammon
Mason Niederhauser

City Engineer: Clay Bodily
Deputy Recorder: Charlene Izatt
City Councilmember: Curtis Wall
Mayor: Jeff Barnes

OPENING CEREMONY

The Pledge of Allegiance was led by Colleen Stokes

ATTENDANCE

Reed Stokes, Colleen Stokes, Steve Parkinson, Diane Knight, Trent Cragun (Lifestyle Homes), Cynthia Layne, Lori Guzman, Marty Spicer, Diane West, Dean Bolton (Foresight Surveying), Lyle Esplin, Juli Weber, Karl Lambert, Beth Larchar (Lifestyle Homes), Jeff Jackson (Visionary Homes), Jake Young (Lifestyle Homes), Debbie Zilles

AGENDA ITEMS

Resident Input: None

Other:

Councilmember Wall advised that Damon Cann, from North Logan, is the Cache Valley representative at the Utah League of Cities & Towns (ULCT) and is willing to come each quarter to provide information.

Consideration of Consent Agenda and approval of November 7, 2018 Meeting

Minutes: After consideration by the Commission, Chairperson Soelberg declared the meeting agenda approved and the minutes from the November 7, 2018 meeting to stand as submitted.

Steven Parkinson has requested consideration and approval of the Preliminary Plat for Red Hawk Estates, a 14-lot subdivision located at approximately 450 South 700-800 East. Zoned R-1-10

Steven Parkinson said the changes to the east side of the property have been resolved.

Chairperson Soelberg noted that a letter was received regarding a boundary line dispute. Councilmember Wall advised that will need to be addressed and resolved civilly and is outside the purview of the Commission.

Commissioner Gibbons likes the new layout, with the elimination of the cul-de-sac; Commissioner Teuscher agreed.

MOTION: Motion by Commissioner Hancock to **approve** the **Preliminary Plat** for Red Hawk Estates, a 13-lot subdivision located at approximately 450 South 700-800 East. Zoned R-1-10. Commissioner Teuscher seconded the motion.

AMENDMENT TO MOTION: An amendment to the motion was made by Commissioner Hancock for a correction to “**14-lot**” subdivision. Commissioner Teuscher seconded the amended motion. Motion approved unanimously (7-0).

Vote

Aye: Luthi, Hancock, Gibbons, Soelberg, Teuscher, Heaps, Wright

Jeff Jackson, agent for Visionary Homes 2018, LLC, has requested consideration for 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

Jeff Jackson explained that this is the third and final phase of this subdivision; nothing from the originally-approved plat has changed.

Mr. Jackson clarified for Commissioner Gibbons that the road on the east has shifted for alignment. Commissioner Gibbons said that was a good improvement.

Mr. Jackson has been working with Mr. Bodily to resolve issues related to road alignment and storm water runoff.

Commissioner Gibbons asked about the lot that will access onto 300 South. Mr. Jackson said it will mimic the lot across the street. The driveway will face the interior road and will likely end up being a side load.

MOTION: Motion by Commissioner Wright to **approve** 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. Commissioner Heaps seconded the motion. Motion approved unanimously (7-0).

Vote

Aye: Luthi, Hancock, Gibbons, Soelberg, Teuscher, Heaps, Wright

Lowell & Nannette King, agents for Tout Properties, LLC, have applied for approval of a boundary adjustment of property belonging to Tout Properties, LLC, located at approximately 910 to 980 South Main Street, Parcel #'s 08-117-0035; 08-117-0037; 08-117-0036 and 08-117-0013. Zoned CC.

Dean Bolton, from Foresight Surveying, prepared the documents for the boundary line adjustment to four parcels in the Apple Creek Square Subdivision. The three commercial lots along the highway have potential buyers.

Commissioner Teuscher asked if it met all the requirements. Mr. Bodily said it does, this would be amending the original plat.

Mr. Bolton confirmed that UDOT has agreed to grant a temporary access, once 1000 South is developed, it can stay as an access if there is a provision to keep it as right-in/right-out only.

MOTION: Motion by Commissioner Gibbons for **approval** of a **boundary adjustment** for property belonging to Tout Properties, LLC, located at approximately 910 to 980 South Main Street, Parcel #'s 08-117-0035; 08-117-0037; 08-117-0036 and 08-117-0013. Zoned CC. Commissioner Teuscher seconded the motion. Motion approved unanimously (7-0).

Vote

Aye: Luthi, Hancock, Gibbons, Soelberg, Teuscher, Heaps, Wright

Martin Spicer, local business owner, discussed possible changes to the current uses allowed as permitted or conditional uses that are not allowed in the Land Use Matrix under the CB Zone (Central Business District).

Marty Spicer is looking for new business ideas for the west side of the 100-200 North block. He has had tenants approach him over the years requesting different uses for the buildings. He commended the Commission for all the work on the land use matrix this past year. Retail is changing due to online sales, so he is looking for other opportunities for the use of the buildings in the area. The design of the block has been geared toward the art community and bringing people into the area (e.g. the farmer's market). He suggested adding an allowed use of "*cabinet, furniture, upholstery shop*" to the CB zone. Upholstering is an art form and a small repair shop fits in with the master plan of the block. He would like the Commission to consider allowing a non-invasive light manufacturing use in the land use matrix for the CB zone – like Cynthia's Upholstery. He has also had people approach him about the idea of a convenience store with a liquor license, however "*package liquor store*" is not an allowable use in the CB zone. He recognizes the challenges, especially with proximity restrictions, however, believes there are spaces that could be used for this type of use. He has researched other cities and referenced Logan City's package liquor store requirements - "state law supersedes local zoning regulations". He thinks these are two elements that could enhance the area.

Chairperson Soelberg agreed that the uses should be carefully considered. Defining non-impact uses would likely be the next step in the process.

Ms. Izatt confirmed for Commissioner Luthi that Cynthia's Upholstery had been a grandfathered use (building has since been demolished).

Commissioner Gibbons pointed out that there is a "*furniture manufacturing*" category on page 9 of the matrix as a conditionally allowed use in the CC, GC, M-1 zones. A shop is different than a manufacturing facility. A use for "repair or refinish" could be added. As far as a liquor license, he would like to review what the state requirements are. Ms. Izatt said the state does not dictate the ordinance, only the proximity. Ms. Izatt said she will email that information to the Commission. Chairperson Soelberg asked if a "*package liquor store*" is a state-run facility? Mr. Spicer said some are run by the state and some are just governed by the state and allowed in certain areas (there is one located in Richmond). Ms. Izatt said off-premise licensing requirements have recently changed.

Mr. Spicer pointed out that there are parking lots in the CB zone that could be utilized for fireworks sales, which is another business opportunity to help bring people in.

Ms. Izatt noted that "*reception center*" is a conditional use in the CB zone and a permitted use in the CC and GC zones, which might be another item to consider adjusting. A conditional use will stay with the property; however, the goal is to begin to phase out conditional uses and focus on better defined standards for permitted uses.

Chairperson Soelberg suggested focusing on the three uses that have been discussed tonight (*package liquor store, fireworks and cabinet or furniture, upholstery shop*).

Cynthia Layne used to have the upholstery shop at 64 South Main and would like to rent space from Mr. Spicer for small furniture restoration, she would also like to carry a line of fabrics. She believes this is a unique business that would fit well in the CB zone and she would like to remain in Smithfield.

Commissioner Hancock asked if cabinet, upholstery and furniture could be separated out into specific categories? Commissioner Gibbons suggested possibly adding a non-impactive repair/refinish use. Ms. Izatt said a non-impactive use would have to be defined.

Commissioner Heaps and Commissioner Hancock volunteered to work on definitions.

Discussion will continue at the next meeting.

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.

7:56 p.m. Public Hearing Opened

No Public input.

7:57 p.m. Public Hearing Closed

Mr. Bodily explained that the addition of 2.1 (L) "*All patches/repairs/new construction on existing roads that run parallel to the curb and leave less than five (5) feet of existing asphalt on that half of the road shall place new asphalt from curb to centerline*" is to provide for a smooth travel lane.

Commissioner Hancock said the alley issue is confusing and questioned whether the Commission is allowing alleys to accommodate a specific project. She feels like the Commission is being pushed into approving something. Commissioner Gibbons asked Commissioner Hancock how she would feel if it were a 26' road? Commissioner Hancock said if it were a road, it would have a sidewalk and be much safer.

Chairperson Soelberg noted that alleys are permitted, this is defining it in the Mixed-Use zone. Ms. Izatt said they are already allowed in the ordinance and defined as a "passageway" in the Mixed-Use zone, this is not a new concept.

Commissioner Heaps asked for a clarification of the definition "*The public way, which affords a secondary means of access to an abutting property, not intended for general traffic circulation.*" Mr. Bodily explained that secondary means there is another main access (primary road) and the alley (secondary) services the residents. Commissioner Heaps said safety is a concern, however, that can be alleviated by defining exactly what an alley is, and should be, used for. Chairperson Soelberg said, based on his experience, they are designed for vehicle access, not pedestrian use.

Commissioner Heaps prefers 28', however, if there are appropriate provisions for foot trails and pedestrian traffic, 26' could work.

Mr. Bodily confirmed for Commissioner Luthi that the access for emergency vehicles (turnaround radius) will still need to be approved by the Fire Department.

Commissioner Gibbons said, by defining an alley, when a developer requests to use an alley as part of a development, it would become incumbent on the Commission to review it for alternative routes for pedestrian travel. Commissioner Heaps agreed that outlining what types of things are important beforehand helps developers understand what the priorities are and recommended requiring a map of planned foot traffic within a development.

Commissioner Wright recommended adding "entrances cannot face an alley". Commissioner Gibbons said garage entrances generally face the alley. The issue is ensuring that the development provides an alternate path for pedestrian traffic.

Ms. Izatt asked Commissioner Heaps for further clarification on a comment from last meeting minutes: "*A network of convenient, safe and raised or textured pedestrian paths and walkways should connect areas within the project, and through the project to adjacent properties.*" Commissioner Heaps said that was a design standard from Farmington regarding sidewalks.

Chairperson Soelberg said the roadways within Farmington Station are more like alleys with raised sidewalks.

MOTION: Motion by Commissioner Luthi 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. Commissioner Wright seconded the motion. Motion approved unanimously (6-1).

Vote

Aye: Luthi, Gibbons, Soelberg, Teuscher, Heaps, Wright

Nay: Hancock

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 and #2 and Section 17.89.100 “Lighting”, Paragraph A and 17.89.130 “Site Plan Required”, Paragraph B #2.

8:15 p.m. Public Hearing Opened

Jake Young recounted the importance of an alley to help provide a flexible solution for accessing garages and high-quality development with more open space. He agreed with the idea of having an alternate sidewalk path and suggested the wording “sidewalk path connecting entrances to the street”. He thanked the Commission for the effort and hard work.

8:16 p.m. Public Hearing Closed

Ms. Izatt confirmed removal of 17.89.030 after clarification that this was a design standard reference from last meeting.

Commissioner Gibbons recommended adding the alternate pedestrian path requirement under Section D.2. Commissioner Heaps suggested that it include the recommendation for a proposed foot traffic map. Commissioner Wright said it should be better defined to include that the route either takes people away from the alleyway, or, if foot traffic will be in the alley, it should be on a raised walkway.

Chairperson Soelberg suggested adding item G, under Section 2 to read “A network of convenient, safe and raised pedestrian paths and walkways should connect the area in the project to adjacent properties. Sidewalks adjacent to alleys must be raised”.

Commissioner Wright said it is important to point out that if the sidewalk is within the alley, it is not included in the 26’.

Mr. Young recommended "A separate sidewalk shall be required connecting home entrances to a street. The sidewalk, if adjacent to the alley, shall have a grade separation". Mr. Bodily suggested adding a minimum of 6" to the grade separation.

Chairperson Soelberg asked Ms. Zilles to read back what had been said.

Commissioner Wright wanted to make sure the information is clear and not just implied that the sidewalk width will not be included in the 26'. Commissioner Gibbons suggested "a sidewalk, if separate from the alley, shall have a minimum 6" grade separation". Chairperson Soelberg said if the sidewalk is separate from the alley it does not need to be raised; a grade separation is only required if it is in the alleyway.

Chairperson Soelberg recommended adding "the width of the sidewalk shall not be included as part of the width of the alleyway".

Commissioner Heaps suggested adding a requirement for a foot-traffic map. Commissioner Gibbons said this information could be included in the plat review.

Ms. Izatt said the motion must be able to stand alone and must include any changes made.

Ms. Izatt asked for clarification on 2 B. "...or 2 acres of commercial development per public street connection" and 2 F. "*Rear and side alleys must be the primary means of vehicular ingress and egress to individual lots*".

Commissioner Gibbons requested removing "...or 2 acres of commercial development per public street connection" in 2 B. The condition would read "*Number of residential units shall be determined by Fire Code.*" Mr. Young said that was a suggestion so that there will not be extremely large areas that are only alleyways. Commissioner Gibbons said the fire code should handle that concern. Beth Larchar said the "or" in the condition does not mean an option, it means that it can neither defy fire code, nor can it have too many alleys on the two acres. Commissioner Gibbons said it is confusing to read. Commissioner Wright said the key is there is a maximum number of residential units that are allowed with one entrance per fire code, however, commercial is different; Ms. Izatt said that is why she is asking for clarification because there will be residential and commercial in the Mixed-Use zone. Commissioner Wright suggested re-wording to "The number of residential units shall be determined by Fire Code." and adding item c. "Commercial use is limited to 2 acres per public street connection". Mr. Young said commercial could be removed and change it to a maximum of 2.5 acres per public street connection. Commissioner Wright said it would have to meet fire code regardless and suggested removing commercial and changing it to read "all other uses are limited to 2.5 acres per connection"; then it would not matter what the use was. Commissioner Gibbons proposed defining the number of units per fire code and adding another line item indicating "One street connection is required per two acres of commercial development". Commissioner Wright suggested changing "commercial" to "non-residential development".

Commissioner Wright said he interprets the sentence "*Rear and side alleys must be the primary means of vehicle ingress and egress to individual lots*" to mean the alley must be the main vehicle access. Commissioner Gibbons questioned why "rear and side"

need to be included? Chairperson Soelberg said there may be a circumstance where a business fronts a main street, with an alley behind (which would not necessarily have to be the primary means of vehicle access) and suggested leaving “rear and side” in.

MOTION: Motion made by Commissioner Wright recommending **approval** of proposed **Ordinance #18-16** as outlined in the agenda [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 and #2 and Section 17.89.100 “Lighting”, Paragraph A and 17.89.130 “Site Plan Required”, Paragraph B #2] with the following amendments:

- ➔ Remove section 17.89.030 Definitions
- ➔ Change 17.89.080 D 2(b) to “Number of residential units shall be determined by Fire Code.”
- ➔ Add line item D 2(c) to read “One street connection is required per two (2) acres of non-residential development.”
- ➔ Add new line item D 2(h) to read “A separate sidewalk shall be required connecting the entrances to the street. Sidewalks adjacent to the alley shall have a minimum 6” grade separation, and shall not be included in the 26’ alleyway width.”

Commissioner Gibbons seconded the motion. Motion approved unanimously (7-0).

Vote

Aye: Luthi, Hancock, Gibbons, Soelberg, Teuscher, Heaps, Wright

Discussion and review of single-family residential lots under 10,000 SF and review a draft copy of a proposed draft Ordinance #18-10.

Commissioner Hancock suggested considering property that might be annexed on the northeast side of Smithfield (~62 acres) as a good location for this type of development.

Chairperson Soelberg advised that areas close to the highway (both east and west sides) would be a good area for a transition buffer.

Commissioner Heaps suggested 100 North and along 800 West as there is a lot of land by the elementary school (currently zoned R-1-10) if the goal is to keep this type of development closer to busier areas.

Commissioner Wright said, rather than specific locations, identifying areas based off transportation corridors or the definition of the road. Buffer zones could be determined by land use. Commissioner Heaps said 100 North is not labeled as an arterial road. Commissioner Teuscher said the County has discussed the use of 100 North as an arterial roadway. Commissioner Gibbons said this would be 100 North, west of the highway; east is more of a residential area.

Commissioner Wright said the areas where this type of development could be allowed needs to be determined. He suggested that one block from an identified road would

seem to make sense. Chairperson Soelberg said the Transportation Master Plan is a general guideline and questioned if that idea would be too arbitrary.

Commissioner Heaps suggested areas along the railroad tracks.

Commissioner Gibbons said, based on discussion at the Cache Growth Summit, he is not sure if 8,000 SF lots will accomplish the objective, as they may not be small enough.

Chairperson Soelberg said the area in Logan City (1330 North, lots ~8,000 SF) seem like decent-sized lots, however, he agrees that 8,000 SF lots might not be small enough to achieve the goal.

Jeff Jackson answered for Chairperson Soelberg that small lots are practical with mass grading; the challenge is grading individual lots.

Commissioner Heaps said splitting up larger lots could also be an option.

Commissioner Gibbons cautioned that residents with large lots will likely not want small lots located next to theirs. Ms. Izatt pointed out that landowners have a right to make decisions for their property and affordable housing should be considered.

Ms. Larchar said development can often be an emotional topic and most people do not think about unless they are involved, or until it affects them. Growth is inevitable and trying to stop it or mitigate it through zoning will not work. Educating the public about smart growth and providing data will start to change perspectives. She also encouraged mixing populations, not segregating them.

Commissioner Wright pointed out that the buffer/transition idea will not facilitate the life cycle housing idea (diversity of housing). The Commission needs to determine what vision is trying to be achieved.

Mr. Jackson said standalone small lots will not create the type of development that is desired. People who want small lots are buying a lifestyle, they want the amenities and the freedom. Small lots should not be located only in certain areas. Development, if done correctly, can and should fit anywhere. He is a proponent of the life cycle zoning which can provide high-quality, flexible development. As a Smithfield resident, he would like to see an ordinance that allows developers to provide back to the community with smaller lots. Residents generally do not get involved until it affects them directly, if they care about growth and development, they should be in attendance. He recommended reviewing North Ogden's MPC (Master Planned Community) zone, which provides for life cycle housing. Most Mixed-Use zones within Cache Valley do not go far enough in density for an offset for amenities. PUD's (Planned Unit Development) are not utilized much. Most cities control density by units per acre rather than lot size.

Commissioner Teuscher said most people do not understand the lifestyle concept.

Mr. Bodily said there are quite a few amenities that are required with a PUD. Ms. Izatt stated that the open space requirement in a PUD is 50% and makes it difficult to maintain. The PUD ordinance is too archaic and may need to be reviewed and revamped.

Commissioner Gibbons said the Commission needs to decide what a comfortable lot size should be. Councilmember Wall said he would be comfortable with 5,000 SF lots. Commissioner Gibbons said he does not want to see rows of houses, he would like to see nice development; the demand is there, as evidenced by the condominium complexes being full. Councilmember Wall said it might be a good idea to have a certain percentage of the lots allowed to be smaller. Commissioner Wright said the right balance between restrictive and flexible needs to be determined.

Commissioner Heaps recently attended a ULCT training related to trails and she believes a good trail system can help communities flourish.

Councilmember Wall noted that Representative Val Potter, from the Utah House of Representatives, is the co-sponsor of a bill regarding small lots. He agrees with the public education component.

MOTION: Motion made by Commissioner Gibbons to continue discussion to the next meeting. Commissioner Teuscher seconded the motion. Motion approved unanimously (7-0).

Vote

Aye: Luthi, Hancock, Gibbons, Soelberg, Teuscher, Heaps, Wright

MOTION TO ADJOURN

Commissioner Gibbons motioned to adjourn the meeting at 9:51 p.m. Commissioner Teuscher seconded the motion. The motion passed unanimously.

Minutes submitted by Debbie Zilles

Andrew Soelberg, Chairperson

Attested:

Charlene Izatt, Deputy Recorder

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:

7:03 p.m. Resident Input

7:08 p.m. Consideration of Consent Agenda
Minutes of the November 7, 2018 Planning Commission Meeting

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

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

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.

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).

7:30 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.

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 and #2 and Section 17.89.100 “Lighting”, Paragraph A and 17.89.130 “Site Plan Required”, Paragraph B #2.

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)

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 website. 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.