

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, July 15, 2015** in the **Smithfield City Council Chambers, 96 South Main**, Smithfield, Utah.

7:00 p.m. Opening Ceremonies

Workshop session: Speaker: Matt Redd – Owner of Sign Pro and Smithfield resident

Topic: “Signage”

Agenda items:

1. 7:24 p.m. Resident Input
2. 7:29 p.m. Consideration of Consent Agenda
Minutes of the June 17, 2015 Planning Commission Meeting
3. 7:30 p.m. **Public Hearing** to consider a rezone request by Rigo Chaparro & Jesse Vega, agents for Gary Hansen, (Parcel No. 08-044-0006, 4.8 acres) located at approximately 700 North Main from A-10 (Agricultural - 10 Acre) to RM (Multiple Family Residential)
4. 7:40 p.m. **Public Hearing** to consider a Conditional Use Permit application from Craig H. Ricks, agent for CTR LLC, to allow a four (4) lot minor subdivision/intrablock development located at 354 North & 358 North 100 East. Zoned R-1-10
5. 7:50 p.m. Brett Robinson has requested discussion with the Commission in regards to a proposed rezone of property currently zoned RA-1 (Residential Agricultural-1 Acre) to RM (Multiple Family Residential), the property (.36 acre) is located approximately on 357 North 300 East.
6. 8:00 p.m. Jeff Jackson, Ironwood Development Group, LC, agent for Jessica Tams Quinton, property owner, has requested approval of Phase 2 of the Final Plat for Smithfield Heights Subdivision (9 lots) located at approximately 730 East and 550 North. Zoned R-1-12 (Single Family Residential 12,000 sf)

7. 8:10 p.m. Blake Dursteler & Ryan Reeves, agents for VEFINA LLC, have requested approval of a two (2) lot minor subdivision located at approximately 600 South 100 East. Zoned CC (Community Commercial) & RM (Multiple Family Residential)
8. 8:20 p.m. Susan Hyer has requested approval for a Conditional Use Permit to allow a home based beauty salon to be located at 496 North 600 East. Zoned R-1-12
9. 8:30 p.m. The Commission will review & discuss Ordinance #15-14 which amends the Smithfield City Subdivision Regulations, Title 16 in particular Chapters 16.05 “Concept Plans”; 16.06 “Minor Subdivisions”; 16.09 “Preliminary Plats”; and amending the Smithfield City Zoning regulations, Title 17 in particular Chapter 17.84 “Intrablock Development”.
10. 8:45 p.m. The Commission will continue review & discussion of the Sign Ordinance: Sections 17.36.100; 17.36.110; 17.36.120; 17.36.125 17.36.130; 17.36.135; 17.36.140 & 17.36.150
11. 9:00 p.m. **ADJOURNMENT**

Posted this 10th day of June 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 June 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.