



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, September 16, 2026**. The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer

1. Approval of the Planning Commission Meeting Minutes from August 19, 2026.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting
3. Discussion and possible vote on the request by Neighborhood Nonprofit Housing Corporation (NNHC) for an (18) month extension on the preliminary plan for Smithfield Pointe Phase 6.
4. Discussion and possible vote on the request by Rigo Chaparro to amend the Birch Creek Business Park Subdivision, Phase 2 Final Plat from two (2) lots to six (6) lots. The parcels are located at approximately 475 West 600 South. Zoned GC (General Commercial).
5. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-15, an Ordinance rezoning Cache County Parcel Number 08-048-0014 from A-10 (Agricultural 10-Acre) to A-5 (Agricultural 5-Acre). The parcel is located at approximately 1350 East 120 South and totals approximately 5.21 acres. The request was submitted by Elk Ridge Subdivision, LLC.
6. Discussion and possible vote on Ordinance 2026-15.
7. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-16, an Ordinance rezoning Cache County Parcel Numbers 08-192-0067, 08-192-0068, 08-192-0069, 08-192-0070, 08-192-0071 and 08-192-0072 from A-10 (Agricultural 10-Acre) and R-1-12 (Single Family Residential 12,000 Square Feet) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcels are located at approximately 56 to 120 South on 1300 East and total approximately 1.85 acres. The request was submitted by Elk Ridge Subdivision, LLC.
8. Discussion and possible vote on Ordinance 2026-16.
9. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-14, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", adding in its entirety Chapter 17.58 "R-2 Single-Family Residential Zone", and Sections 17.58.010 "Purpose", 17.58.020 "Allowed Uses", 17.58.030

“Area, Width and Yard Regulations”, 17.58.040 “Height Regulations”, 17.58.050 “Modifying Regulations”, 17.58.060 “Development Standards (R-2-8 Zone)” and 17.58.070 “Development Standards (R-2-6 Zone)”.

10. Discussion and possible vote on Ordinance 2026-14.

11. Commissioner Reports

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) 792-7997, at least three (3) days before the date of the meeting.