



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, September 16, 2026**. The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer

1. Approval of the Planning Commission Meeting Minutes from August 19, 2026.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting
3. Discussion and possible vote on the request by Neighborhood Nonprofit Housing Corporation (NNHC) for an (18) month extension on the preliminary plan for Smithfield Pointe Phase 6.
4. Discussion and possible vote on the request by Rigo Chaparro to amend the Birch Creek Business Park Subdivision, Phase 2 Final Plat from two (2) lots to six (6) lots. The parcels are located at approximately 475 West 600 South. Zoned GC (General Commercial).
5. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-15, an Ordinance rezoning Cache County Parcel Number 08-048-0014 from A-10 (Agricultural 10-Acre) to A-5 (Agricultural 5-Acre). The parcel is located at approximately 1350 East 120 South and totals approximately 5.21 acres. The request was submitted by Elk Ridge Subdivision, LLC.
6. Discussion and possible vote on Ordinance 2026-15.
7. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-16, an Ordinance rezoning Cache County Parcel Numbers 08-192-0067, 08-192-0068, 08-192-0069, 08-192-0070, 08-192-0071 and 08-192-0072 from A-10 (Agricultural 10-Acre) and R-1-12 (Single Family Residential 12,000 Square Feet) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcels are located at approximately 56 to 120 South on 1300 East and total approximately 1.85 acres. The request was submitted by Elk Ridge Subdivision, LLC.
8. Discussion and possible vote on Ordinance 2026-16.
9. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-14, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", adding in its entirety Chapter 17.58 "R-2 Single-Family Residential Zone", and Sections 17.58.010 "Purpose", 17.58.020 "Allowed Uses", 17.58.030

“Area, Width and Yard Regulations”, 17.58.040 “Height Regulations”, 17.58.050 “Modifying Regulations”, 17.58.060 “Development Standards (R-2-8 Zone)” and 17.58.070 “Development Standards (R-2-6 Zone)”.

10. Discussion and possible vote on Ordinance 2026-14.

11. Commissioner Reports

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) 792-7997, at least three (3) days before the date of the meeting.



SMITHFIELD CITY PLANNING COMMISSION MINUTES August 19, 2026

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah, at 6:30 p.m. on Wednesday, August 19, 2026.

Welcome/Pledge of Allegiance & thought/prayer

Members Present: Mike Beckstead, Lane Henderson, Klydi Heywood, Jim Marshall, Jon Meier, Sarah Price

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Lisa Aedo

6:30 p.m. Meeting called to order by Chairman Marshall

Approval of the Planning Commission Meeting Minutes from July 15, 2026

Chairman Marshall declared the minutes from the July 15, 2026 meeting to stand as submitted.

Public Comment for items not on the agenda or not requiring a public hearing during the meeting

Lisa Aedo, the Cache Countywide Planner, introduced herself and said she is sending out a questionnaire to learn how the Cache County Planning Office can better serve the communities in Cache County.

Introduction and Public Hearing for the purpose of discussing Ordinance 2026-13, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Dwelling Unit”, Sections 17.92.010 “Purpose of Chapter”, 17.92.020 “Conditions”, 17.92.030 “Application Procedures”, and Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix.

Mr. Boudrero explained that the Accessory Dwelling Unit Code, found in SMC§17.92.010, includes minor wording changes reflecting recent State Code requirements in S.B. 284. These changes are detailed below:

1. A “Certificate of Occupancy” can now be required on new or converted detached dwelling units, and this requirement will be included in the condition section of our code.
2. The Municipal Code contains two links to both internal and detached accessory dwelling unit requirements in the State Code. The State has restructured and relocated the Land Use Code under section UCA§10-21. The links will be updated to the new location.

3. State Code no longer allows municipalities to consider accessory dwelling unit applications under a conditional use. They must be allowed.
4. The Use Matrix Table in SMC§17.120.010 needs to be adjusted to show the recently passed state legislation.

The Use Matrix proposed change:

Accessory Dwelling Unit: “P” in A, RA, R-1 and MPC

~~Accessory, residential unit: “C” in CB, CC, Mixed-Use Overlay and “P” in A, RA and R-1.~~

6:10 p.m. Public Hearing Opened

There were not any comments or questions.

6:11 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2026-13.

Chairman Marshall said the old Land Use Allowance Matrix listed “accessory apartments” and “accessory residential units” but not “accessory dwelling units”; however, a section of the code addressed ADUs. He questioned whether “accessory apartment” would remain. Mr. Boudrero said “apartment” should be deleted. Chairman Marshall noted that “apartment” is still included in the current language. Mr. Boudrero pointed to the proposed change, which does not include the word “apartment” and essentially strikes that use.

Chairman Marshall said the old “accessory residential unit” made an apartment a legal conditional use in the CB and CC zones. Because that wording is being struck out, he does not see any way for a business owner to add an apartment over the business without requesting a Mixed-Use Overlay. Mr. Boudrero agreed. Chairman Marshall understands Mixed-Use to be used for a community or a complex of buildings. Mr. Boudrero said it allows a use to be expanded or the configuration of the building or apartment to be changed. Two commercial zones allow residential units as part of the primary business. This is a completely different section of code.

Mr. Boudrero said that if an apartment is attached to a business, it does not have to be attached to the business and can have a different owner. With a residential ADU, it must be owned by the property owner.

Staff and legal counsel are currently discussing whether the Planned Unit Development and Mixed-Use zones need any changes because overlay zones can cause problems.

Chairman Marshall asked how a building with one or more accessory units would be handled in a commercial zone. Mr. Boudrero said the commercial zone would need to be reviewed to determine whether a residential component would be permitted.

Chairman Marshall recommended that the motion be clear about striking out the wording so there are no questions.

Mr. Boudrero clarified that “accessory apartment” and “accessory building” exist in the current code. “Accessory residential unit” is being stricken; “accessory building” and “apartment” are being changed to “dwelling unit.”

MOTION: Motion by Commissioner Heywood to recommend approval to the Smithfield City Council for Ordinance 2026-13, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.92 “Accessory Dwelling Unit”, Sections 17.92.010 “Purpose of Chapter”, 17.92.020 “Conditions”, 17.92.030 “Application Procedures”, and Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”. Commissioner Beckstead seconded the motion. The motion was approved by a vote of 6-0.

Vote:

Yes: Beckstead, Henderson, Heywood, Marshall, Meier, Price

No: None

Absent:

Commissioner Reports

Chairman Marshall reported that the Utah Main Street program met today. The USU LAEP Visioning Project will begin when students return to session in a couple of weeks. The Community Engagement Committee (John Engler, Chris Olsen, Klydi Heywood, James Marshall and Justin Lewis) is responsible for coordinating between the Planning Commission and the City Council. Mr. Engler is working on a draft Ordinance that would establish zoning for smaller lots in various parts of town. It will come to the Commission for review.

MEETING ADJOURNED at 7:03 p.m.

James Marshall, Chairman



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Smithfield, UT 84335

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Welcome/pledge of allegiance and thought/prayer

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4. Discussion and possible vote on Ordinance 2026-13.
5. Commissioner Reports

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) 792-7997, at least three (3) days before the date of the meeting.

Date: 8/12/2026

To: Smithfield City Planning Commission

From: Neighborhood Nonprofit Housing Corporation (NNHC)

RE: Smithfield Pointe Subdivision Phase 6: 18-Month Extension Request

Executive Summary

- NNHC and Smithfield City are long-standing partners in the creation of reasonable solutions to housing.
- Recent Federal changes have significantly impacted NNHC's ability to deliver our traditional Self-Help housing Program.
- NNHC is actively pursuing new housing solutions, including smaller home designs and a locally adapted Self-Help program
- An 18-month extension would provide time to evaluate and implement these solutions while continuing to support attainable home ownership in Smithfield.

Dear Commissioners,

For many years NNHC has been a partner with the City in creating opportunities for community members to build and own a home. Smithfield Pointe is an excellent example of what this partnership has accomplished, and we look forward to continuing that success in future phases of the development.

Recent changes to federal program requirements for Self-Help homebuilders have significantly affected NNHC's ability to operate its long-standing Self-Help Housing Program. Although these changes have created challenges, NNHC remains committed to developing housing opportunities within Smithfield Pointe and serving families seeking affordable homeownership.

In response to this challenge, we are currently testing a variety of smaller home footprints in Smithfield Pointe that are both attractive and affordable. We are also exploring several approaches to reestablish a locally funded and administered Self-Help Housing Program. This program has historically provided an affordable path to homeownership while fostering community engagement and strong neighborhood relationships among participating families.

To allow sufficient time to evaluate, refine, and implement these housing solutions, NNHC respectfully requests an 18-month extension to submit the Phase 6 application. The current requirement states that the Phase 6 application must be submitted within 18 months of the date that Phase 5 was recorded. Here are the details:

- Phase 5 was recorded on 11/5/2025 requiring that Phase 6 be submitted by 5/25/2027 without the extension.
- With an 18-month extension, the new deadline for the Phase 6 application would be 11/25/2028.

The requested extension will help ensure that future phases remain focused on attainable homeownership opportunities rather than higher-cost housing alternatives. We appreciate your consideration and are available for any questions you may have.

Sincerely,
Christopher Harrild
NNHC



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Smithfield Pointe MPC Extension Letter

September 16, 2026

This summary analysis of the proposed ordinance is based on previously adopted city codes and standard city development practices. This report is to be used to review and consider the proposed changes to the Smithfield Municipal Code. This proposal constitutes a [legislative](#) decision and should be considered as such.

Preliminary Plan Extension Letter

In subdivisions where a final plat for an individual phase has been submitted and recorded, a preliminary plat is considered to be valid for (18) months after the date of recording of the last final plat. [SMC§16.09.050](#), explains that an extension of (18) months can be approved in addition to the (18) months permitted from the date of the last plat.

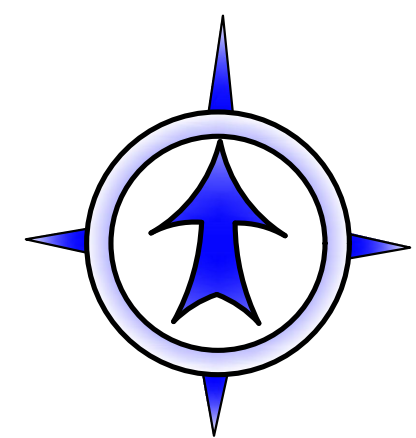
1. A petition letter must be submitted to the planning commission for the requested (18) month extension prior to the original expiration date.
2. The last approved phase in Smithfield Pointe was phase 5 and it was recorded on **11/25/2025**, so the original expiration date would be **5/25/2026** and the extension would move that date to **11/25/2027**.



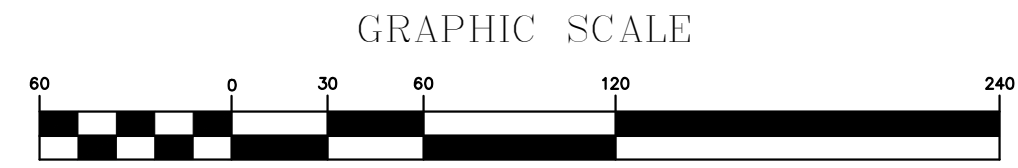
A FINAL PLAT FOR:

Birch Creek Business Park Phase 2 Amended

A PART OF THE NORTHWEST QUARTER OF SECTION 33, T13N, R1E, S.L.B.&M.
SMITHFIELD, CACHE COUNTY, UTAH



September 1, 2026



LEGEND:

- SUBDIVISION AMENDMENT BOUNDARY
- LOT LINE
- ADJACENT PROPERTY LINE
- PROPOSED WATER LINE
- SETBACK
- PUBLIC UTILITY EASEMENT
- COMMON SPACE & PUBLIC UTILITY EASEMENT
- INGRESS-EGRESS EASEMENT
- TEMPORARY TURNAROUND EASEMENT
- FOUND REBAR AND CAP
- SECTION MONUMENT
- SET 3/8" REBAR W/CAP

THE PURPOSE OF THIS AMENDMENT WAS
TO CREATE 5 NEW PARCELS FROM
PARCEL 08-254-0006.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - (i) A RECORDED EASEMENT OR RIGHT-OF-WAY
 - (ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - (iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
 - (iv) ANY OTHER PROVISION OF LAW.

APPROVED THIS ____ DAY OF _____, 2026
BY _____

TITLE _____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 2026

BY _____

TITLE _____

SHEET 1 OF 1

CITY ENGINEERS CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ CITY ENGINEER _____

CITY MANAGER APPROVAL AND ACCEPTANCE

PRESENTED TO THE CITY OF SMITHFIELD THIS ____ DAY OF _____, 2026, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

CITY MANAGER _____ DATE _____

CITY RECORDER _____ DATE _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS TO HEREAFTER BE KNOWN AS BIRCH CREEK BUSINESS PARK PHASE 2 AMENDED, DO HEREBY DEDICATE AND CONVEY TO BIRCH CREEK BUSINESS PARK ASSOCIATION INC. 475 WEST (PRIVATE STREET) AND ALL AREAS SHOWN AS COMMON AREAS ON THIS PLAT. FURTHER, WE CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. WE ALSO CONVEY ANY OTHER EASEMENTS AS SHOWN ON THE PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF _____, 2026.

BIRCH CREEK BUSINESS PARK LLC.

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

COMCAST _____ DATE _____

CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS ____ DAY OF _____, 2026.

SMITHFIELD CITY ATTORNEY

PLANNING MANAGER APPROVAL

THIS PLAT IS APPROVED BY THE SMITHFIELD CITY PLANNING MANAGER THIS ____ DAY OF _____, 2026.

PLANNING MANAGER

DATE

Record Owners: Birch Creek Business Park LLC.
64 South Main Street
Smithfield, Utah 84335

- Notes:
- All lots within this subdivision shall have equal ownership and unrestricted access to the private ingress-egress and utility easement.
 - Birch Creek Business Park Association, Inc. will be responsible for the maintenance of 475 West (private street) and all common space in the subdivision and will be in joint ownership.
 - All sewer lines, sewer services, water lines, water service and storm water lines in the private streets and common areas are "PRIVATE" and will be owned and maintained jointly by Birch Creek Business Park Association, Inc. Water meters will be owned and maintained by Smithfield City.
 - No parking or storing of any goods shall be permitted in the ingress-egress easement.
 - Slat fencing is required on the perimeter of the subdivision.
 - Dumpsters or garbage cans need to be placed in an enclosure or inside each unit.
 - All common space within the subdivision is also a public utility easement.

29 28
32 33 NW. COR. SEC. 33,
T13N, R1E, S.L.B.&M.
3" ALUMINUM CAP
TIE SHEET #226

(BASIS OF BEARING)
N07°28'28"W 5318.22'

2652.31'

2665.91'

32 33 SW. COR. SEC. 33,
T13N, R1E, S.L.B.&M.
3" ALUMINUM CAP
TIE SHEET #302

FORESIGHT

LAND SURVEYING

A BHI COMPANY

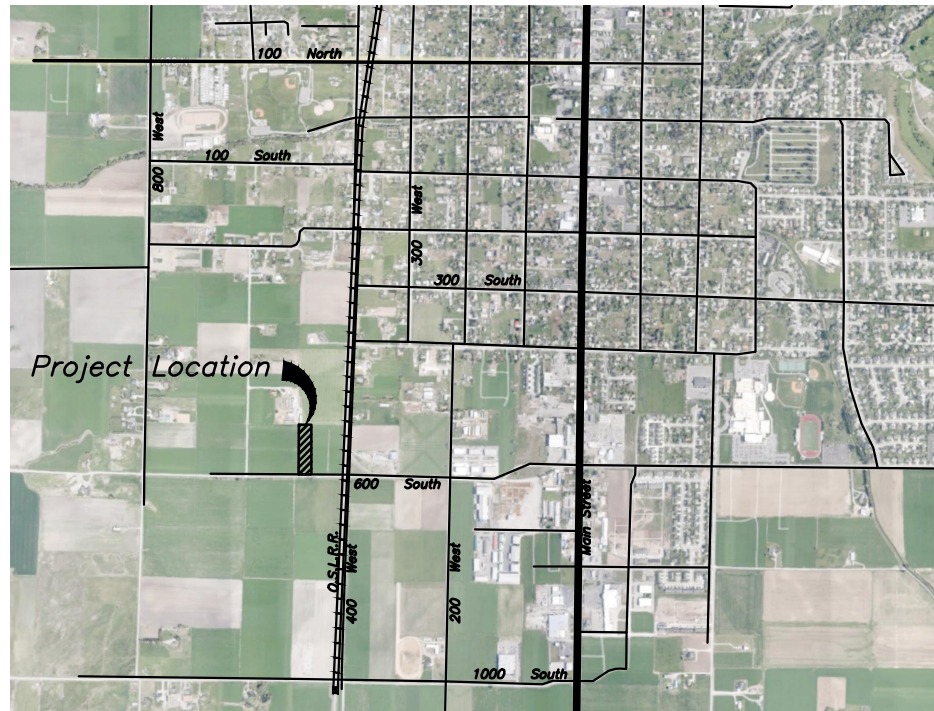
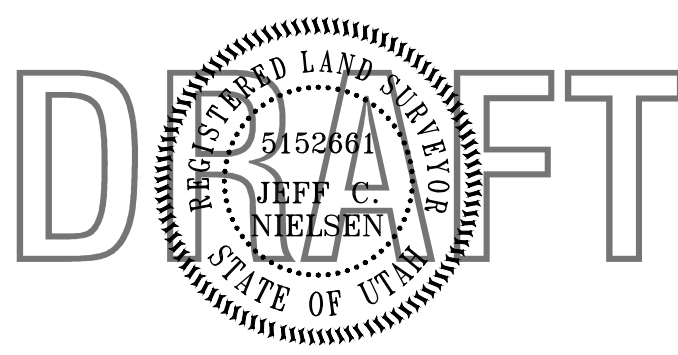
Drawn by JH 62026-XXXX.dwg 9/1/2026

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: BIRCH CREEK BUSINESS PARK PHASE 2 AMENDED. IN ACCORDANCE WITH UTAH CODE SECTION 17-73-504, I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Subdivision Boundary

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT NORTH 30°55'47" WEST, A DISTANCE OF 17.94 FEET FROM THE SOUTHEAST CORNER OF BIRCH CREEK BUSINESS PARK PHASE 2 LOCATED NORTH 00°07'28" WEST, A DISTANCE OF 2,665.91 FEET AND SOUTH 88°47'08" EAST, A DISTANCE OF 1,983.53 FEET AND NORTH 01°49'44" EAST, A DISTANCE OF 229.63 FEET AND SOUTH 87°40'02" EAST, A DISTANCE OF 289.90 FEET FROM THE ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 33 FROM WHICH THE ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 00°07'28" WEST, A DISTANCE OF 5,318.22 FEET; THENCE RUNNING NORTH 02°57'08" EAST, A DISTANCE OF 185.00 FEET; THENCE NORTH 87°02'52" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 02°57'08" WEST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 87°02'52" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.25 ACRES. IN 5 LOTS



VICINITY MAP
SMITHFIELD CITY UTAH

LLC ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.

ON THIS ____ DAY OF _____, 2026, _____ PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE IS THE _____ OF BIRCH CREEK BUSINESS PARK, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE PLAT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

COMMISSION NUMBER - EXPIRES _____

(SEAL)

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED

AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Birch Creek Business Park Final 2 Amendment

September 16, 2026

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

Project Information

Parcel ID: 08-104-0027

Applicant: Jesse Vega

Action Type: **Administrative**

Staff Recommendation: Approval

Project Location

Location:

475 West 600 South
Smithfield, Utah

Current Zoning:

GC (General Commercial)

Lot Size:

1.29 Acres

Proposed Zoning:

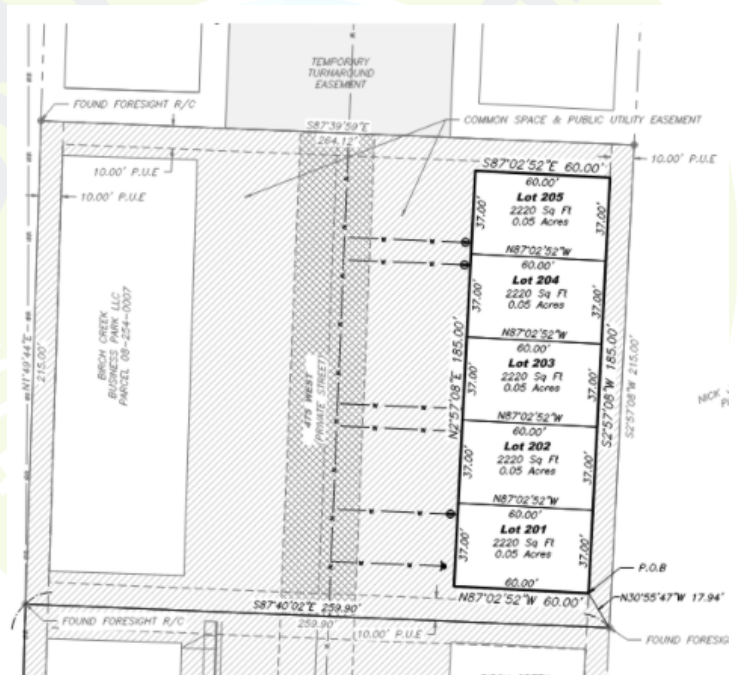
None

Surrounding Uses:

North - Commercial (GC)
South - Commercial (GC)
East - Agricultural (A-10)
West - Commercial (GC)

Project Summary

Jesse Vega and Rigo Chaparro are requesting an amendment to the approved final plat for the **second phase** of a commercial subdivision on the property located at 475 West 600 South. The first phase final plat was approved by the City Council in December of 2024 and recorded in August of 2025. They have resubmitted an amended final plat and final application for subdividing one of the buildings into five units. They have met the necessary requirements as per Smithfield City code, please reference the documents in the city packet for additional information.



09/08/2026

Smithfield City Community Development
96 South Main Street, Smithfield, Utah 84335

Phone: (435) 563.6226
Email: info@smithfieldcity.org

<http://smithfieldutah.gov/comdev>
Administration • Engineering • Planning • Zoning

Page 1

Findings of Fact

1. The details and information in the final plat, meet the requirements found in the major subdivision chapter, §16.07.040 and §16.07.050.
2. The final plat was submitted and reviewed by the Administrative Land Use Authority in accordance with the municipal code, §16.12.020, §16.12.030 and §16.12.050.
3. All drawing details in this plat have been reviewed by the both the standard municipal code and the Smithfield City Construction and Design Standards, §16.12.040 and §C&DS.

Conclusion and Recommendation

Based on the findings of fact listed above, in addition to a thorough review of the documents, the staff recommends **approval** of the Birch Creek Business Park Subdivision Final Plat Amended Phase Two, as meeting all the requirements of Smithfield City Municipal Code.



ORDINANCE NO 2026-15

AN ORDINANCE AMENDING TITLE 17, ZONING OF THE SMITHFIELD MUNICIPAL CODE, BY AMENDING THE ZONING MAP OF SMITHFIELD CITY.

BE IT ORDAINED by the City Council of Smithfield City, Utah as follows:

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from A-10 (Agricultural 10-Acre) to A-5 (Agricultural 5-Acre).

Approximate Property Location: 1350 East 120 South

Cache County Parcel Number: 08-048-0014

BEG 1176.0 FT N & 375.91 FT W OF SE COR OF SEC 26 T 13N R 1E & TH S 89*50'3" W 2258.63 TO W LN OF SD SE/4 TH N 0*01'25" W 336.91 FT TH N 89*50'01" E 2255.9 FT TH S 0*29'16" E 337.28 FT TO BEG ALSO: BEG 833.82 FT N & 372.99 FT W OF SE COR OF SEC 26 T 13N R 1E & TH N 89*52'42" W 2261.41 FT TO W LN OF SE/4 SD SEC TH N 0*01'25" W 331.19 FT TH N 89*50'35" E 2258.63 FT TH S 0*29'16" E 342.19 FT TO BEG CONT 34.17 AC M/B LESS: ELK RIDGE ESTATES SUBD PHASE 1 (08-192) CONT 10.46 AC LESS: ELK RIDGE ESTATES SUBD PHASE 2 (08-192) CONT 4.63 AC LESS: ELK RIDGE ESTATES SUBD PHASE 3 (08-192) CONT 4.64 AC LESS: ELK RIDGE ESTATES SUBD PHASE 4 (08-192) CONT 4.66 AC LESS: ELK RIDGE SUBDIVISION PHASE 5 (08-192) CONT 5.40 AC NET 5.21 AC M/B

APPROVED by the Smithfield City Council this 14th day of October, 2026.

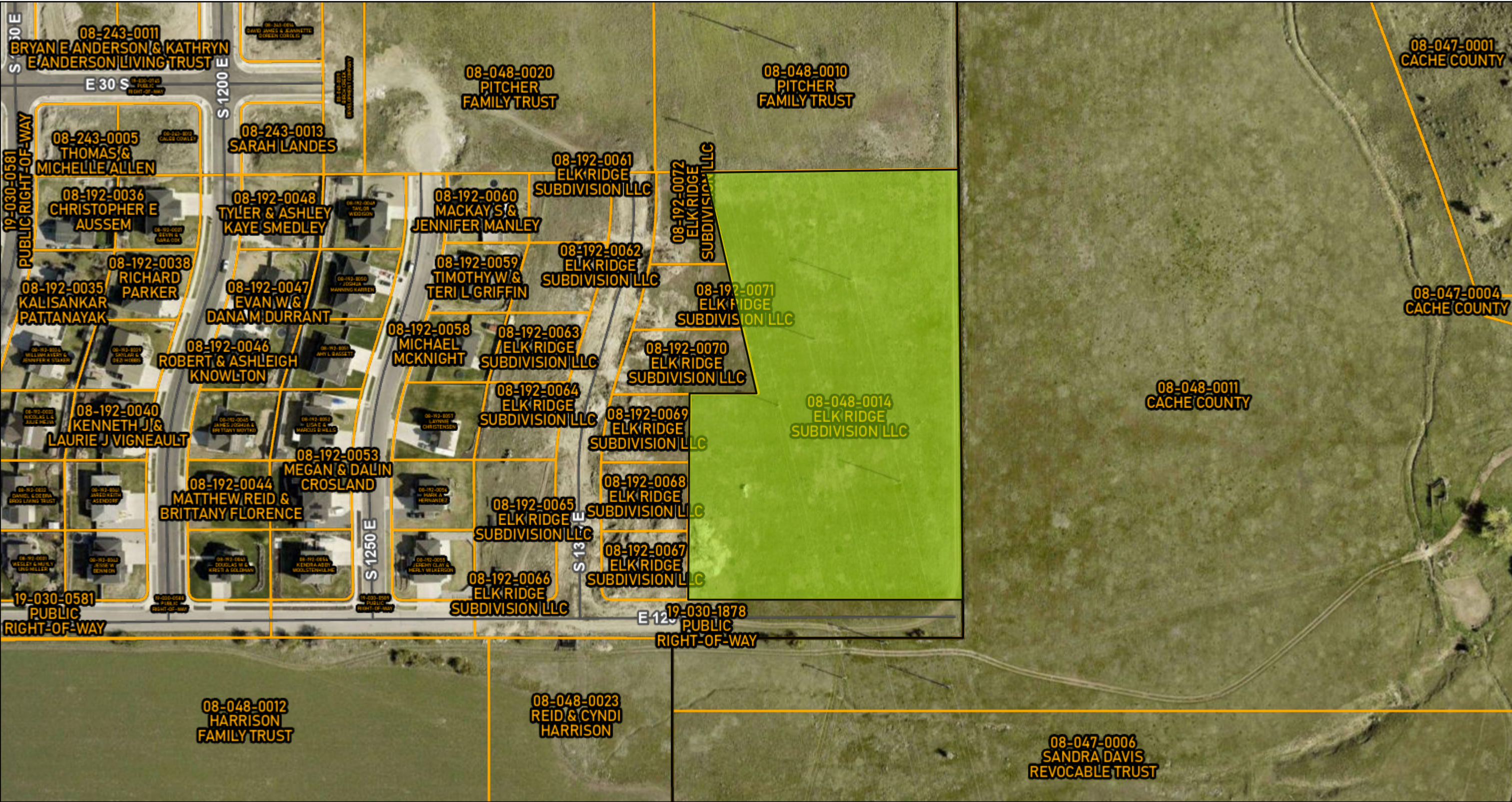
SMITHFIELD CITY CORPORATION

Aaron Rudie, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder

ArcGIS Web Map



Dataset maintenance, research, updates, and quality control performed by the Cache County GIS Division. Additional information has been derived from historical records, county departments, consulting surveyors, retired surveyors, road department personnel, state and federal mapping resources, and members of the public.,



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

2026-00 Elk Ridge 5 A-5 Rezone

September 16, 2026

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

Project Information

Parcel ID: 08-048-0014

Applicant: Mitchell Smedley

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:
1350 East 120 South
Smithfield, Utah

Lot Size:
5.21 Acres

Proposed Zoning:
A-5 Multi-Agricultural

Current Zoning:
A-10 Agricultural

Surrounding Uses:
North - A-10 Agricultural
South - County
East - County
West - R-1-12 Residential

Project Summary

Mitchell Smedley and the Elk Ridge Group are requesting a rezone to fix the zone boundaries in the new Elk Ridge 5 Subdivision. This property is currently zoned **A-10** (Agricultural) and is 5.21 acres. The request is to rezone it **A-5** (Agricultural) for a single unit to be constructed on it. This change will assist the city in cleaning up the zoning lines and keep the parcel from being non-conforming.

As listed above, the considered property is surrounded by R-1-12 Single Family Zone, A-10 Agricultural Zone and the County. The future land use found in the general plan shows this property as **MDR** (Medium Density Residential, 3-5 units per acre).



Proposed Rezone Location



08/26/2026

Smithfield City Community Development
96 South Main Street, Smithfield, Utah 84335

Phone: (435) 563.6226
Email: info@smithfieldcity.org

<http://smithfieldutah.gov/comdev>
Administration • Engineering • Planning • Zoning

Page 1

ORDINANCE NO 2026-16

AN ORDINANCE AMENDING TITLE 17, ZONING OF THE SMITHFIELD MUNICIPAL CODE, BY AMENDING THE ZONING MAP OF SMITHFIELD CITY.

BE IT ORDAINED by the City Council of Smithfield City, Utah as follows:

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from A-10 (Agricultural 10-Acre) and R-1-12 (Single Family Residential 12,000 Square Feet) to R-1-12 (Single Family Residential 12,000 Square Feet).

Approximate Property Location: 56 – 120 South on 1300 East

Cache County Parcel Number: 08-192-0067

ALL OF LOT 67 ELK RIDGE SUBDIVISION PHASE 5 CONT 0.29 AC

Cache County Parcel Number: 08-192-0068

ALL OF LOT 68 ELK RIDGE SUBDIVISION PHASE 5 CONT 0.29 AC

Cache County Parcel Number: 08-192-0069

ALL OF LOT 69 ELK RIDGE SUBDIVISION PHASE 5 CONT 0.28 AC

Cache County Parcel Number: 08-192-0070

ALL OF LOT 70 ELK RIDGE SUBDIVISION PHASE 5 CONT 0.41 AC

Cache County Parcel Number: 08-192-0071

ALL OF LOT 71 ELK RIDGE SUBDIVISION PHASE 5 CONT 0.3 AC

Cache County Parcel Number: 08-192-0072

ALL OF LOT 72 ELK RIDGE SUBDIVISION PHASE 5 CONT 0.28 AC

APPROVED by the Smithfield City Council this 14th day of October, 2026.

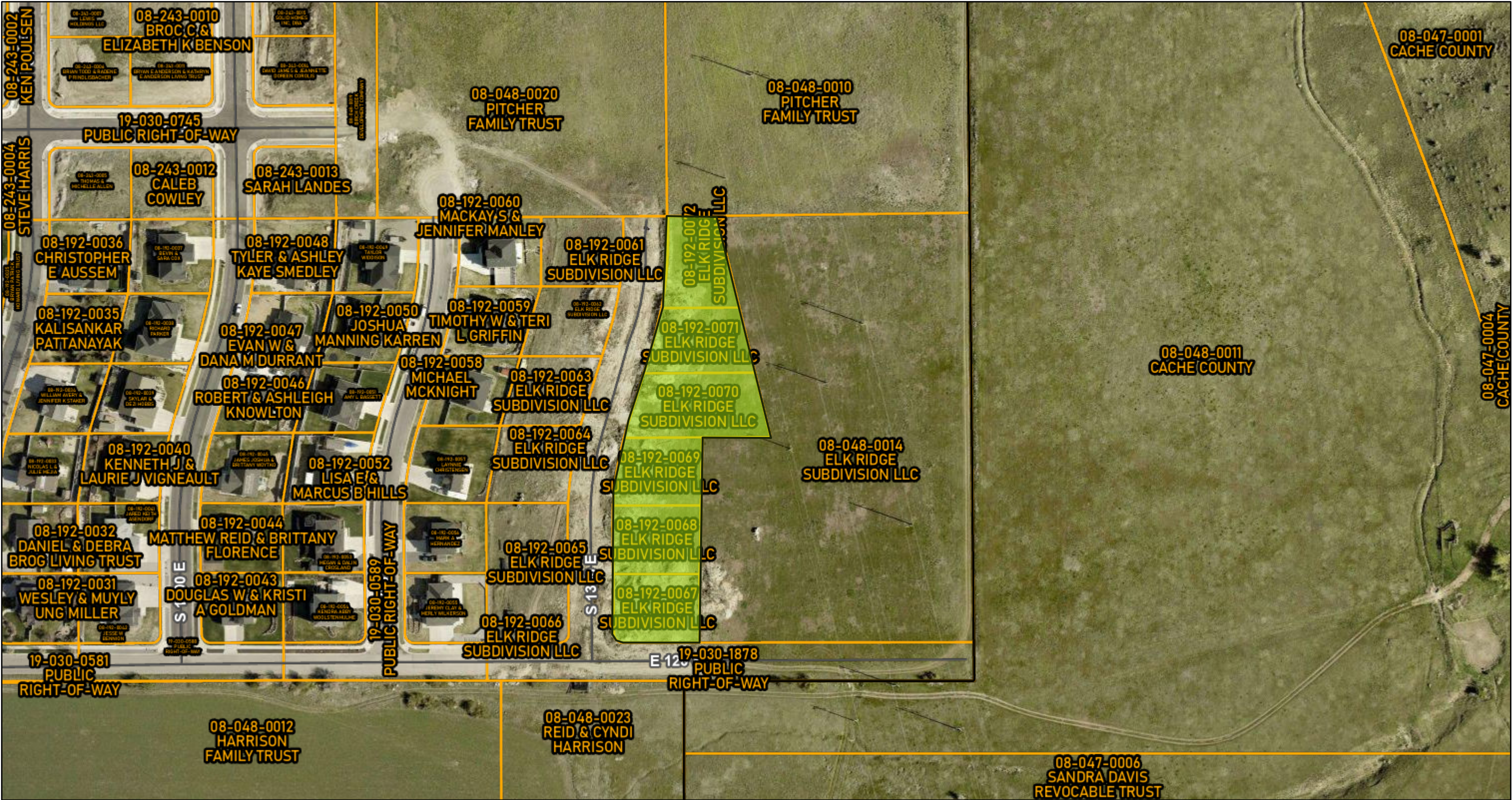
SMITHFIELD CITY CORPORATION

Aaron Rudie, Mayor

ATTEST:

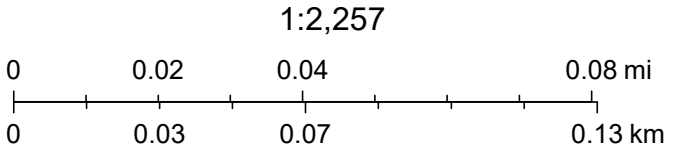
Dana Lazcanotegui, City Recorder

ArcGIS Web Map



9/8/2026, 7:45:43 AM

- Override 1
- Municipal Boundaries
- County Boundary
- Cache Parcels



Dataset maintenance, research, updates, and quality control performed by the Cache County GIS Division. Additional information has been derived from historical records, county departments, consulting surveyors, retired surveyors, road department personnel, state and federal mapping resources, and members of the public.,



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

2026-00 Elk Ridge 5 R-1 Rezone

September 16, 2026

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

Project Information

Parcel ID: 08-192-0067

Applicant: Mitchell Smedley

Action Type: Legislative

Staff Recommendation: None

08-192-0068

08-192-0069

08-192-0070

08-192-0071

08-192-0072

Project Location

Location:

1300 East 120 South
Smithfield, Utah

Lot Size:

5.21 Acres

Surrounding Uses:

North - R-1-12 Residential
South - R-1-12 Residential
East - A-10 Agricultural
West - R-1-12 Residential

Current Zoning:

A-10 Agricultural
R-1-12 Residential

Proposed Zoning:

R-1-12 Residential

Project Summary

Mitchell Smedley and the Elk Ridge Group are requesting a rezone to fix the zone boundaries in the new Elk Ridge 5 Subdivision. These properties currently have a split zone R-1-12 (Residential) and A-10 (Agricultural) and totals 1.85 acres. The request is to rezone all (6) lots to **R-1-12** (Residential) to remove the split zoning. This change will assist the city in cleaning up the zoning lines and keep the parcels from being non-conforming.

As listed above, the considered property is surrounded by R-1-12 Single Family Zone and A-10 Agricultural Zone. The future land use found in the general plan shows this property as **MDR** (Medium Density Residential, 3-5 units per acre).



08/26/2026

Smithfield City Community Development
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Page 1



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Table 2 // Land Use Designations for Future Land Map

Designation	Description
AG	Agricultural (one dwelling unit per 5 acres and up)
OS	Open Space
LDR	Low Density Residential (1 dwelling per 1 to 2 acres)
MLDR	Medium Low Density Residential (1 to 2 dwelling units per acre)
MDR	Medium Density Residential (3 to 5 dwelling units per acre)
MHD	Medium High Density (6 to 10 dwelling units per acre)
CBD	Commercial - Central Business District
CC	Commercial - Community
CP	Commercial - Professional
GP	General Commercial
LI	Light Industrial
P	Public
MIX	Mixed-Use Overlay



ORDINANCE NO. 2026-14

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on November 11, 2015; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, ADDING IN ITS ENTIRETY CHAPTER 17.58 “R-2 SINGLE-FAMILY RESIDENTIAL ZONE” AND SECTIONS 17.58.010 “PURPOSE”, 17.58.020 “ALLOWED USES”, 17.58.030 “AREA, WIDTH AND YARD REGULATIONS”, 17.58.040 “HEIGHT REGULATIONS”, 17.58.050 “MODIFYING REGULATIONS”, 17.58.060 “DEVELOPMENT STANDARDS (R-2-8 ZONE)” AND 17.58.070 “DEVELOPMENT STANDARDS (R-2-6 ZONE)”.

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The following sections shall be amended as indicated. Those portions which are ~~struck out~~ shall be deleted and those that are highlighted in **yellow** shall be added.

17.58 R-2 SINGLE FAMILY RESIDENTIAL ZONE

17.58.010 PURPOSE

The purpose of the single-family residential zone is to provide appropriate locations where medium density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semipublic uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of families. These regulations are intended to provide compact, walkable single-family neighborhoods and a range of household options while maintaining attractive streetscapes, usable private open space, adequate infrastructure and compatibility with surrounding development.

17.58.020 ALLOWED USES

Those uses which are allowed in the single-family residential zone either as a permitted use or a conditional-use shall be as specified in SMC 17.120, "Use Matrix Table", of this title.

17.58.030 AREA, WIDTH AND YARD REGULATIONS

Area, width and yard regulations in the residential zones are as follows:

District	Areas	Width	Front Main	Front/Side Garage	Side	Rear	Side Corner
R-2-8	8,000 square feet	60 feet	20 feet	25 feet	6 feet	20 feet	12 feet
R-2-6	6,000 square feet	50 feet	20 feet	25 feet	6 feet	20 feet	12 feet

Note: For Corner Lots, See SMC 17.58.050 (C).

17.58.040 HEIGHT REGULATIONS

No building or structure shall be erected to a height greater than two and one-half (2½) stories or thirty-five feet (35'), whichever is greater, to be measured from the threshold of the lowest main entrance to the highest point on the building. Accessory buildings and other buildings shall not be erected to a height greater than the dwelling, but in no case shall it exceed twenty feet (20') in height.

17.58.050 MODIFYING REGULATIONS

Modifying regulations in the R-2 single-family residential zone are as follows:

- A. **Side Yards:** Main buildings other than dwellings shall have a minimum side yard of twelve feet (12') and the total of the two (2) side yards shall be thirty-two feet (32'). Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of five feet (5'), except that the street side yard on a corner lot shall be a minimum of twelve feet (12') for main and accessory buildings.
- B. **Rear Yards:**
 1. Private garages and accessory buildings located at least ten feet (10') behind the main building may have a rear yard of five feet (5').
 2. Corner lots rearing on the side yard of another lot, the minimum rear yard *setback* for all *accessory* buildings shall be ten feet (10').
 3. A maximum of two (2) architectural projections or pop outs such as bay windows, exclusive of foundations, shall be allowed to encroach into the required rear yard provided such projection does not exceed a depth of forty-two inches (42") or a width of ten feet (10').
 4. Unsheltered decks, supported by posts and which are less than thirty inches (30") above the ground or greater than eighty-four inches (84") above the ground but, not greater than the uppermost floor level, shall be allowed to project into the required rear yard a maximum of seven feet (7').
- C. **Front Yards:**

1. On corner lots, the front yard setback shall be a minimum of twenty feet (20'), and the street side yard setback shall be a minimum of twelve feet (12'). All corner lots shall adhere to the line-of-sight code found in SMC 17.36.090.
 2. In cases where the average of the front yards of the existing buildings between two (2) street intersections is less than the required twenty-five feet (25') and more than fifty percent (50%) of the block frontage has been developed, the minimum front yard may be reduced to the average of the existing buildings but in no case less than twenty feet (20').
- D. Accessory Buildings:** One accessory building may be used in conjunction with home occupation/sales, potentially disruptive or nondisruptive (See SMC 17.04.070 “Definitions”) provided the accessory building is not more than one story and not larger than five hundred (500) square feet or one-half ($\frac{1}{2}$) the area of the main floor of the dwelling excluding attached garage, whichever is smaller.

17.58.060 DEVELOPMENT STANDARDS (R-2-8 ZONE)

1. The total gross acreage of all R-2 zoning districts within an R-2 cluster shall not exceed ten (10) acres.
2. For purposes of this chapter, an “R-2 cluster” means one or more R-2 zoning districts connected by a continuous chain in which each district is either contiguous with or located within six hundred sixty feet (660') of at least one other R-2 district in the chain, measured between the nearest district boundaries.
3. The limitations of this section may not be avoided through subdivision phasing, separate applications, changes in ownership, the use of affiliated ownership entities, or the creation of intervening parcels or rights-of-way.
4. Residential lots which are not part of a subdivision that do not have curb, gutter and sidewalk shall install that infrastructure as part of any new primary residential construction.
5. All new utility transmission lines, for residential lots that are not part of a subdivision, shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level in the event of construction of a new primary residence.

17.58.070 DEVELOPMENT STANDARDS (R-2-6 ZONE)

1. The total gross acreage of all R-2 zoning districts within an R-2 cluster shall not exceed ten (10) acres. Any R-2-6 zone shall not exceed seven (7) acres.
2. For purposes of this chapter, an “R-2 cluster” means one or more R-2 zoning districts connected by a continuous chain in which each district is either contiguous with or located within six hundred sixty feet (660') of at least one other R-2 district in the chain, measured between the nearest district boundaries.
3. The limitations of this section may not be avoided through subdivision phasing, separate applications, changes in ownership, the use of affiliated ownership entities, or the creation of intervening parcels or rights-of-way.
4. Residential lots which are not part of a subdivision that do not have curb, gutter and sidewalk shall install that infrastructure as part of any new primary residential construction.

5. All new utility transmission lines, for residential lots that are not part of a subdivision, shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level in the event of construction of a new primary residence.

-
2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
 3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
 4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Approved and Signed this 14th day of October, 2026.

SMITHFIELD CITY CORPORATION

Aaron Rudie, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

2026-16 Small Lot Sizes

September 16, 2026

This summary analysis of the proposed ordinance is based on previously adopted city codes and standard city development practices. This report is to be used to review and consider the proposed changes to the Smithfield Municipal Code. This proposal constitutes a [legislative](#) decision and should be considered as such.

Small Lot Sizes

There has been an ongoing request for smaller lots that are less expensive to buy and build on, but carry on the ideal of single family housing. This ordinance proposes to form two single family zones that are smaller than the R-1-10 (Residential 10,000 square feet) zone.

This ordinance would create an R-2-8 (Residential 8,000 square feet) and an R-2-6 (Residential 6,000 square feet) zone. These zones would essentially be set up similar to our existing single family zones. For example, residence height, architectural projections, decks and rules for accessory structures would be similar. There are a few alterations that are different enough that a new section is needed. Below are the significant changes from the standard R-1 zones.

1. Lot size, frontage and setbacks.

District	Areas	Width	Front Main	Front/Side Garage	Side	Rear	Side Corner
R-1-8	8,000	60	20	25	8	20	12
R-1-6	6,000	50	20	25	8	20	12

2. The R-2-8 zone cannot be larger than (10) acres and cannot be applied right next to another R-2-8 zone. Although clustering the developments would be allowed, the cluster of developments would have to meet the (10) acre rule and then be separated by 660 feet.
3. The R-2-6 zone cannot be larger than (7) acres and cannot be applied right next to another R-2-6 zone. Although clustering the developments would be allowed, the cluster of developments would have to meet the (7) acre rule and then be separated by 660 feet.

