



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, May 17, 2023**. The meeting will begin at 6:30 PM.

Call to Order

1. Approval of Planning Commission Meeting Minutes from April 19, 2023
2. Discussion and possible vote on the request by Bayler Gunnell for approval of the Final Plat for the Gunnell Minor Subdivision, a (2) lot/unit subdivision located at approximately 119 West 100 South. Cache County Parcel Number 08-086-0065. Zoned R-1-10 (Single Family Residential 10,000 Square Feet).
3. Discussion and possible vote on the Conditional-Use Permit request by Trueline Contractors, LLC to operate an excavation business at approximately 600 South 400 West. Cache County Parcel Number 08-109-0001. Zoned M-1 (Manufacturing).
4. Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for the Village at Fox Meadows MPC, Phase 6, a (57) lot/unit subdivision located at approximately 650 North 550 West. Zoned MPC (Master Planned Community).
5. Discussion and possible vote on the request by Heritage Land Development for approval of the Preliminary Plat for the Lupine Village Subdivision, a (162) lot/unit subdivision located at approximately 485 North 400 West.
6. Introduction and Public Hearing for the purpose of discussing Ordinance 23-19, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to MPC (Master Planned Community). The parcels are located at approximately 485 North 400 West and total approximately 28.95 acres. The request was submitted by Heritage Land Development.
7. Discussion and possible vote on Ordinance 23-19.
8. Introduction and public hearing for the purpose of discussing Ordinance 23-17,

an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.

9. Discussion and possible vote on Ordinance 23-17.
10. Introduction and public hearing for the purpose of discussing Ordinance 23-20, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.100 “Site Development and Landscaping”, Sections 17.100.010 “Purpose”, 17.100.020 “Definitions”, 17.100.030 “Landscaping in Commercial Zones”, 17.100.040 “Landscaping Requirements in Manufacturing Zones”, 17.100.045 “Landscaping Requirements in Multi-Family Zones”, and adding in their entirety 17.100.021 “Applicability”, 17.100.022 “Water Efficiency Standards”, 17.100.055 “Institutional”, and 17.100.035 “Landscaping Requirements in Residential New Construction”.
11. Discussion and possible vote on Ordinance 23-20.

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.