

**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, November 18, 2015** in the **Smithfield City Council Chambers, 96 South Main**, Smithfield, Utah.

**7:00 p.m. Opening Ceremonies**  
**Swearing in of new and alternate Commission members**

**Agenda items:**

1. 7:01 p.m. Resident Input
2. 7:06 p.m. Consideration of Consent Agenda  
Minutes of the October 21, 2015 Planning Commission Meeting
3. 7:07 p.m. Gib & Janet Cellan have requested approval of the Concept Plan for Oak Haven Commercial Development located at 550 South 120 West. Zoned GC
4. 7:10 p.m. **Public Hearing** to consider a request by Gib & Janet Cellan for approval of the Preliminary Plat (5 Lots) for Oak Haven Commercial Development, located at approximately 550 South 120 West. Zoned GC
5. 7:20 p.m. Barbara Gutke, agent for Hunter Meadows Development, has requested approval of the Final Plat for Phase 15 (11 Lots) of Hunter Meadows Subdivision located at approximately 680 North and 170 East. Zoned R-1-10
6. 7:25 p.m. The Commission will discuss and consider Density Bonus and Incentives as requested by VEFINA, LLC for approximately 95 multi-family units to be located at approximately 600 South and 100 East. Zoned RM
7. 7:35 p.m. The Commission will consider approval of a Boundary Adjustment for property belonging to Christian & Trudy Wilson, 389 South 200 West Parcel #08-106-0009 and property belonging to Trudy Jorgensen Wilson Rev. Trust, Parcel #08-106-0004, location of property is on the northeast

corner of 300 West and 400 South. Zoned R-1-12

8. 7:40 p.m. Lynn Nelson, agent for “the Family Place”, originally called the Child & Family Support Center, has requested approval for a Commercial Conditional Use Permit to allow a private, non-profit organization to provide weekly and emergency day care. It is primarily intended to support parents in times of need, located at 502 South Main. Zoned CC
9. 7:45 p.m. The Commission will review proposed Ordinance #15-23, which amends the Smithfield Zoning Regulations, Title 17, in particular Chapter 17.36.030 “Definitions”; 17.36.070 “Prohibited Signs”; 17.36.125 “Temporary Signs”; and 17.35.140 “Wind Sign”.
10. 7:50 p.m. **ADJOURNMENT**

Posted this 13th day of November 2015 at the Smithfield City Offices, City Web Page and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 13<sup>th</sup> day of November 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.