

SMITHFIELD CITY CORPORATION

96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, February 17, 2021**. The meeting will begin at 6:30 P.M.

Call to Order

1. Approval of Planning Commission Meeting Minutes from January 20, 2021.
2. Resident Input
3. Discussion and possible vote on the request by Neighborhood Nonprofit Housing Corporation for approval of the Preliminary Plat for Smithfield Pointe Phase 2, an (18) lot/unit subdivision located at approximately 540 East 680 North. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet PUD Overlay Zone).
4. Discussion and possible vote on the request by Lantern Hill, LLC for approval of the Final Plat for Lantern Hills Phase 3, a (20) lot/unit subdivision located at approximately 680 Upper Canyon Road. Zoned R-1-12 (Single Family Residential 12,000 Square Feet).
5. Discussion and possible vote on the request by S & H Development for approval of the Preliminary Plat for Sky View Heights, a (57) lots/unit subdivision located at approximately 1080 East 600 South. Zoned R-1-12 (Single Family Residential 12,000 Square Feet).
6. Public Hearing, no sooner than 6:50 P.M., on Ordinance 21-02, an Ordinance rezoning Parcel Numbers 08-063-0015, 08-063-0019, 08-063-0017, 08-063-0018, 08-063-0036, 08-063-0037, 08-063-0035, 08-063-0022, 08-063-0034, 08-063-0033, 08-063-0032, 08-063-0031, 08-063-0038, 08-063-0039, 08-063-0040 and 08-063-COMM from CBD (Central Business District) to CBD (MU) (Central Business District Mixed-Use Overlay). The parcels are located at approximately 50 West from 100 to 200 North.
7. Discussion and possible vote on Ordinance 21-02.
8. Public Hearing, no sooner than 7:00 P.M., on Ordinance 21-04, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Section 16.04.050 "General Responsibilities", Section 16.04.070 "Required Certificates, Permits and Reviews", Section 16.04.080 "Fees", Section 16.06.010 "General Purpose", Section 16.07.020 "Concept Plan", Section 16.07.030 "Preliminary Plan", Section 16.05.040 "Subdivision Technical Review Committee (STRC) and Title 17 "Zoning Regulations", Section 17.84.030 "Subdivision Requirements", Section 17.88.090 "Approval Process", Section 17.88.100 "Approval of Conceptual Plan Review and PUD Overlay Zone" and Section 17.88.130 "Final PUD Plan Approval".
9. Discussion and possible vote on Ordinance 21-04.

10. Public Hearing, no sooner than 7:10 P.M., on Ordinance 21-07, an Ordinance rezoning Parcel Number 08-080-0008 from R-1-10 (Single Family Residential 10,000 Square Feet) to RM (Multiple Family Residential). The parcel is located at approximately 400 North from 200 to 300 West and totals 5.00 acres.
11. Discussion and possible vote on Ordinance 21-07.
12. Discussion on Ordinance 19-15, an Ordinance adding in its entirety to the current Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.010 “Purpose”, 17.81.020 “Allowed Uses”, 17.81.030 “Definitions”, 17.81.040 “Rezone Required”, 17.81.050 “Development Standards”, 17.81.060 “Open Space”, 17.81.070 “Streets, Circulation & Parking”, 17.81.080 “Walking/Biking Trails”, 17.81.090 “Landscaping”, 17.81.100 “Density Bonuses”, 17.81.110 “Approval Process”, 17.81.120 “Failure to Progress”, 17.81.130 “Development Agreement”, and 17.81.140 “Modification of Approved Plan”.
13. Discussion on adding the MPC (Master Planned Community) Zone to the Use Matrix Table.

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.