

SMITHFIELD PLANNING COMMISSION
Smithfield City Council Chambers
96 South Main
Smithfield UT 84335

NOTICE and AGENDA

Public Notice is hereby given that the Smithfield Planning Commission will hold a regular Planning Commission Meeting at 7:00 p.m. on **Wednesday, April 15, 2015** in the Smithfield City Council Chambers, **96 South Main**, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Agenda items:

1. 7:03 p.m. Resident Input
2. 7:08 p.m. Consideration of Consent Agenda
Minutes of the March 18, 2015 Planning Commission Meeting
3. 7:10 p.m. **Public Hearing** to consider a request for approval of proposed Ordinance #15-08 which amends Title 17, "Zoning Regulations" in particular Section #17.12.200, "Division of Lots and Buildings".
4. 7:20 p.m. **Public Hearing** to consider a request for approval of proposed Ordinance #15-07 which amends Title 17, "Zoning Regulations" in particular Section 17.88.060 "Application of PUD to underlying zone", paragraph "C" "Yard Setbacks", of the Planned Unit Development (PUD) ordinance.
5. 7:30 p.m. **Public Hearing** to consider a request for approval by Ryan Reeves, agent for C & T Development LC, property owner, for a rezone of **7.64 acres** located at 532 South Main, Parcel # 08-110-0017, from CC (Community Commercial) to RM (Multiple Family Residential)"
6. 7:40 p.m. **Public Hearing** to consider a request for approval by Lowell & Nanette King, agents for Tout Properties LLC, to amend the Preliminary Plat for Apple Creek Commercial Subdivision located approximately between Main St & 150 East and 800 South & 1000 South. Zoned GC (General Commercial) and CC (Community Commercial)
7. 7:50 p.m. **Public Hearing** to consider a request by Gib and Janet Cellan, 142 West 400 South, for approval of a conceptual plan review and rezone of 9.37 acres, parcel numbers: 08-105-0015 & 08-105-0016 located at approximately 500 South 150 West from RM (Multiple Family Residential) to RM(PUD) (Multiple Family Residential/Planned Unit Development Overlay Zone)."
8. 8:00 p.m. **Public Hearing** to consider a request for approval of proposed Ordinance #15-09 which amends Title 17, "Zoning Regulations", in particular adding to section 17.04.070 "Definitions" and Chapter 17.120 "Use Matrix Table" to allow for "Assisted Living Facilities" in certain zones."

9. 8:10 p.m. Don Barringer has requested time with the Commission to discuss property located at 354 Saddleback Road. Zoned RA-2 (Residential Agricultural - 2 acre)
10. 8:20 p.m. Chad M Tarbet, 879 S 250 E #20, Smithfield, has requested consideration for approval of a Conditional Use Permit to allow a Commercial Firearms business for the manufacture, wholesale/retail sales, and service of firearms. To include the sale of accessories, components, ammunition and sporting goods and apparel. Zoned GC
11. 8:30 p.m. The Commission will consider recommending approval of proposed Ordinance #15-05 which amends Title 16: Subdivision Regulations, in particular Section 16.20.070 "Secondary Water" and Section 16.16.050, "Dedication of Water"; 16.04.030 "Definitions".
12. 8:40 p.m. The Commission will review an annexation request from Gary A. Hansen and Rigo Chaparro for property containing 4.87 acres, parcel #'s 08-044-0006 (4.85 acres); 08-044-0007 (0.02 acre) located at approximately 700 North on the west side of Main Street (Hwy 91).
13. 8:50 p.m. **ADJOURNMENT**

Posted this 10th day of April 2015 at the Smithfield City Offices, City Web Page and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 10th day of April 2015.

Charlene Izatt, Deputy Recorder

ITEMS ON THE AGENDA MAY BE CONSIDERED EARLIER THAN SHOWN ON THE AGENDA.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Charlene Izatt, Smithfield City Offices, at 435-792-7989 at least three working days prior to the meeting.