

Smithfield City Planning Commission
November 18, 2015
MINUTES

The Planning Commission of Smithfield City, Utah met at the City Council Chambers, 96 South Main, Smithfield, Utah at 7:00 p.m. on **Wednesday, November 18, 2015**. The following members were present constituting a quorum:

Chairperson	Jamie Anderson
Commission Members	Bryant McKay
	Jackie Hancock
	Wade Campbell
	Stephen Teuscher
	Bart Caley
	Curtis Wall

Engineering Staff	Clay Bodily
Planning Staff	Jon Wells
Deputy Recorder	Char Izatt
City Council Member	Brent Buttars

The notice was provided to the Herald Journal and delivered to each Commission Member and posted at the City Office Building, the Smithfield City Web Page and the Utah Public Meeting Notice web site.

The meeting was called to order by Chairperson Anderson at 7:01 pm

Opening Ceremonies: Brent Buttars

Swearing in of new and alternate Commission members

Wade Campbell, Bart Caley & Casey McCammon

Excused: Commissioner Doug Archibald

Attendance: Dennis Thornley; Brian Lyon- Alliance Engineering; Charlie Cellan; Gib Cellan- Oak Haven Commercial Development; Lynn Nelson-the Family Place; Blake Dursteler- VEFINA, LLC; Barbara Gutke-Hunter Meadows Development; Brett Rigby-Interstate Commercial Properties; Christian & Trudy Wilson; Dianne K Campbell; Kelly Luthi and Casey McCammon-alternate Planning Commissioners.

Agenda items:

Resident Input

No resident input

Consideration of Consent Agenda

Minutes of the October 21, 2015 Planning Commission Meeting

After consideration by the Planning Commission, the Chairperson declared the consent agenda for the October 21, 2015 planning commission meeting minutes as approved.

Gib & Janet Cellan have requested approval of the Concept Plan for Oak Haven Commercial Development located at 550 South 120 West. Zoned GC

Brian Lyon introduced himself as the Engineer/Surveyor on the project and stated it is a five (5) Lot Commercial subdivision and the property had been rezoned recently. Mr. Lyons stated he is in attendance to answer any questions the commission may have.

Chairperson Anderson inquired if there were any comments from the Commission?

Since there are none, Chairperson Anderson stated that the commissioners have these sheets that show 400 South and the Gilbert property, I believe, both Cellan owned properties, I'm not sure why it is included in the packet and on the reverse of this diagram there are also a couple of things highlighted in orange, not sure why we have that either. Do you know why these were added?

Mr. Lyons stated that the property just south of that yellow line, is basically a collector road with potential to go further to the west to what I believe it is Second West street. We are working on another project to the north that is highlighted in yellow there. I think it is parcel #36 it is that long narrow piece.

Chairperson Anderson stated that this is a Commercial property and I don't know if it goes through steering committee as well.

Clay Bodily stated that they have made some changes to the location of the Fire Hydrants. It was reviewed and signed off.

Any questions form the Commission about this?

Motion: A motion was made by Commissioner Wall to approve the Concept Plan for Oak Haven Commercial Development located at 550 South 120 West. Zoned GC

The motion was seconded by Commissioner Teuscher. The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher, Caley & Wall

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

The public hearing was declared open at 7:10 pm

Dennis Thornley stated that first off he is not here to represent Smithfield Irrigation Company, but there are irrigation lines on that property and he wants to make sure everyone is aware of those when they start developing because we don't want to have problems with it as far as Smithfield Irrigation Company is concerned.

Mr. Thornley stated the road is going to be a dangerous place, you have traffic coming from the high school and from the west, and in his view it is kind of a bottleneck there. Then you have the road that is not an official road by the Smithfield Livestock auction and it isn't an intersection and there are all different access from these roads on to 600 South, and since I live there I see what traffic goes by there and also the way it has been in the past in that area, there is a right of way that comes off of 600 South behind his barnyard there that goes to the auction. It is a right of way for him and for the auction and the city does not maintain it and the public uses it. An additional concern is that at the close of school at Sky View, the traffic coming from the comes across the highway pretty fast especially if there is kids thinking they can race and what they do is they cross and make that S curve, one goes west around the city road and the next one cuts off the right of way and heads over to north side of the auction to try and beat the other kid. It a dangerous situation and it is not a city road and is being used by the public. Mr. Thornley has a 15 foot swather that takes up the width of the right of way.

Mr. Thornley referred to the Black Rock Development and the traffic from there has already started moving that direction after shopping at O-Reilly Auto parts, the traffic is going to 800 South to get to the Highway. He feels that the traffic from the other developments will do the same. There isn't any signage, no yields, no stops – only the speed limit is posted. Already one wreck a month on the Highway. Not a good idea to make it more dangerous.

Commissioner Tuescher inquired what Mr. Thornley would suggest as a solution?

At one time there was a 100 West road proposed on the Master Plan. It was proposed to go straight south to 1000 South and straight north to 600 South through the Auction. There again there would need signage of some sort. There are a lot of different directions, all angles and curves. The property they use now through there is private property, even the property on the north side of the auction fence except where the railroad right of way was originally. I don't

know what the width was. Things change over time, if a survey was done on the actual right of way. Mr. Thornley indicated they moved their property line back to allow two trucks could pass but it was never deeded to the city or anyone. Twenty years after the Auction started, Delmonte was still operation and they started using longer railroad cars, they found out they couldn't turn that curb with longer wheel basis on the railroad cars as it existed.

Chairman Teuscher inquired if they still use that track over there?

Mr. Thornley stated that they can't use it anymore they have taken out the switch over on 400 West. The road was straightened out and it came up farther and made a curve and straightened it and then curved so they could make the turn. The lane was moved over six (6) to eight (8) feet on the part that was the Auction's right of way and it narrowed the road down. I'm not opposed to him developing his land, I just think you need to look at all the options with the roads and I don't know what the solution is. I assumed, in the beginning, that they would put a straight shot from 600 South and go over into that other development west of Gib Cellan's piece, but that was just the way I thought it possibly could be done and probably not as efficient as far as lots go, I don't know about that. The property at 560 South is a bottleneck down there also, It is too narrow for semi-trucks, they block the road. Not made for the size of vehicles today. That is my view.

Clay Bodily commented on the master plan and referred to Black Rock development on the plat and 100 West as Mr. Thornley stated is master planned to be put in and it is there and Black Rock is not continuous to the auction but as it comes up over into the side by the Delmonte property, 100 West does to the north and it is that Delmonte (proposed Monte Vista Subdivision) have never come in to get their subdivision approved and in fact these plans were taken from the Preliminary Plat for Monte Vista.

The public hearing was declared closed at 7:26 pm

Chairperson Anderson inquired if Mr. Bodily would address the steering committees reviews of the irrigation lines?

Clay Bodily stated the Irrigation lines are very important and do have a bearing and because the water lines and everything can be moved, it did not have as much impact when it was being reviewed, as the Irrigation Company would like and they do have the right of way and they have to be respected and as far as the subdivision itself—as I said, if they have to, they can be moved. Do you know where they lines are at Mr. Thornley?

Mr. Thornley stated they are on the west side going north from the railroad tracks, about half way up the block one goes east and one goes west.

Mr. Bodily stated that the majority of city roads in town do have irrigation in the right of ways. Mr. Thornley responded that they would just like to be informed and stated they ran into the same thing at Black Rock, the Contractor was not initially cooperative and then Jeff Jackson did come speak with him and said he would cooperate with the irrigation company's concerns.

Chairperson Anderson stated that this particular topic has been on the agenda for the last three to four months and the commission has had a couple of public hearing and my point is that would have been the time to come in voice those concerns, about things like irrigation lines. We are kind of past that point; this property has already been rezoned. Clay, with regard to the traffic?

Mr. Bodily stated that when (Delmonte) Monte Vista is developed it will contain 100 West and the city did not require a traffic study on this one because it has an access also on 400 West and it connects to an existing road, it is a 66' right of way on 600 South, which is a collector width.

Chairperson Anderson inquired if the steering committee reviews traffic signs, stop, yield signs and what the city plans to put there?

Mr. Bodily stated we do and in this particular case the city opted to put a stop sign because it does intersect a main collector and is as close to a "T" as it could.

Commissioner Wall inquired, "when does the sign go up? At what point of the project does it go up?"

Mr. Bodily indicated when the money is collected on the escrow and depending on how long it takes to build the road and put in the curb & gutter and at that point it is dedicated, and then the city takes it over, the city makes sure the stop sign and improvements are all in and then the one year warranty period starts.

Commissioner Wall inquired if there has there been any comment made to the Police Department and controls put in place?

Mr. Thornley stated the Police park by his barn all the time.

Commissioner Wall commented "so we do have some kind of people looking at that for the speeding concerns?"

Mr. Thornley stated yes.

Chairperson Anderson stated the commission is ready for a motion. You can move to approve the request or move to deny it, if you move to deny it you need to state a reason as to why you would deny the preliminary plat.

Motion: A motion was made by Commissioner Hancock to approve the Preliminary Plat (5 Lots) for Oak Haven Commercial Development, located at approximately 550 South 120 West. Zoned GC

The motion was seconded by Commissioner Campbell.

Chairperson Anderson called for any further discussion or amendment to the motion. There was none. The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher, Caley & Wall

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

Chairperson Anderson inquired if this was Mrs. Gutke's final plat?

Barbara Gutke stated it is the final plat and that it has been 20 years, she looked it up just before she came and she to the City met here and started in the Fall of 1994 to begin development and sold the first lot in 1995 and it has kept her young too.

Chairperson Anderson stated it was a nice subdivision. I think this is pretty standard and has been on the table a long time as Mrs. Gutke says. Any concerns or questions from the commission?

The response was "none".

Motion: A motion was made by Commissioner Teuscher to approve the request by Barbara Gutke, agent for Hunter Meadows Development for 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

The motion was seconded by Commissioner McKay.

Chairperson Anderson called for any further discussion or amendment to the motion, there were none. The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher, Caley & Wall

Chairperson Anderson congratulated Mrs. Gutke.

Mrs. Gutke stated she is going to miss coming back.

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

Blake Dursteler wished the Commission a Good Evening and thanked them for their time. He introduced himself and stated he is representing the group formerly Cantwell Lumber he stated they just used the matrix from the code and based on the design that they had they filled in the

bonus densities they would be petitioning for. They provided a concept plan to show how they came up with those bonus requests. What they are essentially asking for is based on the common open area, as well as the club house, swimming pool and attached garages, the exteriors would be the 10% brick, there is a pedestrian and bicycle trail and solid fencing along the edge.

Chairperson Anderson inquired what Mr. Dursteler had in mind for the recreation facilities?

Mr. Dursteler indicated they have plans for a clubhouse, swimming pool and tot lot.

Clay Bodily informed the Commission that west was to the top of the map.

Chairperson Anderson inquired how many square feet the club house was?

Mr. Dursteler stated he thought it was 2800 sq. ft.

Chairperson Anderson reviewed the process of coming up with the 10% and also discussed the parking requirement of two car garages attached to each unit and 10% finished with brick.

Mr. Dursteler stated there are two car garages on every single unit.

Chairperson Anderson referred to the next item and it states 10% of the building total surface to be finished with brick. You get 1% for every 10% finished with brick, and you are finishing it with brick but you are not asking for anything there?

Mr. Dursteler stated they didn't need the 10% bonus based on design but they will have brick and stucco exteriors. He also stated the pedestrian and bicycle paths meander through the whole development and to the open areas which connects the development a little bit more.

Chairperson Anderson inquired about the solid vinyl fencing on southwest edge of parcel.

Mr. Dursteler stated that there is fencing between what is now the Pizza place running west and then along what would then become the east edge of what would be the commercial development on Main Street. This would bifurcate those two pieces essentially and separate off the existing businesses that are there, I think it is 600 South.

Chairperson Anderson inquired if they are putting any fencing up along the east side or the north side of the property?

Mr. Dursteler stated there is no perimeter fence along 600 South & 100 East. There would be fencing on north end between the residential. Not asking for any bonus density for that. He also stated the road could go into and up in front of the clubhouse since their design has been to connect the two developments.

Jon Wells referred to the separation from the assisted living facility and that the fence runs across the west edge of future Assisted Living facility.

Mr. Dursteler stated the fence will run along the north edge and then it will run across the west edge of the Assisted Living facility. The only non- perimeter fence would be what would be 100 East and 600 South.

City Councilmember Buttars people from the Assisted Living would not be able to use the light at 600 South for an egress.

Mr. Dursteler state that actually the road even though it is drawn this way right next to the club house, depending on how that is approved, the road could actually go into that part of the development and that would allow for egress through there. It hasn't been drawn that way because we haven't asked for approval for it.

Chairperson Anderson inquired about public roads inside the development?

Clay Bodily stated that roads are not public roads. We don't want to plow those.

Chairperson Anderson inquired if it is a Home Owners Association (HOA)?

Mr. Dursteler stated it hasn't been scripted as one yet. It is one single entire apartment complex and so subsequently the apartment complex is responsible for taking care of all the exteriors, therefore it would not be an HOA.

Chairperson Anderson inquired if there were any questions or comments?

Motion: A motion was made by Commissioner Wall to approve the Density Bonus and Incentives as requested by VEFINA, LLC for 95 multi-family units to be located at approximately 600 South and 100 East. Zoned RM

The motion was seconded by Commissioner Hancock.

Chairperson Anderson called for any further discussion or amendment to the motion, there were none. The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher, Caley & Wall

Mr. Dursteler thanked the Commission for their time.

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

Christian Wilson stated he was representing his wife Trudy and himself. Mr. Wilson reviewed the history on the property.

Mr. Wilson also stated his wife has inherited the land and in question and would like to maintain it in greenbelt and deed back the property to meet the five acre requirement for greenbelt tax status. Their intent is to leave the field and grow alfalfa & grain.

Jon Wells inquired about the property line in relationship to the garage?

Mr. Wilson stated it ended up having a 10 ½ foot setback.

Motion: A motion was made by Commissioner Hancock to approve the request by Christian & Trudy Wilson, 389 South 200 West, Parcel #08-106-0009 and property belonging to Trudy Jorgensen Wilson Revocable Trust, Parcel #08-106-0004, location of property is on the northeast corner of 300 West and 400 South. Zoned R-1-12

The motion was seconded by Commissioner Campbell.

Chairperson Anderson called for any further comments and there were none. The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher, Caley & Wall

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

Chairperson Anderson welcomed Lynn Nelson.

Mr. Nelson thanked the commission for this opportunity and stated that as they began this process of remodeling the old Summit Clinic, they thought they had jumped through all the hoops, come to find out they needed a conditional use permit to allow the facility to use their kids place or have a nursery, as classes are being held or take in kids in for short periods of time, and have the ability to do so.

Chairperson Anderson stated just a couple of questions so you don't have to come back here too often and stated the commission would like to know how many employees the facility would have at any given time?

Lynn Nelson stated that is a good question and he isn't sure he knows the answer to it, as far as the daycare issue it is one employee for every four children. State licensing has is 15 kids, there would be four or five employees.

Chairperson Anderson inquired if there is any administrative staff there?

At this point there isn't any funding to do anything there, the goal is that at some point we provide counseling and education and the daycare. It all depends on what financing they get and what classes are going on, right now, in the near future, the plan is to use it as an overflow to their other building and hold an occasional class there. That type of thing.

Bryant McKay stated looking at license and it stated 22 youth children, ages 0-11.

Whatever the license is what we are capable of doing?

Commissioner McKay inquired if it is the regular legal hours, sunrise to sunset?

Mr. Nelson stated that, "actually the other facilities run until 7:00 pm at night unless they are holding a class and they may be done at 10:00 pm."

Chairperson Anderson stated that Mr. Nelson should make sure they are open when they want to be open. It is best to expand the hours and days the facility is going to be open and best to have it open for six days a week.

Mr. Nelson stated, "7:00 am to 10:00 pm, Monday through Saturday."

Chairperson Anders inquired the square footage of the building?

Mr. Nelson replied, "4,000 square feet."

Chairperson Anderson stated that he couldn't find this type of use on parking table.

Char Izatt stated that the previous use, the medical center would have met all the parking criteria. She also stated that it is virtually impossible to address all types of uses.

Chairperson Anderson stated there is a need a separate category on the parking criteria.

Mr. Nelson increased his request for employees to fifteen (15).

Councilmember Brent inquired if the facility would be open on Sundays?

Mr. Nelson stated, "not typically, main facility takes care of the crisis kids."

Commissioner Wall requested that he be excused from the vote because he has a working relationship with the Family Place that he makes income on.

Motion: A motion was made by Commissioner Caley to approve the request by Lynn Nelson, agent for "the Family Place", originally called the Child & Family Support Center, for 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, with the following conditions:

1. Hours of operation: 7:00 am to 10 pm, Monday through Saturday **2. Employees:** Maximum of Fifteen (15).

The motion was seconded by Commissioner McKay.

The motion was amended by Commissioner Caley to add the following condition,

3. Would be in accordance with Utah State licensing requirements which are for currently at 21 youth clients with the possibility of being increased.

The amendment to the motion was seconded by Commissioner McKay.

The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher & Caley
Commissioner Wall excused himself from the vote based on possible conflict of interest.

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”.

The Commission discussed Ordinance #15-23 and suggested changes be made to section 17.36.070 and to set a public hearing for the next meeting on December 16, 2015

Motion: A motion was made by Commissioner Hancock to set the public hearing for the December meeting to 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”.

The motion was seconded by Commissioner Teuscher. The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher, Caley & Wall

Char Izatt requested permission to address the commission in regards to the recent motion. Due to the length of some ordinance descriptions, you can refer to the Ordinance number in the motion. It is also good to set the date of the public hearing as well. The staff can also set public hearings.

Chairperson Anderson inquired about the copy of the Water Dedication ordinance that was handed out. What would you like us to do, just read through it and make notes & comments?

Clay Bodily stated that he didn't want the commission to be hit cold with it next time. As of now we only collect a water dedication when a residential subdivision is created. Commercial Subdivisions have been added basically the city will be collecting water dedications on all development.

Chairman Anderson inquired about the General Plan, has there been any more discussion with the City Council about that.

Mrs. Izatt stated that City Council is currently waiting on funding approval and should know by January and it is anticipated that it may be a full year before a new plan is in place.

Char Izatt requested clarification if Commissioner Wall recused himself and did not vote?

Commissioner Wall yes on the request by Family Place, he has a working relationship with them.

Mrs. Izatt inquired if Commissioner Wall knew that he could still vote.

Commissioner Wall stated he just knew that he needed to state he had a work relationship with the Family Place.

Mrs. Izatt indicated that commissioners can declare a conflict of interest and still vote, but you do have to declare. Some people declare and decide not to vote. That is what the disclosure forms are for. Legally it protects you if you have a conflict of interest and it is an indemnifier. Councilmember Buttars stated that last month was very frustrating that you can have 28 cats and one dog causes a problem. One or two dogs & cats ought to be enough. Does anyone here want to make some comments in that regard.

Chairperson Anderson would like to see an upper limit and not an indefinite number.

Mrs. Izatt stated that we can't technically discuss this specific request since it isn't an action item or advertised and individual is not here.

Chairperson Anderson stated he would like to have a look at ordinance and put an upper limit with animals we are going to allow rather than an indefinite number.

Councilmember Buttars inquired where would the commission come up with an upper limit and does anyone have any ideas of how to do this?

Chairperson Anderson would like to see what other cities have done.

Chairperson Wall suggested going by the density of the neighborhood.

Councilmember Buttars stated that is what the City did with Chickens. Use the square footage of the lot as a basis.

Commissioner McKay stated he hasn't had that much a problem with cats lately; it seemed his neighborhood was the drop off zone for cats. They are basically field cats. Rocky, the animal control officer during that time actually trapped them and had them neutered/spayed. Mr. McKay offered to feed them, but wasn't willing to pay for the process of spaying/neutering. They do keep the mice down.

Chairperson Anderson stated there are quite a few cats on the east side as well.

Commissioner Wall stated that he has a daughter that lives in Hyde Park and that she had a neighbor with a little bit of property who was bringing in all species and quantities of animals onto his lot and Hyde Park City has a density rule that is based on property size. The quantity of animals on that neighbor's lot was greatly reduced because of the ordinance.

Mrs. Izatt stated that Smithfield City does address chickens and livestock in current ordinances. It is just Cats & Dogs that do not have quantity limits.

Councilmember Buttars requested any ideas on what the density ought to be according to property size and start working on that.

Chairperson Anderson suggested setting a workshop meeting to address the animal limit and stated this isn't the first time the commission has dealt with this issue.

ADJOURNMENT

MOTION: A motion was made by Commissioner McKay to adjourn the meeting at 8:20 p.m. The motion was seconded by Commissioner Hancock. The voting was unanimous.

Commissioners voting in favor: Bryant, Hancock, Campbell, Anderson, Teuscher, Caley & Wall

Jamie Anderson, Chairperson

Attested:

Charlene Izatt, Deputy Recorder

**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 13th 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.