



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, October 11, 2023**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Jon Wells

1. Approval of the city council meeting minutes from September 13th and 18th and October 4th, 2023.
2. Resident Input
3. Presentation by CAPSA regarding October being Domestic Violence Awareness Month.
4. Discussion with representatives of the Cache Water District.
5. Discussion and possible vote on Ordinance 23-26, an Ordinance rezoning Cache County Parcel Number 08-117-0007 from CC (Community Commercial) to GC (General Commercial). The parcel is located at 869 South Main and is 0.68 acres. The request was submitted by Jess Roberts.
6. Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for The Village at Fox Meadows PUD, Phase 7, a (16) lot/unit subdivision located at approximately 600 North 770 West. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone).
7. Discussion and possible vote on Ordinance 23-25, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", adding in its entirety Section 16.04.090 "Subdivision Amendments".
8. Discussion and possible vote on Ordinance 23-28, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.12 "Final Plats", Section 16.12.030 "Preparation and Required Information" and Title 17 "Zoning Regulations", Chapter 17.89 "Mixed-Use Overlay Zone", Section 17.89.110 "Screening".

9. Discussion and possible vote on Ordinance 23-27, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.36 "Signs", Section 17.36.060 "Permitted Signs: Permits Not Required".

10. Council Member 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) 792-7990, at least three (3) days before the date of the meeting.



The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, September 13, 2023. The meeting began at 6:30 P.M. Mayor Kristi Monson was in the chair. The opening remarks were made by Wade Campbell.

Council Members in Attendance: Wade Campbell, Sue Hyer, Deon Hunsaker, Curtis Wall, Jon Wells

City Staff: City Manager Craig Giles, Fire Chief Jeff Peterson, City Engineer Clay Bodily, City Recorder Justin Lewis, Recreation Director Brett Daniels, Assistant Librarian Karen Bowling, Library Director Shawn Bliss and Planning Manager Brian Boudrero

Visitors: Lucy Harris, Dan Sundstrom, Merrilee Wells, Philip Andrson, Rudy Cueto, Zane Hyer, Todd McKee, Tim Smith, Amber Peterson, Brett Conley, Alicia Conley, Lindsey Black, Brian Black, Shawn & Liz Kirkley, Chad Morgan, Scott Gibbons, Jeff Barnes, Mitch & Mindi Halverson, Steve Wassom, Ted Stokes, Presley Stokes, David Brilliant, Colt Larsen, TJ Hilton, Tim Smith, Tyler Smedley, Robert Hansen, Pamela Price, Greg Price, Tami Kidman, Brad Kidman, Robin Karren, Jenn Staker, Taylor Johnson, Taylie Nelson, Jeannie Prescott, Sharon Johnson, Tara Brodock, Rolf & Dixee Neugebauer, Caralee Stokes, Debbie Zilles

Approval of City Council meeting minutes from August 23rd & 28th, 2023.

A motion to approve the August 23, 2023 city council meeting minutes was made by Wade, seconded by Jon and the vote was unanimous.

Yes Vote: Wall, Hunsaker, Hyer, Wells, Campbell

No Vote: None

A motion to approve the August 28, 2023 city council meeting minutes was made by Wade, seconded by Jon and the vote was unanimous.

Yes Vote: Wall, Hunsaker, Hyer, Wells, Campbell

No Vote: None

Resident Input

Mayor Monson asked residents to use kindness, courtesy, and dignity.

Lucy Harris said, like the majority of the residents who live near the proposed Master Planned Community, she is deeply concerned about its potential impact on the neighborhood. MPCs (Master Planned Communities) create their own communities and include high-density housing, long construction periods, low-income housing, heavy traffic, increased air pollution, and depletion of water tables. Most important; however, is that they must be compatible with the adjacent neighborhoods, which clearly is not the

case here. The responsibilities of any real estate developer include the protection of living conditions, preserving the character, and maintaining the livability of the adjacent neighborhoods. An MPC in the proposed neighborhood clearly violates all of these responsibilities. Master Planned Communities are economically and physically dependent upon the support of the adjacent neighborhoods, which also is not the case here. The only viable solution she can see is to maintain the current residential zoning, which is consistent with the adjacent neighborhoods. The \$900,000 homes on the Sky View hillside are selling like hotcakes, so why resort to the destruction of the neighborhood's livability with a Master Planned Community?

Ted Stokes wanted to address the issue of misinterpretation of the Master Plan which came up in the Planning and Zoning Commission. He has done a lot of research since then. The Planning Commission asserted that this MPC being proposed was in concurrence with the Master Plan because it was 5.2 units per acre on the parcel, but there were many acres inside the parcel that exceeded 6 units per acre. He does not think the Master Plan, designed and codified by this same Council, meant for any particular acre inside to exceed 6 units per acre. He thinks it is the intent of people who want to "put things where they don't go" to say that it complies with the Master Plan – and it is not. The Master Plan intends that each acre will comply with what its intended use is. Every acre inside this parcel should comply with the Master Plan.

Rudy Cuteo said last month he had 25% less water use, yet it was double the usage of the prior month on his water bill. He questioned how accurate water meter readings are. He is not the only one with this issue. He was asked to leave his contact information and someone from the City will follow up with him relative to this concern.

Lucy Johnson appreciates the Council's service to the community and their willingness to serve because she understands it is not an easy job and no matter what decisions are made, some people will still be angry. She has no problems with MPCs if they are done in the right location with the correct infrastructure; however, she is concerned with the proposed MPC location on tonight's agenda. This location has a golf course, which means there are no access roads other than 300 South, 600 South, and Highland Drive (which is small and narrow). She spoke with Councilmember Wall earlier today about her concerns. Packing people into this area is a big concern if there is ever an emergency that requires quick access out of the area. The roads, 300 and 600 South, are both roads where children walk to school, adding that much more traffic can cause more issues. She has lived near an MPC and they are great and they offer diverse housing opportunities, but most often, those areas have better access to main roads and bus systems.

Taylor Johnson has respect for the council members and feels bad that they have had to hear from residents so many times about the same topic. She appreciates the fact that the request for the MPC has been denied previously and appreciates members listening and considering the resident's concerns. The benefits of the MPC that were mentioned at the Planning Commission meeting were to diversify for seniors; however, the square footage, number of bedrooms, two stories, and shared walls do not seem ideal for senior living. Another benefit mentioned was the creation of affordable housing, the price of the townhomes will be around \$500,000 and with current interest rates will

not be a good investment. Condos historically do not hold the same value that land or single-family homes do. The zoning ordinance states that the surrounding neighborhoods need to match which this proposal does not. She made an investment to live in this neighborhood to be around less congestion which meets the needs of her family. The traffic reports may say that this project will be fine, but from the perspective of someone who lives there, traffic is a concern. She is also worried about children and schools and would like the school district to be given a chance to meet the needs of the students before high-density housing is continued to be pushed. She thinks this is a good area for single-family homes.

David Brilliant commutes two times a week down to Layton and has seen a lot of car accidents on Main Street (especially between 400-1000 South). He is concerned that the City may not be expediting the need for more signal lights/controls along the street to help.

Caralee Stokes agrees with what has been said. She would like to see a halt on MPCs right now to see what the future might bring. She hopes the Council will deny tonight's request. She has repeated these concerns before and thanked the Council for listening.

Robin Karren lives by the proposed project. Her house is one of two homes on 120 South that faces the field, the project will affect their home immensely. As each road above her home has been developed, the traffic coming down increases by 5-10 mph. With the proposed development this is a huge concern. She witnessed a pedestrian accident involving a child a couple of years ago, which was a horrifying event. Having this many more units, children, cars, and small entrances increases the concern. She agrees with the comments and concerns that have previously been expressed. Most residents she has talked to are opposed to the dense housing being proposed.

Chris Morgan said the first line of the Municipal Code 17.81.010 states that "*The purpose of the Master Planned Community (MPC) zone is to encourage imaginative and efficient utilization of land, develop a sense of community, and ensure compatibility with the surrounding neighborhoods and environment.*" The proposed development does not because there is R-1-10 zoned all around it. This does not foster community. He asked members to consider how this might destroy the community. The last line of 17.81.010 states that "*An MPC is a zone which may be located in a variety of areas throughout Smithfield City, if it can be demonstrated that such a project will demonstrate and fulfill the goals of this Ordinance in that area.*" This does not fulfill that sense of community, which has been expressed repeatedly by residents for the last six months.

Liz Kirkley thanked the Council for bringing back the resident input portion of meetings. She is hoping that the City will become even more transparent by allowing public input on every agenda item.

Jeannie Prescott lives near the proposed MPC project. Her biggest concern is only having two outlets in the area, 300 and 600 South, especially in the event of an emergency. She is not opposed to development; she would like to see it be single-family homes. Water is also a concern. Although the Council has no decision authority

on schools, she would like consideration given for the safety of the children who walk to school in that area.

Recognition of Scott Gibbons for years of dedicated service on the Planning Commission.

Sue presented Scott Gibbons with a gift of appreciation on behalf of the City. Scott served for many years on the Planning Commission. Jon expressed gratitude for his years of service; the Planning Commission deals with some very difficult issues. Wade echoed those sentiments and thanked Scott for his great attitude and ability to work well with people. Curtis said Scott cares about Smithfield City and his heart and mind have always been about the well-being of the community.

Discussion with Youth Council Mayor Hope Bingham.

Due to Sky View High School's Homecoming, this item will be on a future agenda.

Discussion with Cache County School District Superintendent Todd McKee

Mayor Monson invited Cache County School District Superintendent Todd McKee to come and share what is happening within the School District. Dr. McKee began his appointment as superintendent of Cache County School District on July 1, 2023. The school district serves 27 communities within Cache Valley and he is thrilled to help Cache Valley, which is experiencing immense growth. The Board has been studying the growth and potential needs for many years. A Building Task Force (BTF) has been formed to study the needs of the district and make recommendations. Last month the Cache County Board of Education voted to place a \$139 million general obligation bond proposition on the November 2023 ballot. The Board's decision comes after a year of careful study by the Building Task Force, consisting of community members from each voting precinct, school, and district staff, and members of the Board of Education.

Dr. McKee introduced his assistant Tim Smith to provide further information. Smithfield currently has 3,500 students in the school system. Cache County School District is the 11th largest school district, out of 41, in the State of Utah. In 2013 was the last bond initiative (for \$129 million) to help address growth. Two new high schools, Green Canyon and Ridgeline, were built. Seismic upgrades and additions were made to several schools. A new elementary school was built in Lewiston and Cedar Ridge, White Pine, and Willow Valley were converted from middle schools to elementary schools. A new Cache Alternative High School was built next to the Bridgerland Technology campus in Logan.

Since voters passed the last bond in 2013, the Cache County School District has experienced significant growth, adding 4,197 students. Due to that unprecedented growth, 11 of the District's 17 elementary schools and one middle school are operating above capacity. To accommodate growth at these locations, the District is utilizing 38 portable classrooms. The State of Utah now provides funding for all-day kindergarten.

Due to a lack of classroom space, the District cannot fully provide this option to all of its 27 communities. The District relies on a lottery system in six schools and cannot offer the option at all in five additional schools, due to a lack of classrooms.

The safety and security of students and staff is a top priority. Bond funds will allow for enhanced safety and security measures at each of the schools including being directly connected with Central Dispatch, enhancing intercom systems, better access controls, controlled entry, and improved surveillance.

The proposed projects for this bond would include the addition of two new middle schools, the construction of a new elementary school, and the conversion of the district's smallest middle school into an elementary school. These additions allow the district to move sixth grade out of the elementary schools and back to a middle school environment.

This course of action will help resolve capacity issues for all 17 elementary schools and allow the District to offer all-day kindergarten for all 27 communities. It also has the added benefit of providing four feeder middle schools. One for each of the four high schools. It also provides room in both elementary and secondary schools to accommodate growth well into the future.

BREAKDOWN OF PROPOSED 2023 BOND PROJECTS

- New 6th-8th grade middle school in Hyde Park
- New 6th-8th grade middle school in Nibley
- New elementary school in Hyde Park
- Conversion of Spring Creek Middle School to an elementary school
- Secured School Entryways and Other Safety Improvements

To save taxpayer money, the District will utilize the same floor plan for both new middle schools and a previously purchased floor plan for the new elementary school.

Location of two of the new schools:

- New Hyde Park Middle School (200 West 250 South, Hyde Park)
- New Nibley Middle School (915 West 3200 South, Nibley)

Property owners can anticipate no tax rate increase related to this bond. Based on conservative estimates and assuming taxable value remains steady, payment of the 2023 bond would fit within the existing rates schedule or possibly be even lower. This is possible because the district would structure future bond payments to layer with existing bond payments in a way that keeps the total amount of taxes assessed per year within the current tax rate.

Property taxes are calculated by multiplying the tax rate by the property value. While some taxpayers may experience increases in taxes paid for the school district bond debt, this would be the result of increased property values and not due to a higher tax rate.

By approving this bond, taxpayers would be taking on additional debt, which will require a longer period of time to pay. In other words, without the issuance of this new debt, taxes would be lowered in upcoming years. If this debt is issued according to the plan, the overall tax burden on district taxpayers should remain approximately the same as now going forward. The District has a reputation for paying off its debt early through refinancing opportunities and is aggressive at restructuring bonds. The district also has a strong reputation for meeting project timelines and staying within budget. The tax rate right now is at its lowest point it has been since 1997 (debt survey levy on buildings). The last time the bond was surveyed the average home was \$300,000, the average price in Cache County currently is \$524,000. The average debt service levy is approximately \$234 yearly and similar tax values would be \$426,000. Due to the layering of the bonds, there is no expectation for a tax increase.

Tim confirmed for Curtis that this bond does not address transportation because these are capital funds. The district has been aggressive in keeping its fleet up to par. They service both districts in Cache Valley and try to bring in at least 5-10 new buses every year. The most difficult part is finding drivers. There are times when mechanics, trainers, and directors have to drive when necessary. Every time new developments are added, routes and the number of students are addressed. The district understands the safety concerns that parents have.

Wade asked about the capacity of the high schools. Tim advised that they have added ten additional classrooms in both new high schools, Green Canyon and Ridgeline and are currently operating at 87-93% of capacity. They are always planning and discussing future needs.

Introduction of Librarian Shawn Bliss.

Karen Bowling has been serving as the interim librarian, Mayor Monson thanked her for all she has done. Shawn Bliss has been hired as the full-time Librarian, he thanked the City for the opportunity and he is excited to take on new challenges. There are some great ideas they would like to incorporate. He looks forward to moving forward in serving the needs of the growing community.

Discussion and possible approval of Jeff Peterson as Smithfield Fire Chief.

Jeff Peterson has been acting as the interim Fire Chief for the last six months. Mayor Monson thanked him for his service. Several members of the Fire Department were in attendance and supported the decision for his appointment as Chief. Wade said he has seen great improvements within the department and would be in favor of the appointment. Curtis is excited to see a CERT program instituted and believes Chief Peterson's background will provide a great opportunity to move forward.

A motion to appoint Jeff Peterson as Smithfield City Fire Chief was made by Wade, seconded by Curtis and the vote was unanimous.

Yes Vote: Campbell, Hyer, Hunsaker, Wall, Wells

No Vote: None

Discussion and possible vote on Resolution 23-13, a Resolution supporting the board apportionment of the Cache Valley Transit District in compliance with Utah Code 17B-2a-807 effective January 1, 2024.

Mayor Monson spoke with Todd Beutler, the Cache Valley Transit District (CVTD) Manager about how Smithfield would like to be represented on the new Board. Currently, a Richmond City resident who has a daughter who rides the bus every day and is very familiar with CVTD is willing to serve on the new board. The proposal is to let Richmond City represent the next two years, 2024/2205 and then rotate members to someone from Smithfield or Lewiston for two years then rotate again to the remaining city for two years then start the process over.

Justin explained the Resolution will go into effect January 1, 2024, and will redefine the Board (see the table below) to come into compliance with Utah Code which was recently amended.

Jon asked if the three cities in Area 3 (Smithfield, Richmond, and Lewiston) would have to approve the individual to be the representative. Justin said they would, but that is not the discussion for this Resolution. The individual would come before the Council to introduce themselves before appointment. The representative would serve two years on the Board and then a new member from one of the other cities would be appointed. Justin said he would get the guidelines from the state for review.

Number of Members	Cities	Area
4	Logan	Area 1
1	North Logan / Hyde Park	Area 2
1	Smithfield / Richmond / Lewiston	Area 3
1	Providence / River Heights	Area 4
1	Hyrum / Millville / Nibley	Area 5
1	Cache County	Area 6

A motion to adopt Resolution 23-13, a Resolution supporting the board apportionment of the Cache Valley Transit District in compliance with Utah Code 17B-2a-807, effective January 1 2024, was made by Wade, seconded by Curtis and the vote was unanimous.

Yes Vote: Campbell, Hyer, Hunsaker, Wall, Wells

No Vote: None

Discussion and possible vote on Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community). The parcel is located east of 200 South 1000 East and is approximately 34.36 acres. The request was submitted by Dan Sundstrom.

Wade said this has been denied before and it is back before the Council again, he is not in favor of this proposal. Other projects in the northwest side of the City have been approved, he would like to see how they do first. Growth is a difficult issue to deal with and he has personally grappled with it for the six years he has served on the Council. He knows people who live in the area and he used to ride his horse through the area before any development went in and it was hard to see the area changed. He is not opposed to growth but is of the firm opinion that this proposal does not fit in with what is around it.

Sue does not think it fits with the community that is there.

Mayor Monson noted that she does not have a vote, but it is her opinion that this is not the best use of the property.

Curtis took advantage of every available class on this type of growth at the last Utah League of Cities & Towns (ULCT) conference. There is some confusion about what happens on the west side of the City from a Planned Unit Development (PUD) overlay and a Master Planned Community (MPC) which are not the same. An MPC offers more housing diversity. He appreciates all the resident's comments, especially Lucy Johnson whom he spoke with earlier today on the phone and she has viable concerns. Concerns about water are expressed every time a development comes in. Some residents are worried about having only three exits; however, he sees four – 300 South, 600 South, Summit, and coming off of 1000 to the south through Meikle's farm. This decision has weighed on his mind as much as it has on Wade's. The Planning Commission worked hard to put together the MPC and he believes it does fit in that area and his vote is still to approve the proposal.

***A motion to DENY Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community) was made by Wade, seconded by Sue and the motion FAILED by a vote of 2-3.

Yes Vote: Campbell, Hyer

No Vote: Wall, Hunsaker, Wells

A motion to ADOPT Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community) was made by Curtis, seconded by Deon and the motion FAILED by a vote of 2-3.

Yes Vote: Wall, Hunsaker

No Vote: Hyer, Wells, Campbell

CITY MANAGER REPORT

Craig said the Forrester Acres trail that had been damaged has been repaired and extended. The 600 West overlay project is complete. The Central Park Well is moving along, still waiting for electrical components to arrive. Chip seal work will begin next week. Mayor Monson announced that this would be Craig's last meeting and thanked him for all his work. A new City Manager will eventually be hired.

COUNCIL MEMBER AND MAYOR REPORTS

Curtis said America First Credit Union has a \$250,000 scholarship program. Youth can apply for up to \$2,000 per person. The information will be provided to the Youth Council.

Deon said the Lions Club will be having their convention next month and will be doing a service project putting together diabetes kits for school nurses. They also work with Weber State University and help sponsor youth camps for children with diabetes. On October 9th there will be a blood drive at the Lions Lodge. There is a shortage of blood right now and he encouraged people to sign up. The Tree Committee would like to encourage the City to look into getting a wood chip mulch machine, which would be a great benefit for the community. They also discussed options (other than rocks, chips, and concrete) for the Flip Your Strip program.

Sue said city residents can now qualify to apply for the waterwise reimbursement program. Curtis mentioned that he redone his yard, and he would be happy to answer any questions that anyone has. He will contact Shawn Bliss, the new librarian, about possibly teaching a class on how to do it.

Jon said the Historical Society is moving forward with a bid to frame the interior of the Douglass Mercantile building. A copy of the bid/contract has been given to Craig for review. Curtis has met with Brian Carver from the Bear River Association of Governments (BRAG) about redoing the logs on the Senior Citizen Center. A bid has also been received for the new engineered floor which will be turned in for Community Development Block Grant (CDBG) funding. CDBG funds will be awarded in February. Curtis will keep the Council informed of the meeting dates with BRAG.

Wade is looking forward to the future with new leadership at the Fire Department and Library. The Fire and Police Departments have the critical mission of taking care of the community. He and Deon recently attended the Pepperidge Farm open house for elected officials. They are doing a \$160 million expansion of the facility. Approximately 10% of their current employees are residents of Smithfield. In conjunction with the expansion, a flour mill will be built to the north of the Pepperidge Farms facility. This provides great new employment opportunities.

Mayor Monson encouraged citizens to sign up for the new communication system which is hosted by CivicReady. Flyers were available to those interested in signing up. The chip seal dates will be sent out via this new system.

*** Wade made a motion to adjourn at 7:53 P.M.***

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder



SMITHFIELD CITY CORPORATION
96 South Main
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1. Approval of the city council meeting minutes from August 23rd and 28th, 2023.
2. Resident Input
3. Recognition of Scott Gibbons for years of dedicated service on the Planning Commission.
4. Discussion with Youth Council Mayor Hope Bingham.
5. Discussion with Cache County School District Superintendent Todd McKee.
6. Introduction of Librarian Shawn Bliss.
7. Discussion and possible approval of Jeff Peterson as Fire Chief.
8. Discussion and possible vote on Resolution 23-13, a Resolution supporting the board apportionment of the Cache Valley Transit District in compliance with Utah Code 17B-2a-807 effective January 1, 2024.
9. Discussion and possible vote on Ordinance 23-21, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community). The parcel is located east of 200 South 1000 East and is approximately 34.36 acres. The request was submitted by Dan Sundstrom.
10. City Manager Report
11. Council Member and Mayor Reports

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

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SMITHFIELD CITY COUNCIL

SEPTEMBER 18, 2023

The Smithfield City Council met in a specially scheduled meeting at 96 South Main Street, Smithfield, Utah on Monday, September 18, 2023. The meeting began at 6:30 P.M. and Council Member Wade Campbell was in the chair. The welcome/pledge of allegiance and thought/prayer was by Jon Wells.

The following council members were in attendance: Curtis Wall, Deon Hunsaker, Sue Hyer, Jon Wells and Wade Campbell.

Mayor Kristi Monson was excused.

Fire Chief Jeff Peterson and City Recorder Justin Lewis was also in attendance.

VISITORS: Ted Stokes, Jenn Staker, Avery Staker, Jenny Orme, Stuart Reis, Jeff Barnes, Wyatt Campbell, Rachel Campbell, Cal Campbell

CANVASS THE ELECTION RESULTS OF THE SEPTEMBER 5, 2023 PRIMARY ELECTION.

Justin reviewed the election results from the September 5, 2023 primary election.

The six candidates moving onto the General Election in no particular order are: Jay D. Downs, Todd Orme, Jon Wells, Jeffrey H. Barnes, Ted F. Stokes and Jenn Staker.

There are 7,470 registered voters in the city.

For the primary election, 2,153 residents voted which equates to 28.82%.

There were 2,121 ballots accepted and 32 ballots were rejected/not counted.

Two of the biggest reasons for ballots not being counted were signatures could not be verified or the ballot was not signed.

The final results are as follows and the candidates are listed in the order they were published on the ballot:

Sarah J. Price	391
Jay D. Downs	752
Chris Olsen	388
Todd Orme	861
Karl Lambert	273
Jon Wells	455
Aaron Rudie	198
Stuart Reis	108
Jeffrey H. Barnes	421

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Dan Sundstrom	287
Ted F. Stokes	892
Jenn Staker	802

There were 5,828 total votes cast.

The General Election will be held on Tuesday, November 21, 2023.

***A motion to certify the election results of the Primary Election held on Tuesday, September 5, 2023 was made by Curtis, seconded by Jon and the vote was unanimous.

Yes Vote: Wall, Hunsaker, Hyer, Wells, Campbell
No Vote: None

****Curtis made a motion to adjourn at 6:34 P.M.****

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Council will meet in a specially scheduled meeting at 96 South Main, Smithfield, Utah, on **Monday, September 18, 2023**. The meeting will begin at 6:30 P.M.

Welcome/pledge of allegiance and thought/prayer by Jon Wells

1. Canvass the election results of the September 5, 2023 Primary Election.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

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SMITHFIELD CITY COUNCIL

OCTOBER 4, 2023

The Smithfield City Council met in a specially scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, October 4, 2023. The meeting began at 6:00 P.M. and Mayor Kristi Monson was in the chair. The welcome/pledge of allegiance and thought/prayer was by Sue Hyer.

The following council members were in attendance: Deon Hunsaker, Sue Hyer, Jon Wells and Wade Campbell.

Curtis Wall was excused.

Golf Superintendent Chad Daniels, Recreation Director Brett Daniels, Golf Professional Eric Kleven and City Recorder Justin Lewis were also in attendance.

VISITORS: David Johnson, Jeremy Kimpton, Jeff Barnes

EXECUTIVE SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. UTAH CODE ANNOTATED 52-4-205 (1) (A).

Mayor Monson: This executive session will be to discuss the character, professional competence or physical or mental health of an individual as allowed in Utah Code Annotated 52-4-205 (1) (a).

A motion to close the special council meeting and open the executive session was made by Wade, seconded by Sue and the vote was unanimous.

Yes Vote: Hunsaker, Hyer, Wells, Campbell

No Vote: None

Absent: Wall

The executive session opened at 6:03 P.M.

Those in attendance: Mayor Monson, Deon Hunsaker, Sue Hyer, Jon Wells, Wade Campbell, Eric Kleven, Chad Daniels, Brett Daniels

David Johnson, Jeremy Kimpton and Justin Lewis attended a portion of executive session.

A motion to close the executive session and reopen the special council meeting was made by Jon, seconded by Wade and the vote was unanimous.

Yes Vote: Hunsaker, Hyer, Wells, Campbell

No Vote: None

Absent: Wall

The executive session closed at 9:01 P.M.

****Wade made a motion to adjourn at 9:01 P.M.****

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

**SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335**

AGENDA

Public Notice is given that the Smithfield City Council will meet in a specially scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, October 4, 2023**. The meeting will begin at 6:00 P.M.

Welcome/pledge of allegiance and thought/prayer by Sue Hyer

1. Executive Session to discuss the character, professional competence, or physical or mental health of an individual. Utah Code Annotated 52-4-205 (1) (a).

Adjournment

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ORDINANCE NO 23-26

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 CC (Community Commercial) to GC (General Commercial).

Approximate Property Location: 869 South Main

Cache County Parcel Number: 08-117-0007

BEG 1242.80 FT N OF SW COR SEC 34 T 13N R 1E & TH E 355 FT TO THE W LN OF HWY 91 TH N 83 FT TH W 359 FT TH S 83 FT TO BEG CONT 0.68 AC M/L (TAX DESC)

APPROVED by the Smithfield City Council this 11th day of October, 2023.

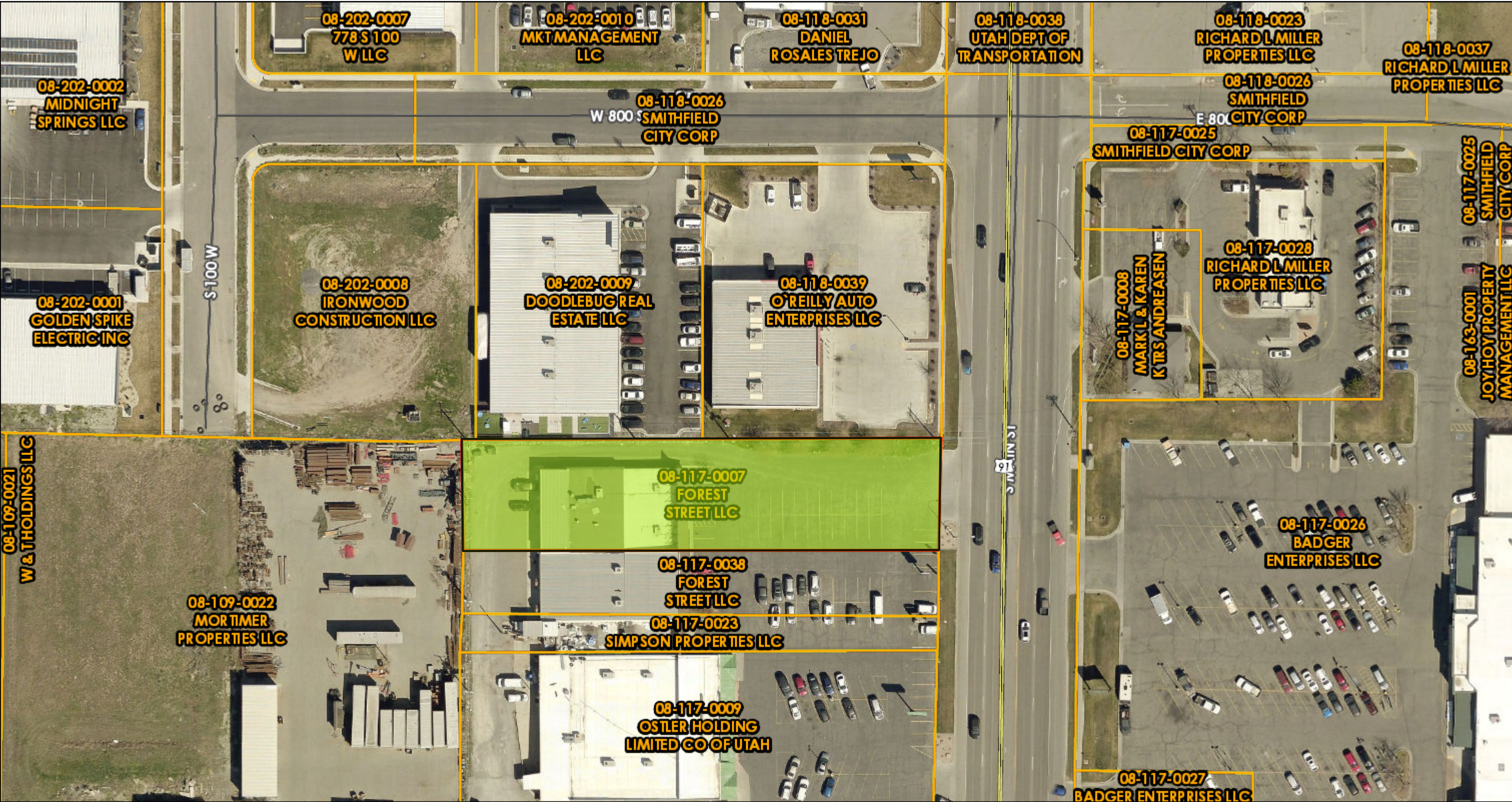
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

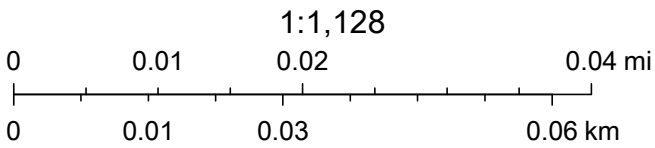
Justin B. Lewis, City Recorder

Parcel Map



8/28/2023, 4:49:08 PM

- Override 1
- Override 1
- Class B Surface Type
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Cache Parcels



Maxar, Microsoft



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Roberts Commercial Rezone

September 20, 2023

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: 08-117-0007

Applicant: Jess Roberts

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:
869 South Main Street
Smithfield, Utah

Lot Size:
0.68 Acres

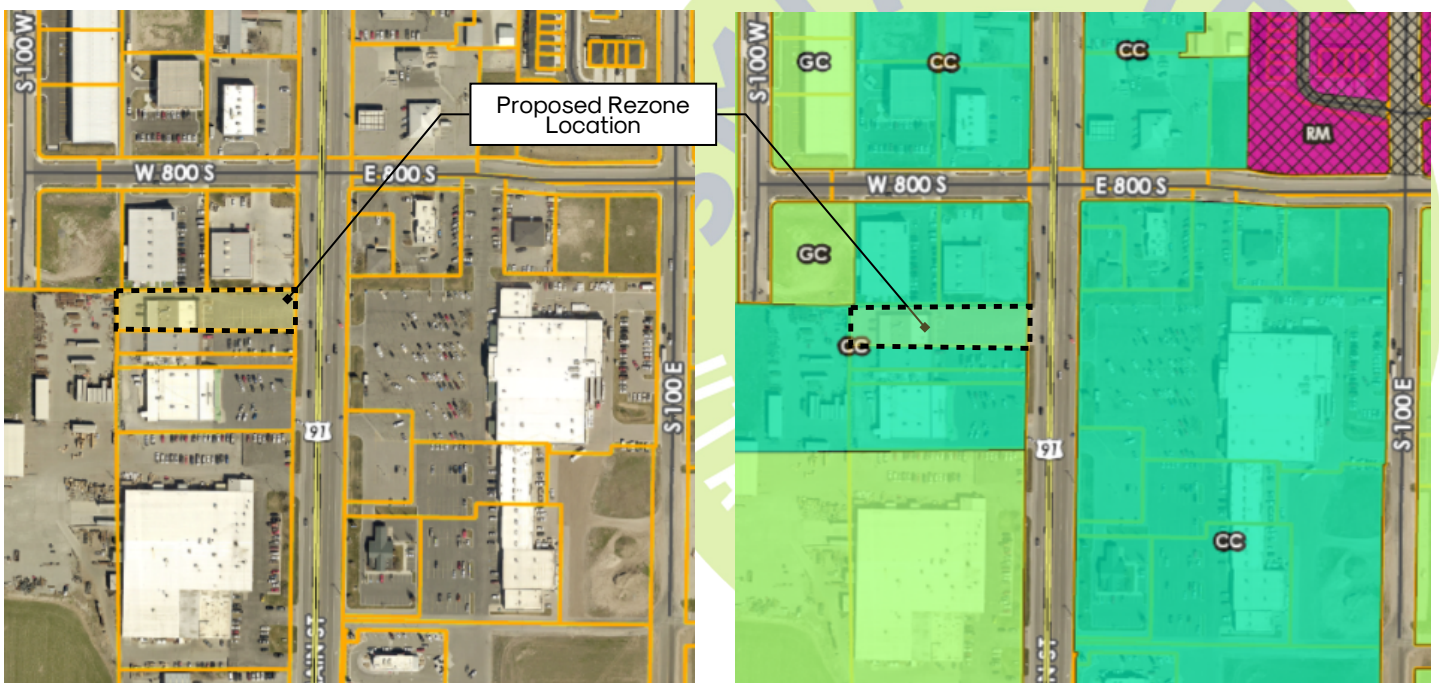
Current Zoning:
CC Community Commercial

Proposed Zoning:
GC General Commercial

Surrounding Uses:
North - Community Commercial CC
General Commercial GC
South - Community Commercial CC
East - Community Commercial CC
West - Community Commercial CC
General Commercial GC

Project Summary

Jess and Brooke Roberts with Skin Haus Salon are requesting a rezone from Community Commercial to the General Commercial zone. They are requesting a zone change that would allow them to have a tattoo shop with the current beauty salon. The current property is leasing to Skin Haus LLC and Liam's Cards and Games. Liam's Cards and Games would still be an allowed use. There are currently no residential units within the surrounding businesses and have received authorization for the rezone from the property owner.





VICINITY MAP

NTS

DATE OF PREPARATION

JULY 5, 2022

ENGINEER & SURVEYOR

CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

OWNER

STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

SUBDIVIDER

VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- CURRENT ZONE: SINGLE-FAMILY RESIDENTIAL.
 - SETBACKS:
 - FRONT: 20'
 - BACK: 20'
 - SIDE: 6' (WITH 15' BETWEEN HOUSES)
 - STREET SIDE: 12'
- THE SANITARY SEWER GENERATED BY THE LOTS ON THIS PLAT SHALL FLOW TO A PRIVATE LIFT STATION, WHICH SHALL BE OPERATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA), VILLAGE AT FOX MEADOWS OWNERS ASSOCIATION, INC.
- LOTS: 16
- OPEN SPACE PARCELS: 1
- OPEN SPACE PARCEL 1 IS A NON-BUILDABLE PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY THE VILLAGE AT FOX MEADOWS OWNERS ASSOCIATION, INC. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCEL, IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER THEM FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
- SMITHFIELD CITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO REQUIRE, AND IF NECESSARY, PERFORM OR CAUSE TO BE PERFORMED, AT THE EXPENSE OF THE OWNER OF THE OPEN SPACE AND OTHER PRIVATE AREA(S), INCLUDING CLUBHOUSE, POOL AND OTHER RECREATION FACILITIES, (HOA, HEREAFTER), ALL LANDSCAPING, SNOW REMOVAL, AND OTHER UPKEEP AND MAINTENANCE SERVICES, AS APPLICABLE, WITHIN THE OPEN SPACE AREA(S), IF THE HOA FAILS ADEQUATELY TO PERFORM SUCH TASK. THE CITY MAY TAKE THESE ACTIONS WHEN ASKED TO ASSUME RESPONSIBILITY FOR SUCH UPKEEP AND MAINTENANCE TASKS BY THE HOA AND THE CITY COUNCIL MAY ALSO TAKE SUCH ACTIONS WHEN IT DETERMINES THE NEED BASED ON A PATTERN OF NEGLECT AND LACK OF MAINTENANCE AND AFTER MEETING THE PROCEDURES OUTLINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS), RECORDED CONCURRENTLY WITH THIS FINAL PLAT. IN THE EVENT SMITHFIELD CITY EXERCISES THIS RIGHT, THE CITY SHALL BE ENTITLED TO ASSESS AND COLLECT THE NECESSARY HOA FEES AND RECOVER ANY ASSOCIATED COSTS AND ATTORNEY'S FEES. THIS NOTATION SHALL NOT BE AMENDED OR DELETED WITHOUT THE APPROVAL OF SMITHFIELD CITY. SMITHFIELD CODE 17.88.140(A)(6)(j)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°59'15"E	5.14
L2	S55°07'58"E	9.37
L3	N61°06'17"W	50.00
L4	S28°51'59"W	10.44
L5	S29°58'10"W	15.82

LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N74°29'48"W	12.70
L7	S29°58'10"W	68.84
L8	N29°58'10"E	53.02
L9	S28°51'59"W	34.46
L10	S28°51'59"W	24.02
L11	S28°51'59"W	24.03
L12	S28°51'59"W	24.04
L13	S75°03'27"E	48.56
L14	S55°07'58"E	7.74
L15	S55°07'58"E	47.33
L16	S55°07'58"E	50.83
L17	S36°57'20"W	45.53

WEST 1/4 CORNER
OF SECTION 21,
T13N, R1E, SLB&M
COUNTY MONUMENT
(FOUND)

2693.26

N0°16'37"W
1046.43

SOUTHWEST CORNER
OF SECTION 21, T13N,
R1E, SLB&M
REBAR & CAP (FOUND)

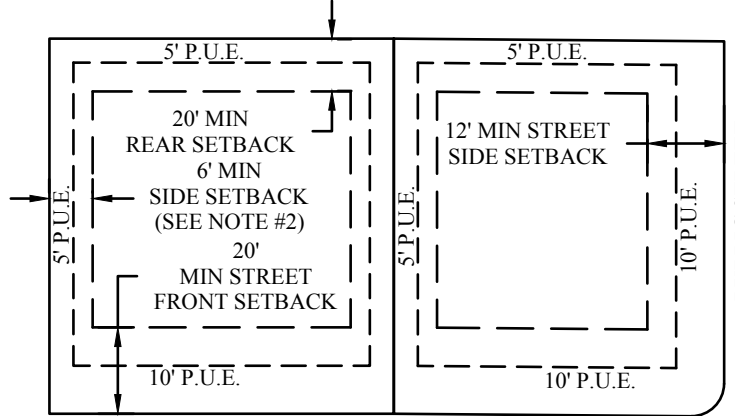
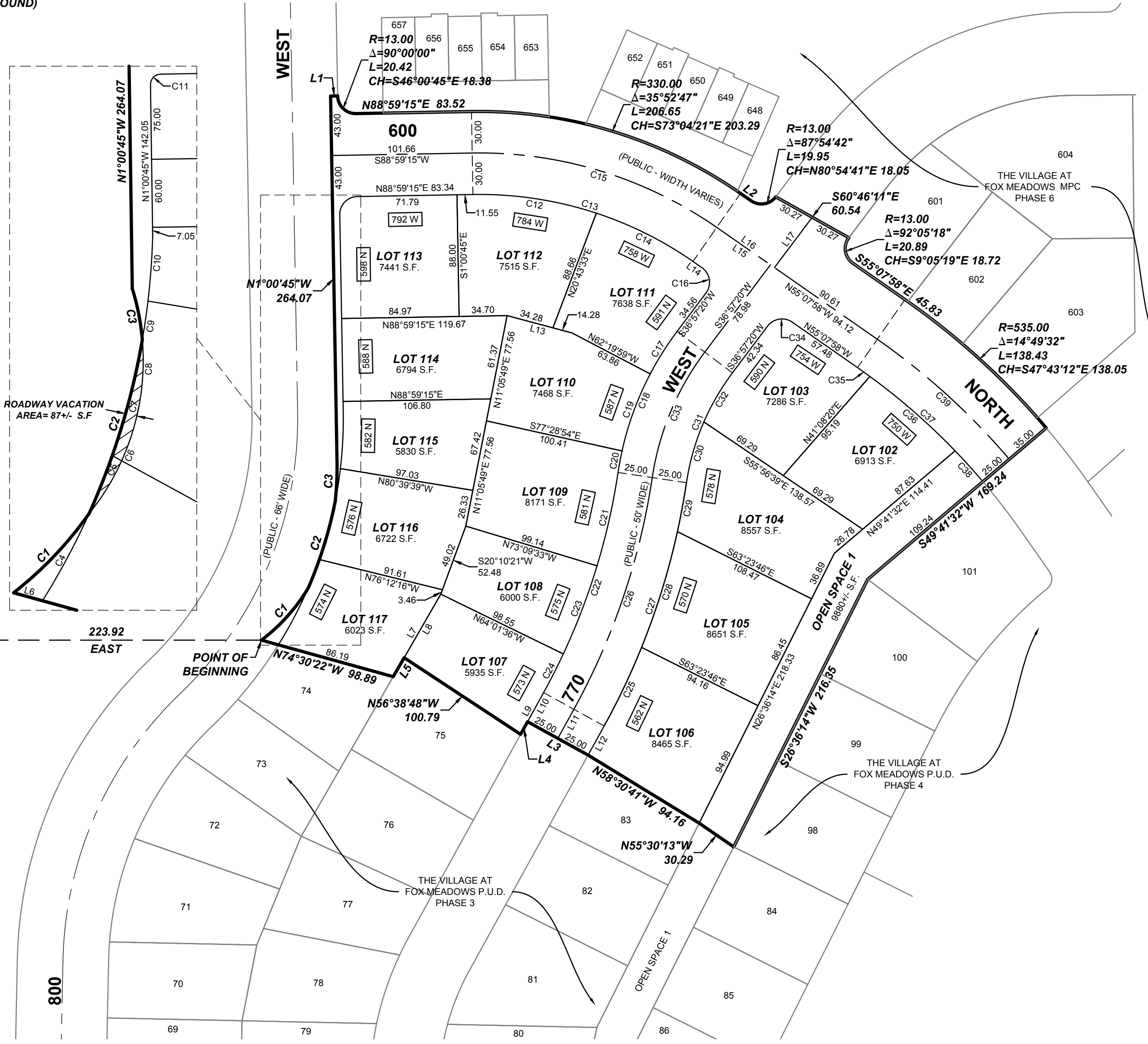
N0°16'37"W
2702.46 (BETWEEN MONUMENTS)

WEST 1/4 CORNER OF
SECTION 28, T13N,
R1E, SLB&M
1971 COUNTY MONUMENT (FOUND)

FINAL PLAT OF THE VILLAGE AT FOX MEADOWS P.U.D.

PHASE 7

LOCATED IN THE SW1/4 OF SECTION 21, T13N, R1E, S.L.B.&M.
SMITHFIELD, UTAH



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER

DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE SMITHFIELD CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR

DATE

LEGISLATIVE BODY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME _____, (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF CACHE COUNTY CORPORATION, A UTAH CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION NO. _____ (PRINTED FULL NAME OF NOTARY)
A NOTARY PUBLIC COMMISSIONED IN UTAH

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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:

- A RECORDED EASEMENT OR RIGHT OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
- ANY OTHER PROVISION OF LAW.



0 60' 120'

CURVE TABLE			
CURVE #	RADIUS	DELTA	ARC LENGTH
C1	133.00	21°52'26"	50.78
C2	308.00	12°15'45"	65.92
C3	233.00	7°10'21"	29.17
C4	308.00	8°36'23"	46.26
C5	308.00	4°09'24"	22.35
C6	133.00	20°01'20"	46.48
C7	308.00	8°06'21"	43.57
C8	233.00	4°53'24"	19.89
C9	308.00	4°28'24"	24.05
C10	308.00	7°43'56"	41.57
C11	13.00	90°48'04"	20.60
C12	270.00	19°14'05"	90.64
C13	270.00	35°52'47"	169.08
C14	270.00	16°38'43"	78.44
C15	300.00	35°52'47"	187.87
C16	13.00	92°05'18"	20.89
C17	225.00	9°17'19"	36.48
C18	225.00	28°28'06"	111.80
C19	225.00	15°08'55"	59.49
C20	225.00	4°01'52"	15.83
C21	475.00	8°21'13"	69.25
C22	475.00	20°22'45"	168.95
C23	475.00	8°14'02"	68.26
C24	475.00	3°47'30"	31.43
C25	525.00	6°52'32"	63.00
C26	500.00	20°22'45"	177.84
C27	525.00	20°22'45"	186.73
C28	525.00	9°34'26"	87.72
C29	525.00	3°55'47"	36.01
C30	175.00	15°00'17"	45.83
C31	175.00	28°28'06"	86.95
C32	175.00	13°27'49"	41.12
C33	200.00	28°28'06"	99.37
C34	13.00	87°54'42"	19.95
C35	475.00	1°19'33"	10.99
C36	475.00	9°52'41"	81.89
C37	475.00	14°49'32"	122.91
C38	475.00	3°37'18"	30.03
C39	500.00	14°49'32"	129.38

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 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 ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 21, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:

Beginning at a point on the northwesterly corner of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 3, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located N0°1637"W along the Section line 1,046.43 feet and East 223.92 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence northeasterly along the arc of a 133.00 foot radius non-tangent curve (radius bears: N37°04'02"W) to the left 50.78 feet through a central angle of 21°52'26" (chord: N41°59'45"E 50.47 feet) to a point of compound curvature; thence northeasterly along the arc of a 308.00 foot radius non-tangent curve (radius bears: N66°32'40"W) to the left 65.92 feet through a central angle of 12°15'45" (chord: N17°19'28"E 65.79 feet) to a point of compound curvature; thence northeasterly along the arc of a 233.00 foot radius non-tangent curve (radius bears: N83°50'24"W) to the left 29.17 feet through a central angle of 7°10'21" (chord: N2°34'26"E 29.15 feet); thence N1°00'45"W 264.07 feet; thence N88°59'15"E 5.14 feet; thence southeasterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: N88°59'15"E) to the left 20.42 feet through a central angle of 90°00'00" (chord: S46°00'45"E 18.38 feet); thence N88°59'15"E 83.52 feet; thence along the arc of a 330.00 foot radius curve to the right 206.65 feet through a central angle of 35°52'47" (chord: S73°04'21"E 203.29 feet); thence S55°07'58"E 9.37 feet; thence along the arc of a 13.00 foot radius curve to the left 19.95 feet through a central angle of 87°54'42" (chord: N80°54'41"E 18.05 feet); thence S60°46'11"E 60.54 feet; thence southeasterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: S53°02'40"E) to the left 20.89 feet through a central angle of 92°05'18" (chord: S9°05'19"E 18.72 feet); thence S55°07'58"E 45.83 feet; thence along the arc of a 535.00 foot radius curve to the right 138.43 feet through a central angle of 14°49'32" (chord: S47°43'12"E 138.05 feet); thence S49°41'32"W 169.24 feet; thence S26°36'14"W 216.35 feet; thence N55°30'13"W 30.29 feet; thence N58°30'41"W 94.16 feet; thence N61°06'17"W 50.00 feet; thence S28°51'59"W 10.44 feet; thence N56°38'48"W 100.79 feet; thence S29°58'10"W 15.82 feet; thence N74°30'22"W 98.89 feet to the point of beginning. Contains: 4.11 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 7

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY 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 THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

_____, (SIGNATURE) _____, (SIGNATURE)

LAND HAVEN, INC. CACHE COUNTY CORPORATION

BY: _____ (PRINTED NAME) BY: _____ (PRINTED NAME)

ITS: _____ ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME _____, (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF LAND HAVEN, INC., A UTAH CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION NO. _____ (PRINTED FULL NAME OF NOTARY)
A NOTARY PUBLIC COMMISSIONED IN UTAH

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

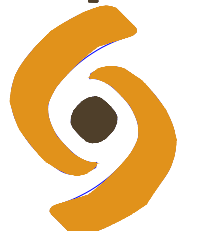
MAYOR _____ DATE _____

CITY RECORDER _____ DATE _____

FINAL PLAT
OF
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 7
LOCATED IN THE SW1/4 OF SECTION 21,
T13N, R1E, S.L.B.&M.
SMITHFIELD, UTAH

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net





Administration • Engineering • Planning • Zoning

August 16, 2023

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.

Parcel ID: 08-042-0022

Applicant: Visionary Homes

Action Type: Administrative

Staff Recommendation: Approval

Project Location

Location:

600 North 770 West
Smithfield, Utah

Lot Size:

4.11 Acres

Surrounding Uses:

North - Residential (MPC)

South - Residential (R-1-10 PUD)

East - Residential (MPC)

West - Agricultural (A-10)
County

Current Zoning:

R-1-10 PUD (Residential)

Proposed Zoning:

None

Project Summary

Visionary Homes is requesting approval of the final plat for phase 7 of the Planned Unit Development. There are 16 parcels that consist of single family home layout. Phase 7 is the final phase of the Planned Unit Development. This phase was removed from phase 4 (to the south east) and phase 4 was amended and approved. The infrastructure located in the phase, particularly 600 North is required for construction of the MPC phase 6.



08/08/2023

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

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

<http://smithfieldcity.org/comdev>
Administration • Engineering • Planning • Zoning

Page 1

Findings of Fact

1. The details and information in this plat meets the requirements found in the major subdivision chapter. §16.07
2. The final plat was submitted in accordance with code found in the final plat. §16.12.020
3. All drawing details in this plat have been reviewed by the city staff. §16.12.040

Conclusion and Recommendation

Based on the findings of fact listed above, the staff recommends **approval** of Village at Fox Meadows PUD Final Phase 7, as meeting the requirements of Smithfield City Municipal Code.



ORDINANCE NO. 23-25

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 16 “SUBDIVISION REGULATIONS”, CHAPTER 16.04 “GENERAL
PROVISIONS”, ADDING IN ITS ENTIRETY SECTION 16.04.090
“SUBDIVISION AMENDMENTS”.**

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.

16.04.090 SUBDIVISION AMENDMENTS

For subdivision amendments, refer to [Utah State Code annotated §10-9a-608](#).

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 11th day of October , 2023

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder



Smithfield City Staff Report

Community Development Department
Administration • Engineering • Planning • Zoning

Municipal Code Changes

September 20, 2023

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.

Ordinance 23-25 Subdivision Amendment

- Adding a link to the state code that dictates the rules and methods for amending an existing subdivision.



ORDINANCE NO. 23-28

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 16 “SUBDIVISION REGULATIONS”, CHAPTER 16.12 “FINAL PLATS”,
SECTION 16.12.030 “PREPARATION AND REQUIRED INFORMATION” AND
TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.89 “MIXED-USE
OVERLAY ZONE”, SECTION 17.89.110 “SCREENING”.**

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.

17.89.110 SCREENING

- A. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a masonry wall or screening that is a minimum of six feet high with a gate that obscures the view of refuse containers from the surrounding area, and shall be located as per letter of approval from ~~the Logan Environmental Department.~~

16.12.030 PREPARATION AND REQUIRED INFORMATION

~~G. The locations for the placement of garbage receptacles. A letter from the Logan Environmental Department approving the location(s) shall be included with the final plat.~~

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 11th day of October, 2023

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder



Smithfield City Staff Report

Community Development Department
Administration • Engineering • Planning • Zoning

Municipal Code Changes

September 20, 2023

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.

Ordinance 23-28 Logan City Garbage

- Removes the phrase "Logan City Environmental Department" from the mixed use code that discusses garbage enclosures. Removes the line in the Final Plat section of the subdivision code that reads the "Logan Environmental Department" determines receptacle location.



ORDINANCE NO. 23-27

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”, CHAPTER 17.36 “SIGNS”, SECTION 17.36.060 “PERMITTED SIGNS; PERMITS NOT REQUIRED”.

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.

17.36.060 PERMITTED SIGNS; PERMITS NOT REQUIRED

I. **Political Campaign/Election Signs:** Signs or posters announcing the candidates seeking political office and/or political issues, and data pertinent thereto up to an area of twelve (12) square feet. These signs shall be confined to private property and located no closer than two hundred feet (200') to a polling place. **Primary election signs shall not be installed sooner than thirty (30) days before the Primary Election and must be removed within seven (7) days after the Primary Election. General election signs shall not be installed sooner than thirty (30) days before the General Election and must be removed within seven (7) days after the General Election.** ~~Signs must be removed within seven (7) days after the election.~~ These signs shall be in compliance with the standards identified in SMC 17.36.090, "Signs At Street Intersection", of this chapter;

1. **In areas where there is not a sidewalk or curb and gutter; signs must be placed a minimum of ten feet (10') from the edge of the road surface.**
2. **In areas where there is not a sidewalk but there is curb and gutter; signs must be placed a minimum of ten feet (10') from the back edge of the curb and gutter.**
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 11th day of October, 2023

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder



Smithfield City Staff Report

Community Development Department
Administration • Engineering • Planning • Zoning

Municipal Code Changes

September 20, 2023

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.

Ordinance 23-27 Permitted Signs

- Adds verbiage to the time political or election signs can be installed prior to an election. Adds location perimeters in instances there isn't a sidewalk.

