

# 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, March 17, 2021**. The meeting will begin at 6:30 P.M.

### Call to Order

1. Approval of Planning Commission Meeting Minutes from February 17, 2021.
2. Discussion and possible vote on the Conditional-Use Permit request by Scott Cowley to allow a camp/travel trailer on a trailer court pad at approximately 680 West 100 North.
3. Discussion and possible vote on the request by Neighborhood Nonprofit Housing Corporation for approval of the Final Plat for Smithfield Pointe Phase 2, an (18) lot/unit subdivision located at approximately 540 East 680 North. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone).
4. Discussion and possible vote on the request by Smithfield Ridges LLC for approval of the Final Plat for Smithfield Ridges Phase 6, an (8) lot/unit subdivision located at approximately 1140 East 400 South. Zoned R-1-12 PUD (Single Family Residential 12,000 Square Feet Planned Unit Development Overlay Zone).
5. Discussion and possible vote on the request by Ross Mitchell for approval of the Final Plat for the Ross Mitchell Lot Split Minor Subdivision, a (2) lot/unit subdivision located at 300 North Main. Zoned R-1-10 (Single Family Residential 10,000 Square Feet).
6. Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for The Village at Fox Meadows PUD Phases 1 & 2, a (58) lot/unit subdivision located at approximately 440 North 600 West. Zoned R-1-10 (PUD) (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay).
7. Discussion and possible vote on the request by S & H Development for approval of the Final Plat for Sky View Heights, a (57) lot/unit subdivision located at approximately 1080 East 600 South. Zoned R-1-12 (Single Family Residential 12,000 Square Feet).
8. Public Hearing, no sooner than 6:50 P.M., for the purpose of discussing Ordinance 21-11, an Ordinance rezoning Cache County Parcel Numbers 08-119-0016 and 08-119-0008 from RM (Multiple Family Residential) to RM (PUD) (Multiple Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 350 East 800 South and total approximately 12.01 acres.
9. Discussion and possible vote on Ordinance 21-11.
10. Discussion and possible vote on the request by Brice Sadler for approval of the Preliminary Plat for The Meadows at Sky View, a (95) lot/unit subdivision located at approximately 350 East 800 South.

11. Public Hearing, no sooner than 7:00 P.M., for the purpose of discussing Ordinance 21-09, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”; amending Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.
12. Discussion and possible vote on Ordinance 21-09.
13. Discussion and possible vote on Ordinance 19-15, an Ordinance adding in its entirety to the current Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.010 “Purpose”, 17.81.020 “Allowed Uses”, 17.81.030 “Definitions”, 17.81.040 “Rezone Required”, 17.81.050 “Development Standards”, 17.81.060 “Open Space”, 17.81.070 “Streets, Circulation & Parking”, 17.81.080 “Walking/Biking Trails”, 17.81.090 “Landscaping”, 17.81.100 “Density Bonuses”, 17.81.110 “Approval Process”, 17.81.120 “Failure to Progress”, 17.81.130 “Development Agreement”, and 17.81.140 “Modification of Approved Plan”.

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.