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, October 21, 2026.** The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer

1. Approval of Planning Commission Meeting Minutes from September 16, 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 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).

4. Introduction and Public Hearing for the purpose of discussing the Conditional-Use Permit request by Doug Jensen to allow a five (5) lot/unit minor subdivision/intrablock development, Jensen Gardens, located at 175 North 200 West. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet). Parcel Number 08-082-0049.

5. Discussion and possible vote on the Conditional-Use Permit request by Doug Jensen to allow a five (5) lot/unit minor subdivision/intrablock development, Jensen Gardens, located at 175 North 200 West. Zoned R-1-10 Single-Family Residential 10,000 Square Feet). Parcel Number 08-082-0049.

6. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-22, an Ordinance rezoning Cache County Parcel Numbers 08-085-0008 and 08-085-0011 from R-1-12 (Single Family Residential 12,000 Square Feet) to M-1 (Manufacturing). The parcels are located at approximately 385 West Center and total approximately 1.4 acres. The request was submitted by Colton Thain.

7. Discussion and possible vote on Ordinance 2026-22.

8. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.12 “Supplementary and Qualifying Regulations”, adding it its entirety Section 17.12.245 “Zoning Clearance Process”.

9. Discussion and possible vote on Ordinance 2026-17.

10. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-18, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, adding in its entirety Section 17.81.150 “Concept Plan Review Process”.

11. Discussion and possible vote on Ordinance 2026-18.

12. 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.