

SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, April 19, 2023**. The meeting will begin at 6:30 P.M.

Call to Order

1. Approval of Planning Commission Meeting Minutes from March 15, 2023.
2. Discussion and possible vote on the “Home Occupation – Disruptive” Conditional-Use Permit request by Alicia Conley to operate Azure Legal Services PLLC at 994 East 190 South. Parcel Number 08-204-0034. Zoned R-1-12 (Single Family Residential 12,000 Square Feet).
3. Discussion and possible vote on the Conditional-Use Permit request by North Valley Storage to have storage units on Parcel Number 08-105-0058 located at approximately 200 West 600 South. The parcel is approximately 4.92 acres. Zoned M-1 (Manufacturing).
4. Discussion and possible vote on the request by Lend LLC, for approval of the Final Plat for The Knolls Subdivision, Phase 1, a (25) lot/unit subdivision located at approximately 510 East 600 North. Zoned R-1-12 (Single Family Residential 12,000 Square Feet).
5. Discussion and possible vote on the request by Neighborhood Nonprofit Housing Corporation, for approval of the Final Plat for the Smithfield Pointe Subdivision, Phase 4, a (32) lot/unit subdivision located at approximately 540 East 780 North. Zoned MPC (Master Planned Community).
6. Discussion and possible vote on the request by Visionary Homes for approval of the amended Final Plat for The Village at Fox Meadows PUD, Phase 4, a (9) lot/unit subdivision located at approximately 735 West 600 North. Zoned R-1-10 (PUD) (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone).
7. Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for The Village at Fox Meadows MPC, Phase 5, a (61) lot/unit subdivision located at approximately 575 North 600 West. Zoned MPC (Master Planned Community).
8. Introduction and Public Hearing for the purpose of discussing Ordinance 23-16, an Ordinance rezoning Parcel Number 08-109-0001 from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing). The parcel is located on the southeast corner of 400 West 600 South and is approximately 4.94 acres. The request was submitted by Visionary Homes.
9. Discussion and possible vote on Ordinance 23-16.

10. Introduction and Public Hearing for the purpose of discussing Ordinance 23-13, an Ordinance rezoning Parcel Numbers 08-039-0015, 08-089-0004 and 08-089-0003 from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The parcels are located southwest of 440 North 800 West and are approximately 31.55 acres. The request was submitted by Visionary Homes.
11. Discussion and possible vote on Ordinance 23-13.
12. Introduction and Public Hearing for the purpose of discussing Ordinance 23-14, an Ordinance rezoning Parcel Numbers 08-039-0016, 08-064-0005, 08-066-0014, 08-173-0022, 08-177-0226, 08-177-0227, 08-044-0071, 08-162-0000, 08-142-0001 and 08-171-0099 to I-1 (Institutional). All of these are city owned parcels and they are located at approximately 440 North 800 West, 450 Upper Canyon Road, 550 South 1000 East, 600 North Main, 590 North 130 East, 590 Wasatch Boulevard and 250 East 600 South.
13. Discussion and possible vote on Ordinance 23-14.
14. Discussion and possible vote on the request by Dan Sundstrom for approval of the Preliminary Plat for the Bench Outlook Subdivision, a (142) lot/unit subdivision located at approximately 200 South 1000 East.
15. Introduction and Public Hearing for the purpose of discussing Ordinance 23-05, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community). The parcel is located east of 200 South 1000 East and is approximately 34.36 acres. The request was submitted by Dan Sundstrom.
16. Discussion and possible vote on Ordinance 23-05.
17. Public Hearing for the purpose of discussing Ordinance 23-12, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.88 “Planned Unit Developments”, Section 17.88.100 “Blank”.
18. Discussion and possible vote on Ordinance 23-12.
19. Public Hearing for the purpose of discussing Ordinance 23-10, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.050 “Development Standards”, 17.81.090 “Landscaping” and 17.81.100 “Density Bonuses”.
20. Discussion and possible vote on Ordinance 23-10.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least three (3) days before the date of the meeting.