



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, April 17, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Chris Olsen

1. Approval of Planning Commission Meeting Minutes from March 20, 2024.
2. Resident Input
3. Discussion and possible approval of the Conditional-Use Permit request by Robert Mather to allow a three (3) lot/unit minor subdivision/intrablock development, Mather Intrablock Subdivision, located at 173 West 200 South. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Parcel Number 08-087-0018
4. Discussion and possible approval of the Conditional-Use Permit request by Anthony and Barbara Larson to allow a three (3) lot/unit minor subdivision/intrablock development, Bobcat Meadows Intrablock Subdivision, located at approximately 167 East 400 South. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Parcel Number 08-113- 0025.
5. Discussion and possible approval on the request by Webster Smithfield SPV for approval of the Preliminary Plat for the South Main Subdivision, a (6) lot/unit subdivision located at approximately 1050 South Main Street. Zoned CC (Community Commercial).
6. Discussion and possible approval of amending the preliminary plat and name for the Prairie at Sky View to Smithfield Crest for a project located on the southeast corner of 250 East 800 South. Parcel Number 08-117-0018. The request was submitted by Heritage Land Development, LLC. The parcel is zoned RM-PUD (Multiple-Family Residential Planned Unit Development Overlay Zone).

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 March 20, 2024

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, March 20, 2024.

Pledge of Allegiance led by Katie Bell

The following members were present constituting a quorum:

Members Present: Jamie Anderson, Katie Bell, Brooke Freidenberger, Bob Holbrook, Jim Marshall, Stuart Reis, Lazaro Soto

Alternate Members Present: Chris Olsen, Sarah Price

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Michelle Anderson, Leslie Halrent, Lee & Lupe Helms, Tami Midzinski, Danny & Holly Hansen, Janet Hillyard, Devin Hillyard, Carmen Ordonez, Kyle Thatcher, Cheyanne Thatcher, Joe Beck, Jeff Barnes, Caralee Stokes

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

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Anderson declared the minutes from the February 21, 2024 meeting to be approved as submitted. Commissioner Holbrook and Chairman Anderson abstained because they were not in attendance at the meeting.

RESIDENT INPUT

No resident comments.

AGENDA ITEMS

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-10, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042- 0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request is submitted by Heritage Land Development.

Jay Stocking with Heritage Land Development is requesting a rezone to the R-1-10 zone. The east and west are Master Planned Communities, with Residential Agriculture to the south. The parcels to the north are currently in the County but are in the future annexation plan of the City.

Tami Midzinski, representing Heritage Land Development explained that they would like to have the parcels rezoned to R-1-10. All lots will be single-family homes and they are no longer working with the LDS Church (from the last submittal).

6:32 p.m. Public Hearing Opened

Danny Hansen said his concerns are the same as he had with the last proposal. The road is not wide enough for more traffic. There is a school, an approved MPC that has not been developed yet, and a future LDS Temple that will all generate more traffic to the crumbling system. There are a lot of unknowns. He thanked the developer for reaching out to residents for input. He is appreciative that the church is not going in because of the additional amount of traffic that would have been generated. He would like to find a way to work with the developer's continued efforts to find a better compromise. He would like to see the lots on 400 West match the 12,000 square foot lots that are currently there. When going through the MPC discussions, one segment of the population was left out – the grandparent model; grandparents would like to have homes with yards for grandkids to play in and parking for families to visit.

Janet Hillyard agreed with Danny Hansen's comments.

Devin Hillyard has attended the last few Commission and Council meetings. He has been a resident of Smithfield for 41 years and grew up on a farm (which his family still owns), that is accessed by 400 West. He does not know when the traffic impact study was completed, but he does not believe it occurred while farming and crop production were in full force. He often has to pull his farm equipment to the side of the road to let vehicles pass. Adding more homes will negatively impact the traffic. He has heard through "social media and the grapevine" that voices are not being heard by the Planning Commission. Residents have come to meetings time after time to voice concerns. He asked the Commission to pay attention to the people who currently live there. He agreed with Mr. Hansen's comments. Building and growth are inevitable but he would like to have it well-planned and infrastructure in place. Once open space is gone, it is gone forever.

Chris Olsen (Alternate Commissioner) has made it a goal to visit with neighbors around areas that are submitting for a rezone. He talked with several residents in the area. His personal opinion, and that of most of the people he spoke with, is for 1-acre lots. He noted that in his 27 years working for USU Facilities, he has never seen a road study done that did not give the answer wanted by the person paying for the study, just because a study is done does not mean that it provides an accurate picture. He appreciates the opportunity he has to serve on the Planning Commission.

Lee Helms asked that the Commission listen to the people who built and established this area. He would like to see development complement what they started, with 1-acre lots along 400 West and smaller lots in the back. Traffic is a main concern, especially with the narrow road.

Joe Beck lives just east of this parcel. He recognized and thanked Commissioner Olsen for coming out to meet with the residents. He agrees with the comments that have been made. He lives along 400 West. Behind his home and across the street will be 10,000 square foot lots, there is no more green belt. The borders of the city are becoming sprawl. The thought is to preserve what has been established, 400 West has been established and he would like to see that thoroughfare maintained with larger lots. Resident's voices are important and should be heard.

Caralee Stokes supports the residents and agrees with what has been voiced. The comments have come from their hearts and she hopes the Commission will consider the input.

6:49 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-10.

Commissioner Bell said months ago there had been discussion about a compromise where Heritage Land Development would widen the road the entire way if citizens would volunteer to give up part of their land and asked if this was still a possibility. Ms. Midzinski said she is not the person who could commit to doing that and it is not part of the City Code requirement, however, she is happy to have an open house or workshop and discuss some ideas.

Commissioner Holbrook is afraid that the City Council may come to the same conclusion it has the past few months because of the road concern. When the MPC was proposed, there was a willingness to build larger lots along 400 West; he asked if this could be a compromise. Ms. Midzinski said when this project began a few years ago, they have been more than willing to be accommodating. After Heritage Land Development purchased the property and before the annexation was submitted, they worked with Mr. Helms and sold him a corner piece of the property and made sure he had his irrigation share. At every meeting, she listens to the comments and concerns and talks to the project engineer. Single-family lots are what has been desired, so this is now what is being proposed. Regardless of the size of the lots, there will be another route through Fox Meadows; 400 West is not the only road available.

Commissioner Freidenberger asked about any research on the topsoil. Ms. Midzinski said a geo-tech study was completed and submitted when the original proposal was turned in. Commissioner Freidenberger is concerned about water drainage. Mr. Boudrero said the geo-tech report addresses those issues and the design must follow those report recommendations. There will be no basements in these homes. Stormwater is not allowed to drain into a neighborhood. He has seen hundreds of geo-tech and traffic impact studies and they do not all come back approved in the developer's favor.

Chairman Anderson asked about the lift station. Ms. Midzinski said it has been a requirement since the annexation. It will be handled by an HOA (Homeowner's Association). There will be a sump pump (based on the size of lots).

Commissioner Bell noted that the previous proposal was designed with larger lots along 400 West. Mr. Boudrero pointed out that properties can be larger than the base zone, but cannot be smaller in size. Standard rezones do not require a plat to be presented and approved; that is a requirement with an MPC zone.

Commissioner Holbrook said the developer's willingness to work with the community is encouraging. Ms. Midzinski would love the opportunity to sit down and discuss the issues, even if it has to be advertised as a public meeting.

Commissioner Freidenberger said that even if there was a workshop discussion, the developer would only be required to meet what is in the current Municipal Code.

Mr. Boudrero pointed out that the Commission's decision is a recommendation to the City Council.

Commissioner Bell asked if the developer would consider another MPC that would work with their needs and the desires of the community. Commissioner Freidenberger noted that another redesign could cost the developer more money and time. Ms. Midzinski said this project began in 2022 and they have accommodated so many changes and tried to appease so many people, they do not know what else to do. They have worked very hard to find a project that will work. After being denied by the City Council three times, the idea of an MPC is not appealing.

Commissioner Reis is puzzled because so many people comment about wanting to preserve farmland, but developing larger lots seems counterintuitive to that, smaller lots take up less space with more houses. He was raised on a farm and hopes the residents and developer can come up with a good compromise.

Commissioner Holbrook said the biggest concern seems to be the road. Commissioner Freidenberger asked about a possible traffic light on 400 West. Mr. Boudrero said there is nothing proposed, working with UDOT (Utah Department of Transportation) can be a very long process.

Chairman Anderson noted that the property owner also has certain rights, if they meet all the requirements of what is allowable, it is difficult to deny a project. He has personally been unhappy with developments where he lives, but he realizes it was not his land and those property owners had rights as long as rules/regulations were adhered to.

Commissioner Bell confirmed for Commissioner Lazo that this has previously been denied three times by the City Council.

Commissioner Marshall would like to communicate better with the City Council to understand why projects that the Commission recommends approval for are denied. The Commission and developers need to understand the intent of the elected officials.

Chairman Anderson said the Commission does listen to comments, even if decisions are not exactly what residents want them to be.

MOTION: Motion by Commissioner Holbrook to **recommend approval to the City Council** for Ordinance 24-10, an ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042- 0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-10 (Single-Family Residential 10,000 Square Feet). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request was submitted by Heritage Land Development. Commissioner Bell seconded the motion. **Motion approved (6-1).**

Vote:

Yes: Anderson, Bell, Holbrook, Marshall, Reis, Soto

No: Freidenberger

Other (General Plan)

Commissioner Marshall asked about the process. Mr. Boudrero said J-U-B has sent out a survey. The survey results will be reviewed, documented, and given to the steering committee. The committee will be appointed by the City Council. Open houses will be held. There will be plenty of time and opportunities to submit ideas and concerns.

Commissioner Reis would like the plan's intentions for growth to be very clear.

Commissioner Freidenberger said the plan will have to be quite comprehensive to meet grant funding. Commissioner Holdbrook said the plan should focus on the near future with updates every several years as things change.

Commissioner Marshall said Utah Code 10-9a-403 guides how a General Plan is laid out, he encouraged the Commissioners to review this section of the Code. In January, he requested a workshop to discuss ideas and priorities that make sense. The survey invites Commissioners to provide their top three priorities regarding land use, moderate-income housing, water use, and transportation. He does not want to spend hours writing up his responses for them to be lost in the whirlwind of the process, or to find out they are not consistent with what other Commission members or members of the City Council consider priorities. He asked how the May 1st meeting will be conducted; he does not want to be frustrated with the process. There needs to be research done about what the County, State, UDOT, and CMPO (Cache Metropolitan Planning Organization) are doing so that this plan can align with others. He would like to understand how the Commission will be involved and what the format will be. Mr. Boudrero said he will find out more details and bring the information back to the Commission at next month's meeting.

MEETING ADJOURNED at 7:40 p.m.

Jamie Anderson, Chairman



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CORPORATION
96 South Main
Smithfield, UT 84335**

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4. Discussion and possible vote on Ordinance 24-10.

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.



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Mather Intrablock Subdivision

April 17, 2024

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: 08-087-0018

Applicant: Robert Mather

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:

173 West 200 South
Smithfield, Utah

Lot Size:

0.88 Acres

Surrounding Uses:

North - Residential (R-1-10)

South - Residential (R-1-10)

East - Residential (R-1-10)

West - Residential (R-1-10)

Current Zoning:

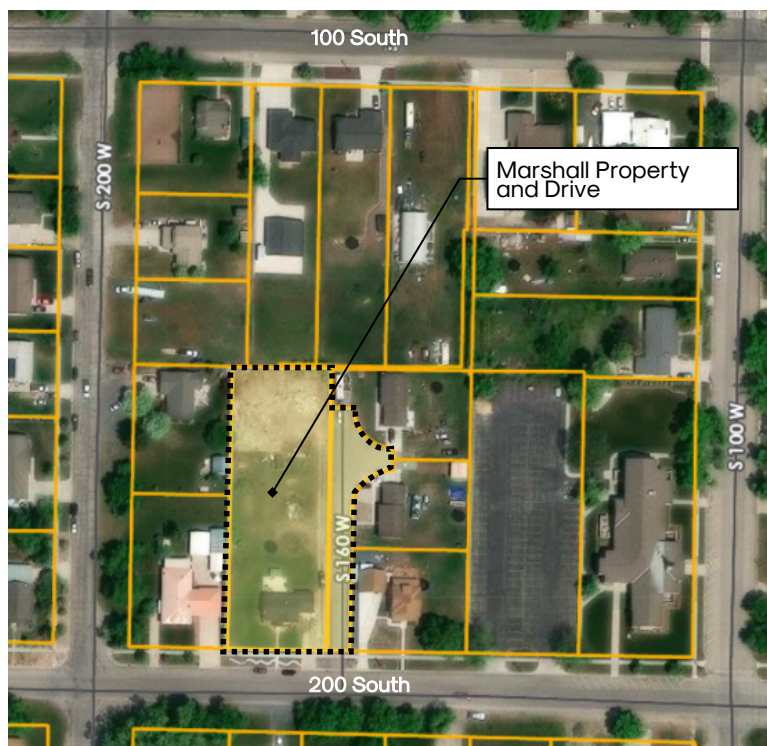
R-1-10 Residential

Proposed Zoning:

None

Project Summary

Robert Mather is requesting approval of a final plat for a minor Intrablock subdivision located at 173 West and 200 South. He is requesting to subdivide the rear portion of his large lot into three total parcels, with the existing residence on the South lot. Each parcel meets the frontage and size requirements of the existing zone, it also meets all of the requirements found in the Intrablock code.



04/04/2023

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

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LEGEND

Primary Boundary Line	Existing Water Line
Lot Line	Existing Gas Line
Other property Line	Existing Sewer Line
Existing Asphalt Edge	
Existing Over-Head Power	
Existing Over-Head Telephone	
Fence Line	
Proposed Sewer Lateral	
Proposed Water Lateral	
Proposed Asphalt	

SYMBOLS

Section Corner	Found Survey Point
Rebar With Cap	Power Pole
Fire Hydrant	

DOMINION ENERGY NOTE:

Questar Gas Company, DBA Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy 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 acknowledgement 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 Dominion Energy Utah's right-of-way department at 800-366-8532

Approved by Dominion Energy, this _____ day of _____ A.D., 20____.

By: _____ Title: _____

POWER NOTE:

1. Pursuant to Utah Code Ann. 54-3-27 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)(i) 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:

- (1) a recorded easement or right-of-way;
- (2) the law applicable to prescriptive rights;
- (3) title 54, chapter 8a, damage to underground utility facilities or
- (4) any other provision of law.

Approved by the Rocky Mountain Power, this _____ day of _____ A.D., 20____.

By: _____ Title: _____

CITY COUNCIL ACCEPTANCE AND APPROVAL

Approved by the Smithfield City Council, this _____ day of _____ A.D., 20____.

Attest:

Mayor _____ City Recorder _____

DEVELOPER

RJ Mather
173 W 200 S
Smithfield UT 84335

RECORD OWNERS

Shelby & Robert John Mather
173 W 200 S
Smithfield UT 84335

CITY ENGINEER'S APPROVAL

I have examined this plat and find it is correct and in accordance with the information on file in this office.

City Engineer _____ Date _____

PLANNING AND ZONING APPROVAL

This plat approved by the Smithfield City Planning and Zoning Commission this _____ day of _____ A.D., 20____.

Attest:

Chairman _____ Secretary _____

NOTES:

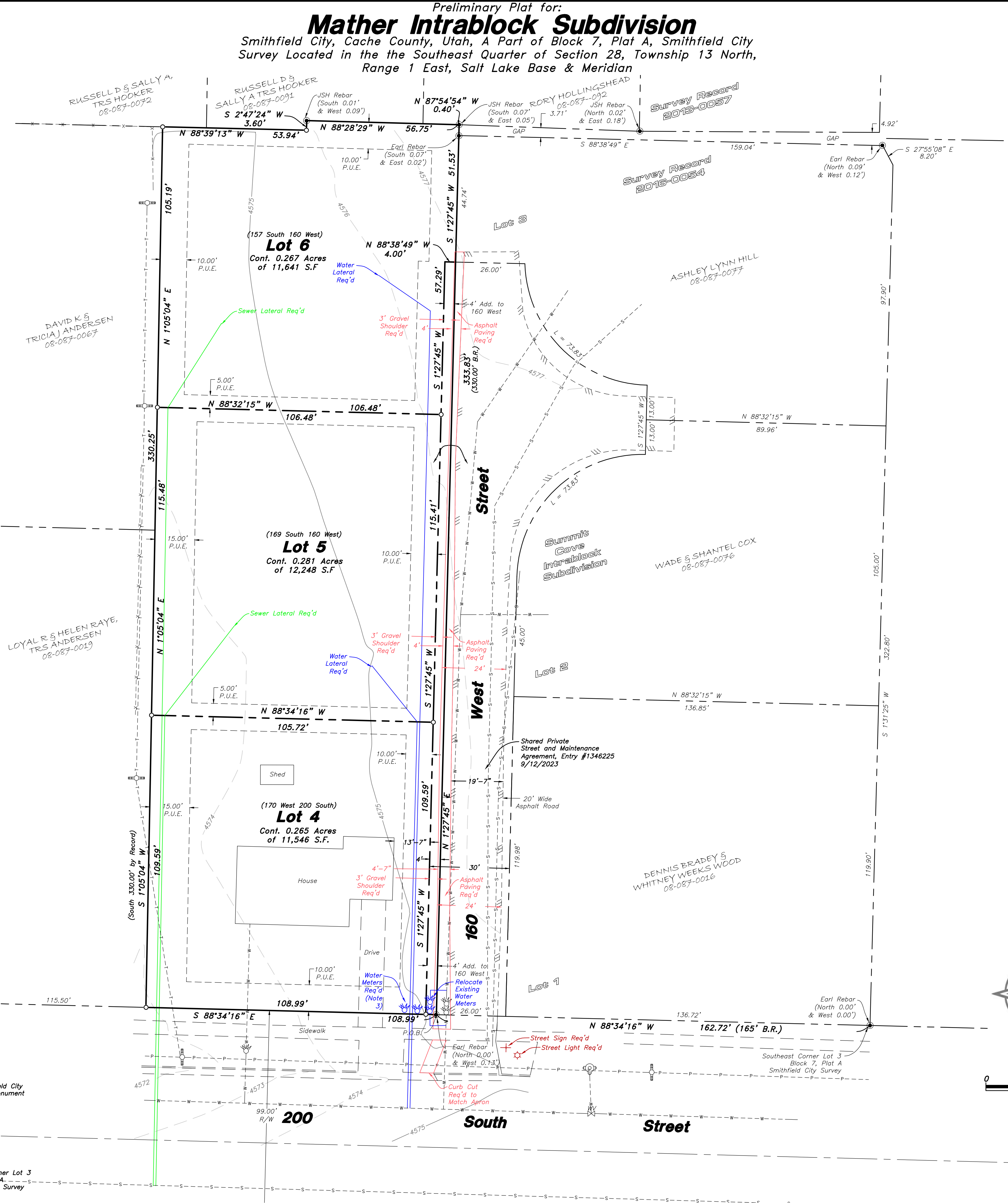
1- Public Utility Easements. No structures may be built within any public utility easement, except as approved by the city engineer.

2- 160 West Street is to be jointly owned by the owners of the subdivision, less Lot 4. The owners of the other lots shall use this street for ingress and egress and shall equally share any expenses for maintenance, property taxes, etc.

3- Water meters must have at least 1.5 feet of separation between each other.

NARRATIVE

The purpose of this survey was to divide the parcel as shown and described hereon. The survey was ordered by RJ Mather. The control used to establish the property corners was the Summit Cove Infracblock Subdivision Plat located in the Southeast Quarter of Section 28, Township 13 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is a line from the Southwest Corner of said Section 28 to the Cache County Smithfield GPS Monument, which bears North 64°52'09" East, "Utah Coordinate System 1983 North Zone".

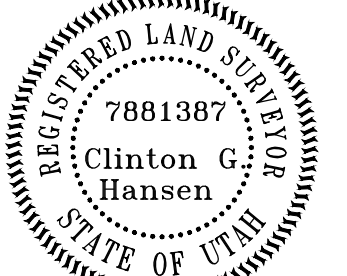


SURVEY CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Platted Three (3) Lots, know Hereafter as Mather Infracblock Subdivision, in Smithfield City, Cache County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Cache County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Smithfield City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2023

Clinton G. Hansen P.L.S.
Utah Land Surveyor
Licence No. 7881387



SUBDIVISION BOUNDARY

A Part of Lots 3 and 4, Block 7, Plat 'A' of the Smithfield City Survey, Located in the City of Smithfield, County of Cache, State of Utah, Described as Follows:

Beginning at the Southwest Corner of Summit Cove Infracblock Subdivision at a Point Located 162.72 Feet North 88°34'16" West (165.00 Feet by Record) from the Southeast Corner of said Lot 3 and RUNNING THENCE North 01°27'45" East 333.83 Feet (330.00 Feet by Record) Along the West Line of said Summit Cove to the Intersection with Survey Record 2013-0057; Thence Along said Survey Record the Following Four (4) Courses: (1) North 87°54'54" West 0.40 Feet; (2) North 88°28'29" West 56.75 Feet; (3) South 02°47'24" West 3.60 Feet; (4) North 88°39'13" West 53.94 Feet to a Point Located 115.50 East of the West Line of said Block 7; Thence South 01°05'04" West 330.25 Feet (South 330.00 Feet by Record) Parallel With said West Block Line to the Intersection with the South Line of said Block 7; Thence South 88°34'16" East 108.99 Feet Along said South Line to the Point of Beginning. Containing 0.839 Acres.

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 to be hereafter known as Mather Infracblock Subdivision, offer and convey to all public utility agencies, their successors and assigns, a permanent easement and right-of-way over, under, across, and through those areas designated on this plat as private streets or utility easements for the construction and maintenance of subterranean, electrical, communications, natural gas, sewer, water, irrigation, and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use.

In witness we have hereunto set our signature

this _____ day of _____, 20____.

Shelby Mather and Robert John Mather
(Husband and Wife as Joint Tenants)

Shelby Mather

Robert John Mather

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 20____, Shelby Mather and Robert John Mather, husband and wife as joint tenants, personally appeared before me, the undersigned Notary Public in and for said County, in the State of Utah, the signers of the attached Owners Dedication, whom duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.



Notary Public Signature _____

Notary Public Commissioned in Utah (Print Name) _____

Commission Number - Expires _____

COUNTY RECORDER'S NO. _____

State of Utah, County Cache, Recorded and Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: File of Plats _____

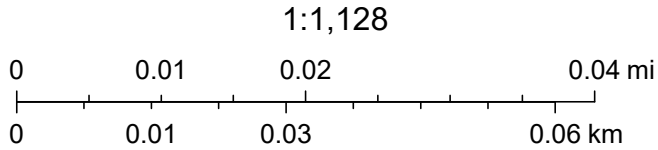
County Recorder _____

Parcel Map



4/4/2024, 7:49:14 AM

- 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

Bobcat Meadows Intrablock

April 17, 2024

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: 08-113-0025

Applicant: Anthony Larson

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:

167 East 400 South
Smithfield, Utah

Lot Size:

1.24 Acres

Surrounding Uses:

North - Residential (R-1-10)
South - Residential (R-1-10)
East - Residential (R-1-10)
West - Residential (R-1-10)

Current Zoning:

R-1-10 Residential

Proposed Zoning:

None

Project Summary

Anthony and Barbara Larson are requesting approval of a final plat for a minor Intrablock subdivision located at approximately 167 East and 400 South. They are requesting to subdivide the rear portion of his large lot into four total parcels, with the existing residence on the South East lot. Each parcel meets the frontage and size requirements of the existing zone, it also meets all of the requirements found in the Intrablock code.



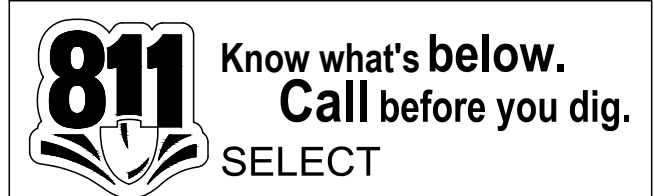
04/08/2024

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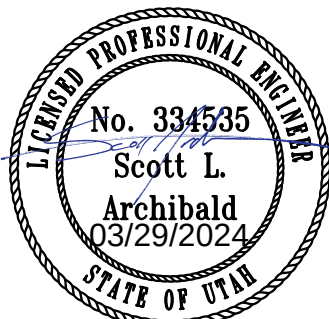
<http://smithfieldcity.org/comdev>
Administration • Engineering • Planning • Zoning



REV. NO.	COMMENT	DATE

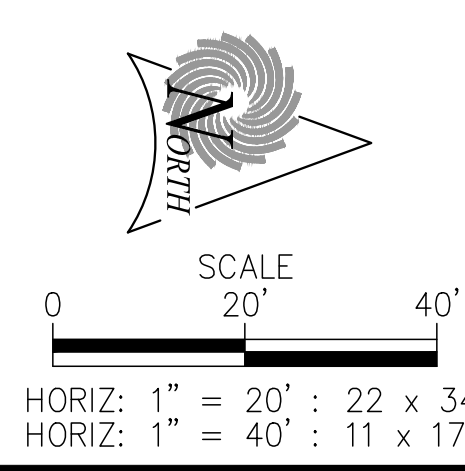
**SUNRISE**
ENGINEERING

2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
www.sunrise-eng.com

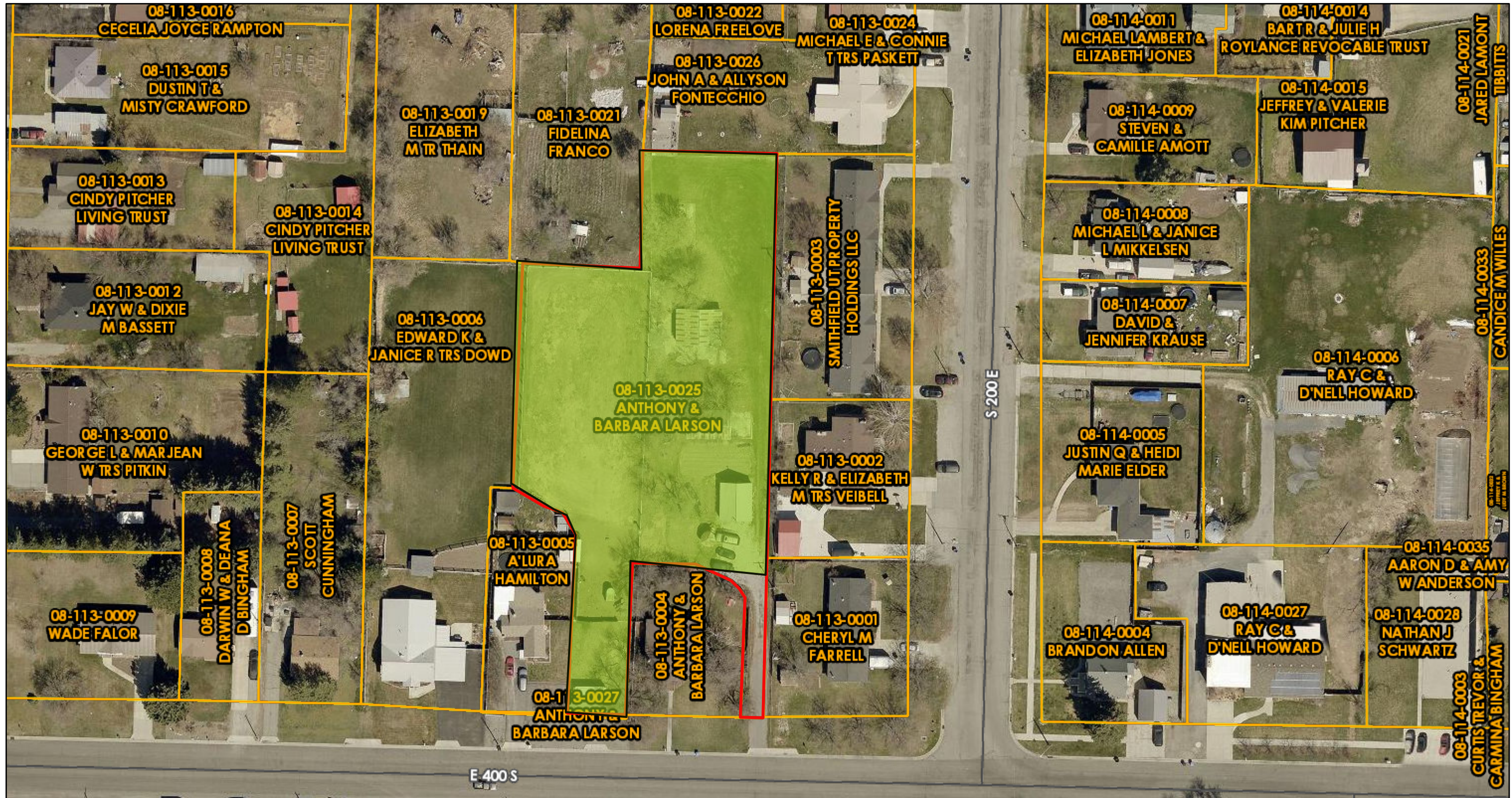
**ANTHONY LARSON**
400 EAST SUBDIVISION
PROPOSED SITE PLAN

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
09792	JFL	JFL	SLA	1 of 1

SP1

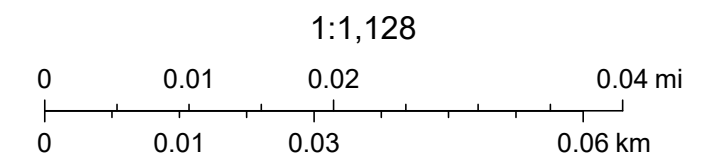


Parcel Map



4/4/2024, 5:03:27 PM

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



Maxar, Microsoft



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

South Main Retail Subdivision

April 17, 2024

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: 04-006-0001

Applicant: Tanner Webster

Action Type: Administrative

Staff Recommendation: Approval

Project Location

Location:

1000 South Main Street
Smithfield, Utah

Lot Size:

7.34 Acres

Surrounding Uses:

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

Current Zoning:

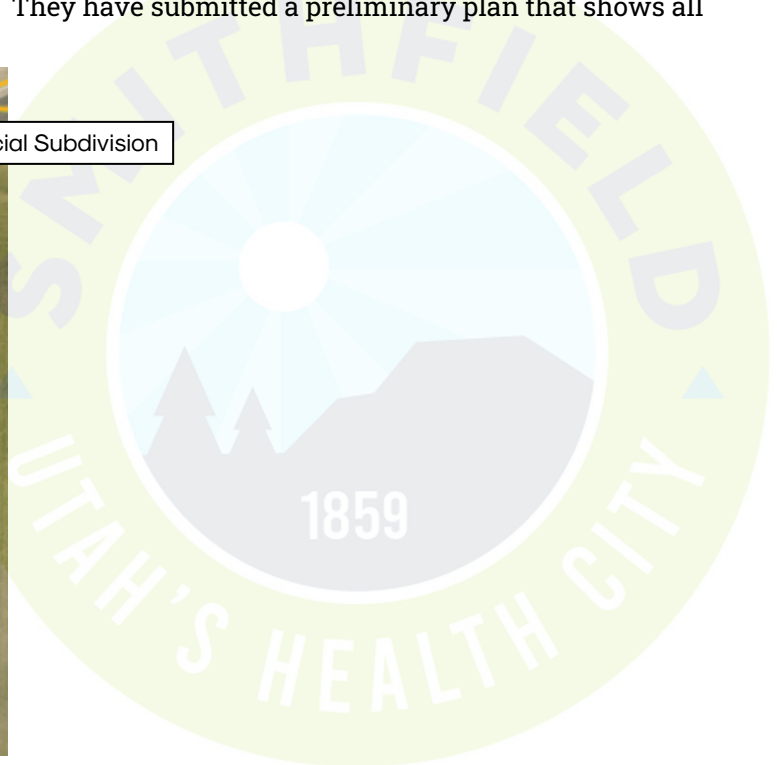
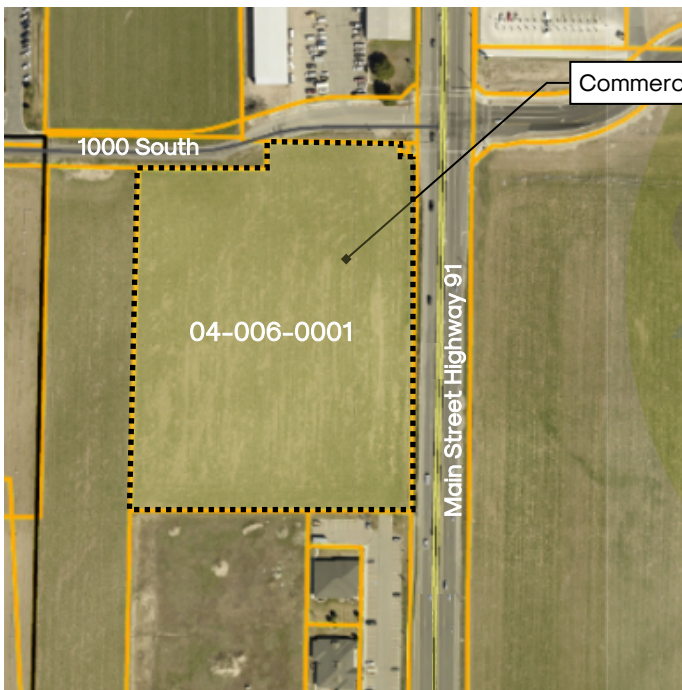
CC (Commercial)

Proposed Zoning:

None

Project Summary

Tanner Webster with Webster Smithfield SPV are requesting approval of a commercial subdivision located on the 7.34 acre property at 1000 South and Main Street. They are proposing building in two phases. The four parcels along Main Street would be developed in the first phase, along with the fifth lot as the site retention pond. The West half would be constructed in the second phase. They have submitted a preliminary plan that shows all requirements being met and reviewed.



04/08/2024

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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

Findings of Fact

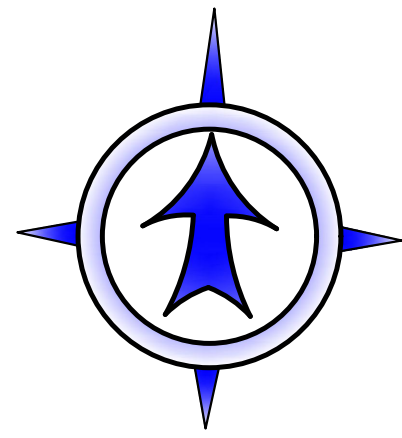
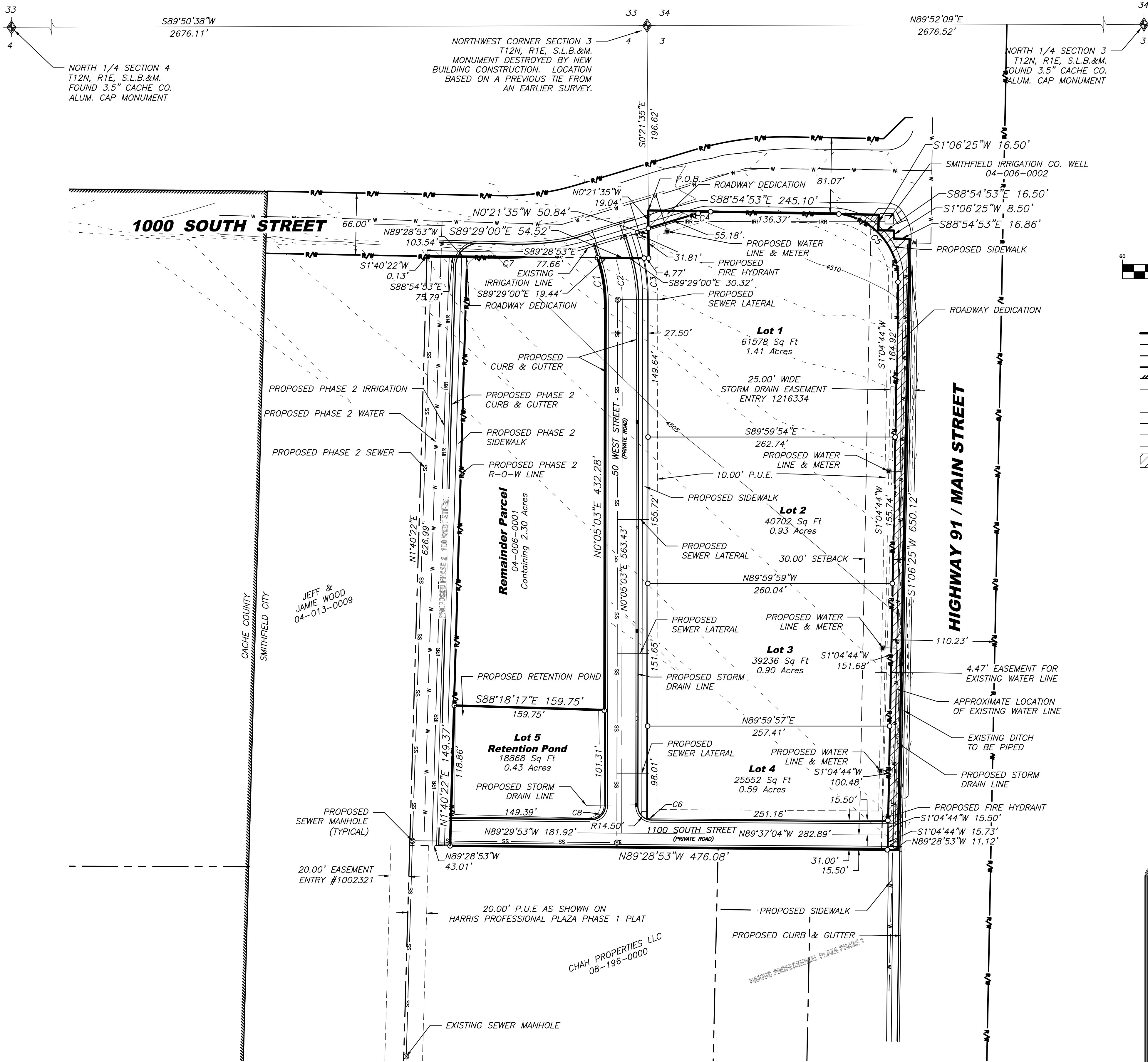
1. The details and information in this plat meets the requirements found in the major subdivision chapter. §16.07.030 (040)
2. The preliminary plat was submitted and reviewed in accordance with the municipal code. §16.09.020 (030)
3. All drawing details in this plat have been reviewed by the city. §16.09.040

Conclusion and Recommendation

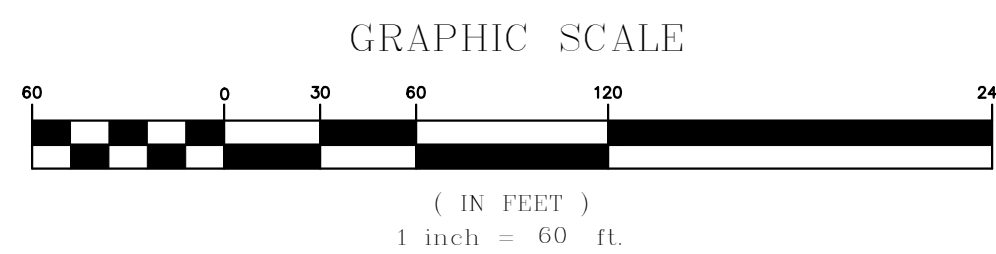
Based on the findings of fact listed above, the staff recommends **approval** of the South Main Retail Subdivision Preliminary Plat, as meeting the requirements of Smithfield City Municipal Code.



A PRELIMINARY PLAT FOR:
South Main Retail Subdivision
A PART OF THE NORTHWEST QUARTER OF SECTION 3, AND THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 13 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE & MERIDIAN



April 8, 2024



LEGEND:	
	SUBDIVISION BOUNDARY
	LOT LINE
	ADJACENT PROPERTY
	RIGHT-OF-WAY LINE
	CORPORATE LIMITS LINE
	CENTERLINE
	PUBLIC UTILITY EASEMENT
	PROPOSED CURB
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE
	ROADWAY DEDICATION
	PROPOSED SEWER MANHOLE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	FOUND REBAR
	SECTION MONUMENT
	SET 3/8" REBAR W/CAP

SHEET 1 OF 2

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Drawn by JH 23-228.dwg 4/8/24

OWNER'S DEDICATION

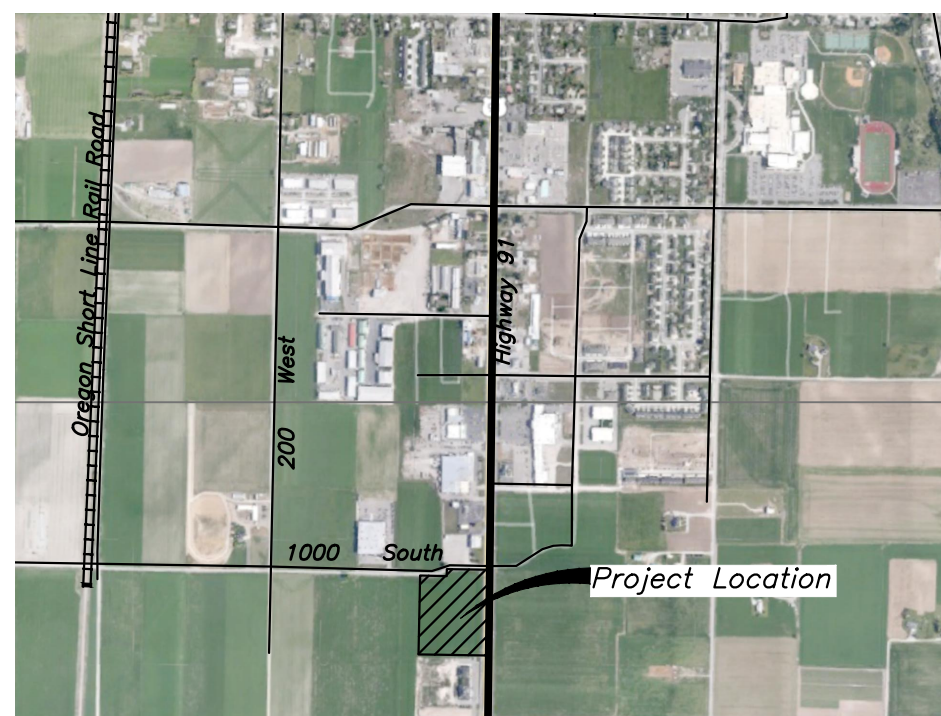
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS TO HEREAFTER BE KNOWN AS TANNER WEBSTER SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND AREAS INTENDED FOR PUBLIC USE AS SHOWN ON THIS PLAT TO SMITHFIELD CITY. 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 _____, 2024.

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: TANNER WEBSTER SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT SOUTH LINE OF PARCEL 08-117-0041 LOCATED SOUTH 00°21'35" EAST, A DISTANCE OF 196.62 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND RUNNING THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 245.10 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 8.50 FEET; THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 16.86 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 91; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 650.12 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH LINE OF HARRIS PROFESSIONAL PLAZA PHASE 1; THENCE NORTH 89°28'53" WEST, A DISTANCE OF 476.08 FEET ALONG SAID NORTH LINE; THENCE NORTH 01°40'22" EAST, A DISTANCE OF 149.37 FEET; THENCE SOUTH 88°18'17" EAST, A DISTANCE OF 159.75 FEET; THENCE NORTH 00°05'03" EAST, A DISTANCE OF 432.28 FEET TO THE POINT OF CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°58'26" WEST, A RADIAL DISTANCE OF 149.69 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°00'23", A DISTANCE OF 49.66 FEET WITH A LONG CHORD BEARING NORTH 09°31'45" WEST, A DISTANCE OF 49.43 FEET; THENCE SOUTH 89°29'00" EAST, A DISTANCE OF 54.52 FEET; THENCE NORTH 00°21'35" WEST, A DISTANCE OF 50.84 FEET TO THE POINT OF BEGINNING. CONTAINING 5.42 ACRES IN THREE LOTS AND A RETENTION POND PARCEL.



VICINITY MAP
SMITHFIELD CITY UTAH

LLC ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.

ON THIS _____ DAY OF _____, 2024, _____ 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 WEBSTER SMITHFIELD SPV, 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 RECORDERS NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
BOOK: _____ PAGE: _____

CACHE COUNTY RECORDER

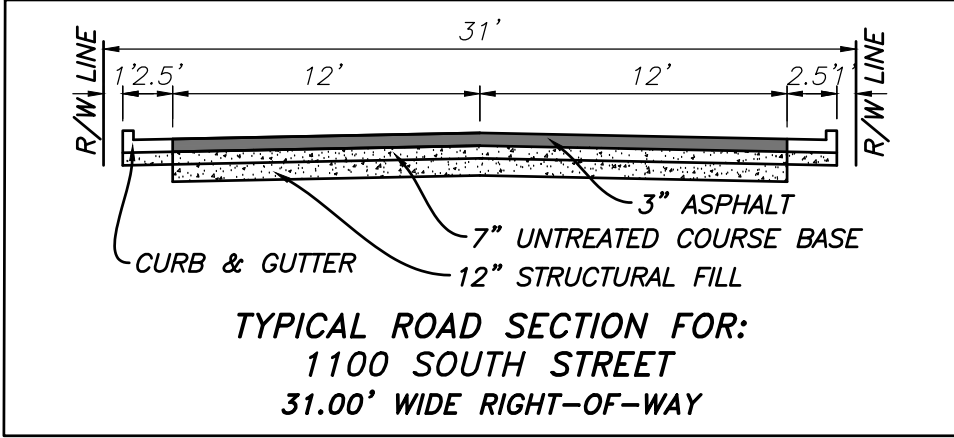
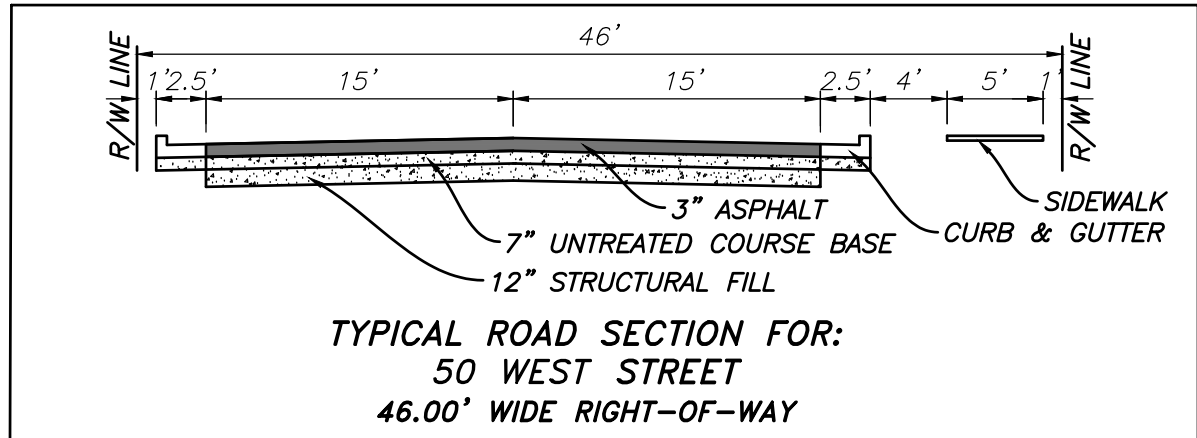
A PRELIMINARY PLAT FOR:
South Main Retail Subdivision
A PART OF THE NORTHWEST QUARTER OF SECTION 3, AND THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 13 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE & MERIDIAN

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910
Drawn by JH 23-228.dwg 4/8/24

Record Owners: Webster Smithfield SPV LLC
1496 East Jamestown Drive
Murray, Utah 84121
Engineer: Sunrise Engineering
2100 North Main Street
North Logan, Utah 84341

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.66	149.69	19°00'23"	N9° 31' 45"W	49.43
C2	49.32	165.00	17°07'33"	N8° 28' 40"W	49.14
C3	41.00	186.00	12°37'45"	N6° 13' 50"W	40.92
C4	13.43	44.00	17°29'38"	N82° 06' 37"E	13.38
C5	105.21	71.55	84°14'48"	S41° 02' 30"E	95.98
C6	4.59	13.50	19°28'47"	N80° 16' 26"W	4.57
C7	27.78	333.00	4°46'46"	N88° 41' 44"E	27.77
C8	21.69	14.16	87°43'52"	S43° 56' 59"W	19.63



- NOTES:
- ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE UNRESTRICTED ACCESS TO THE INTERIOR PRIVATE ROADS 50 WEST STREET AND 1100 SOUTH STREET.
 - MAINTENANCE AND SNOW REMOVAL ON PRIVATE INTERIOR ROADS 50 WEST STREET AND 1100 SOUTH STREET WILL BE THE RESPONSIBILITY OF THE HOA.
 - THE RETENTION POND PARCEL SHALL BE USED FOR THE CONSTRUCTION OF A STORM WATER RETENTION POND WITH MAINTENANCE AND UPKEEP BEING THE RESPONSIBILITY OF THE HOA.
 - 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 BY THE DEVELOPER OR THE HOA. WATER METERS WILL BE OWNED AND MAINTAINED BY SMITHFIELD CITY.

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 _____, 2024
BY _____
TITLE _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS ____ DAY OF _____, 2024
BY _____
TITLE _____

SHEET 2 OF 2

ADDRESSES	
LOT 1	1025 SOUTH MAIN STREET
LOT 2	1047 SOUTH MAIN STREET
LOT 3	1071 SOUTH MAIN STREET
LOT 4	1095 SOUTH MAIN STREET

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QWEST _____ DATE _____
COMCAST _____ DATE _____

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 _____

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL THIS ____ DAY OF ____ A.D. 2024 BY THE SMITHFIELD CITY PLANNING AND ZONING COMMISSION.

By: _____ CHAIRPERSON

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 _____, 2024.

SMITHFIELD CITY ATTORNEY

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS ____ DAY OF ____ A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ ATTEST _____



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Smithfield Crest PUD Preliminary Plat

April 17, 2024

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: 08-117-0018

Applicant: Heritage Land Development

Action Type: Administrative

Staff Recommendation: Approval

Project Location

Location:

800 South 250 East
Smithfield, Utah

Lot Size:

10.76 Acres

Surrounding Uses:

North - R-1-10 Residential

South - County

East - RM Multi-Family (PUD)

West - RM Multi-Family (PUD)

RM Multi-Family

Current Zoning:

RM Multi-Family (PUD)

Proposed Zoning:

None

Project Summary

Marshaë Stokes and Heritage Land Development have submitted a preliminary plan, corresponding with the Multi-family and Planned Unit Development located on 800 South. In addition to the site and development plan, they have included, (as required) a phasing plan and landscape plan. The updated plan includes 114 townhome units, an interconnecting trail system and an open space with amenities.



04/03/2024

Page 1

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

Findings of Fact

1. The details and information in this plat meets the requirements found in the major subdivision chapter. §16.07
2. The preliminary site plan meets all the required development standards found in the Planned Unit Development overlay zone. §17.88
3. All open space, trail corridors and pedestrian circulation, complies with the required code in section §17.88.060, §17.88.070, §17.88.110 and §17.88.120.
4. The preliminary landscape plan conforms to chapter §17.81.090
5. All applicable codes in §16.09 have been addressed and the appropriate fees have been paid.

Conclusion and Recommendation

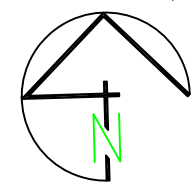
Based on the findings of fact listed above, the staff recommends **approval** of the Smithfield Crest PUD preliminary plans as follows:

- All the minimum requirements have been met as found in the Smithfield City Code, sections §17.88 and §16.09. The addition of the proposed property is not included in calculations.



SMITHFIELD CREST A PLANNED UNIT DEVELOPMENT

PART OF THE SOUTH HALF OF SECTION 34
TOWNSHIP 13 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
SMITHFIELD, UTAH

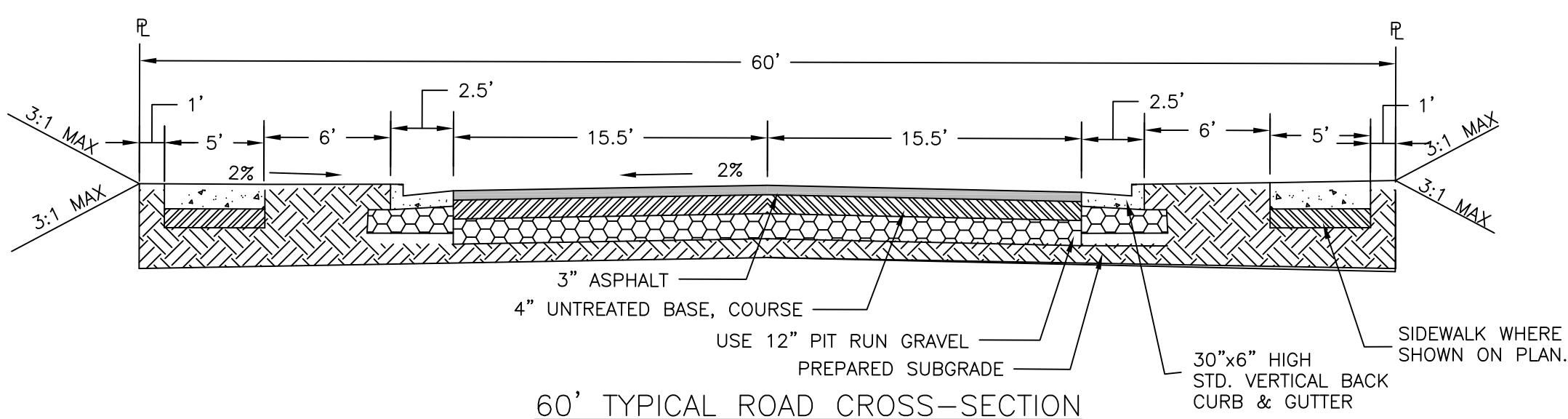
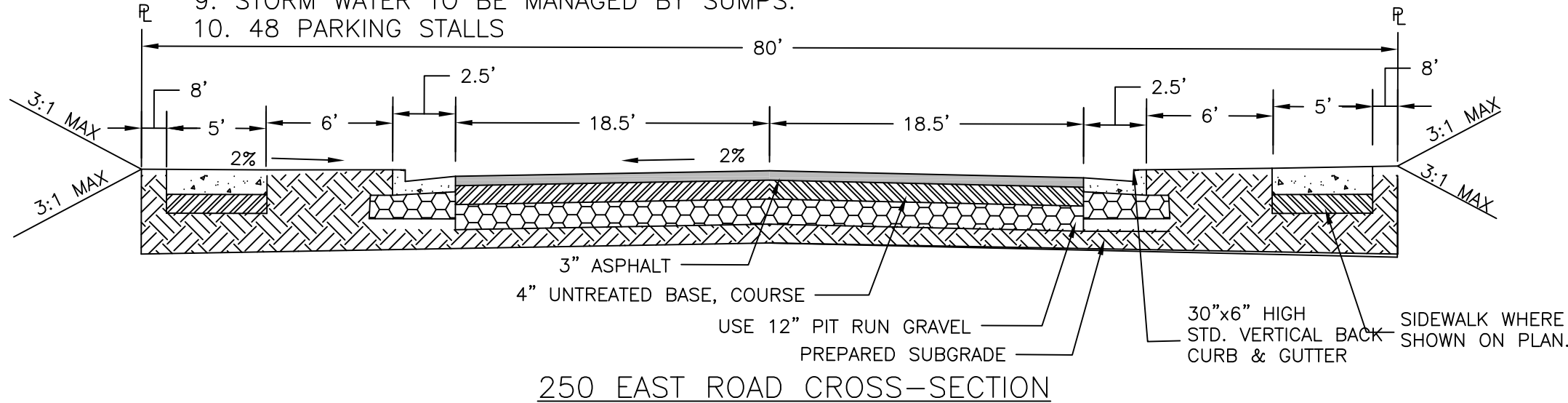


SCALE: 1"=100' (11x17 PLAN SET)

SCALE: 1"=50' (22x34 PLAN SET)

NOTES:

- Total Area: 10.75 acres
- Net area: 9.11 acres
Base density: 10 unit/acre=91
Proposed units: 114 units (12.5units/acre)
Bonus Density Breakdown for 25% bonus density:
10% for two car garages
5% for building materials of stucco and masonry
1% for extra open space
5% for pedestrian/bicycle trails
4% for amenities(pickleball and playground)
- ROW:1.64 acres
- Buildings/driveways/alleys/Parking Lots: 4.40 acres
- Total Open space: 4.71 acres (51.7%)
- EXISTING ZONE: RM WITH PUD OVERLAY
- SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 20'
- HOA TO MANAGE ALL COMMON AREA
- STORM WATER TO BE MANAGED BY SUMPS.
- 48 PARKING STALLS

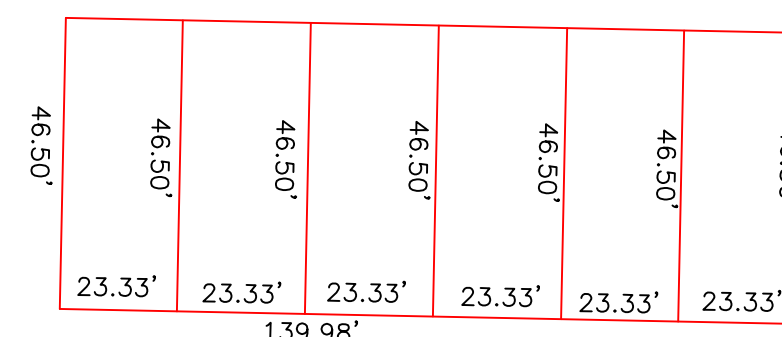


VICINITY

LEGEND

- SUBDIVISION BOUNDARY LINE
- ROAD
- EXISTING POWER
- EXISTING GAS LINE
- EXISTING SEWER LINE
- NEW 8" PVC SEWER/MH
- NEW 4" PVC SEWER LATERAL-UNLESS OTHERWISE NOTED
- EXISTING WATER LINE-AS NOTED
- NEW 8" D.I. WATER LINE
- NEW WATER SERVICE
- EXISTING STORM
- NEW STORM LINE/CB
- EXISTING IRRIGATION LINE-AS NOTED

- EXISTING MNR CONTOUR (1')
- EXISTING MNR CONTOUR (5')
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- STREET LIGHT (STYLE AND HEIGHT TO BE APPROVED BY CITY)

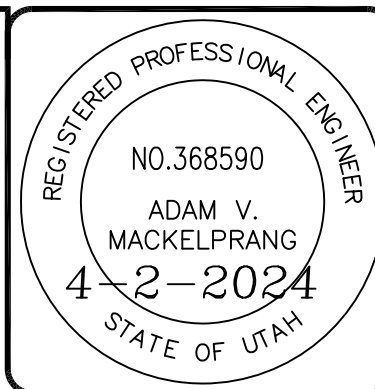


TYPICAL LOT DIMENSIONS 6-PLEX ALLEY LOADED

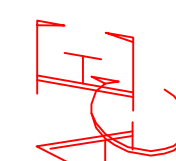
TYPICAL LOT DIMENSIONS 6-PLEX FRONT LOADED

CONSTRUCTION NOTES:

- WATER METER PODS TO BE CONSTRUCTED AS FOLLOWS:
ANY PODS LESS THAN 4 METERS TO HAVE 2" SERVICE LINE WITH MANIFOLD.
ANY PODS GREATER THAN 4 METERS TO HAVE 4" SERVICE LINE WITH MANIFOLD.
ALL PODS TO HAVE VALVE 2 FEET AWAY FROM CONNECTION TO MAIN LINE.



ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliance@alliancece.com



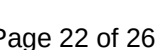
REVISIONS / SUBMISSIONS	DATE	PROJECT NO. :
No.		DRAWN :
		PROJECT NO. :
		REVIEWED :
		CAD FILE :

SMITHFIELD CREST
PART OF THE SOUTH HALF OF SECTION 34
TOWNSHIP 13 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
SMITHFIELD, UTAH

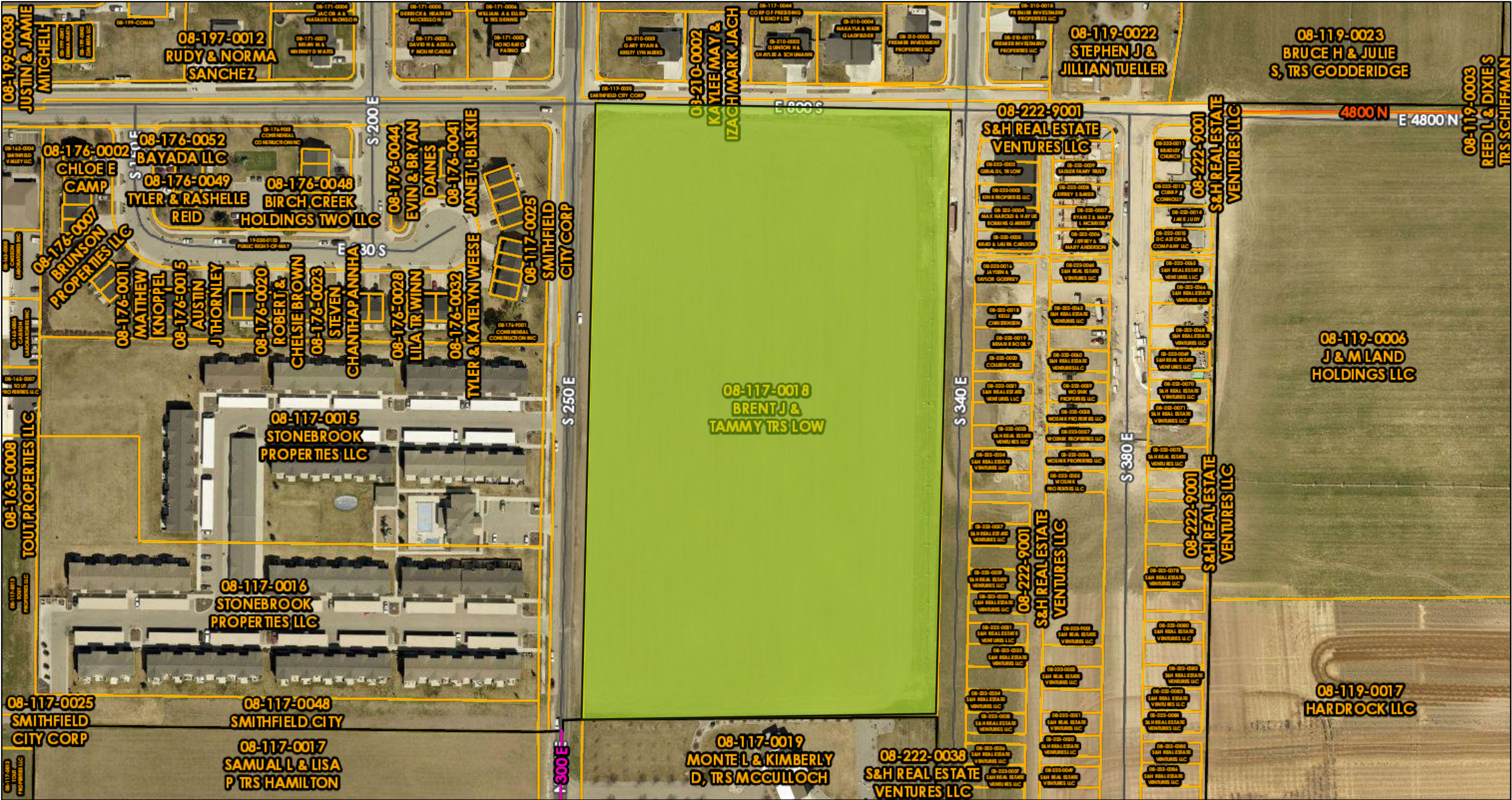
PRELIMINARY PLAT

DATE : FEB, 2024

DRAWING No. 1

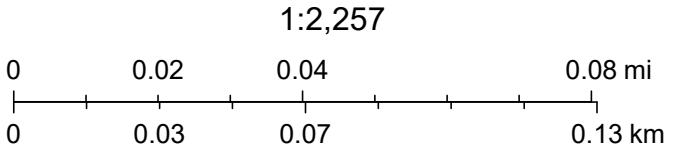


Parcel Map



4/4/2024, 7:50:31 AM

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



Maxar, Microsoft

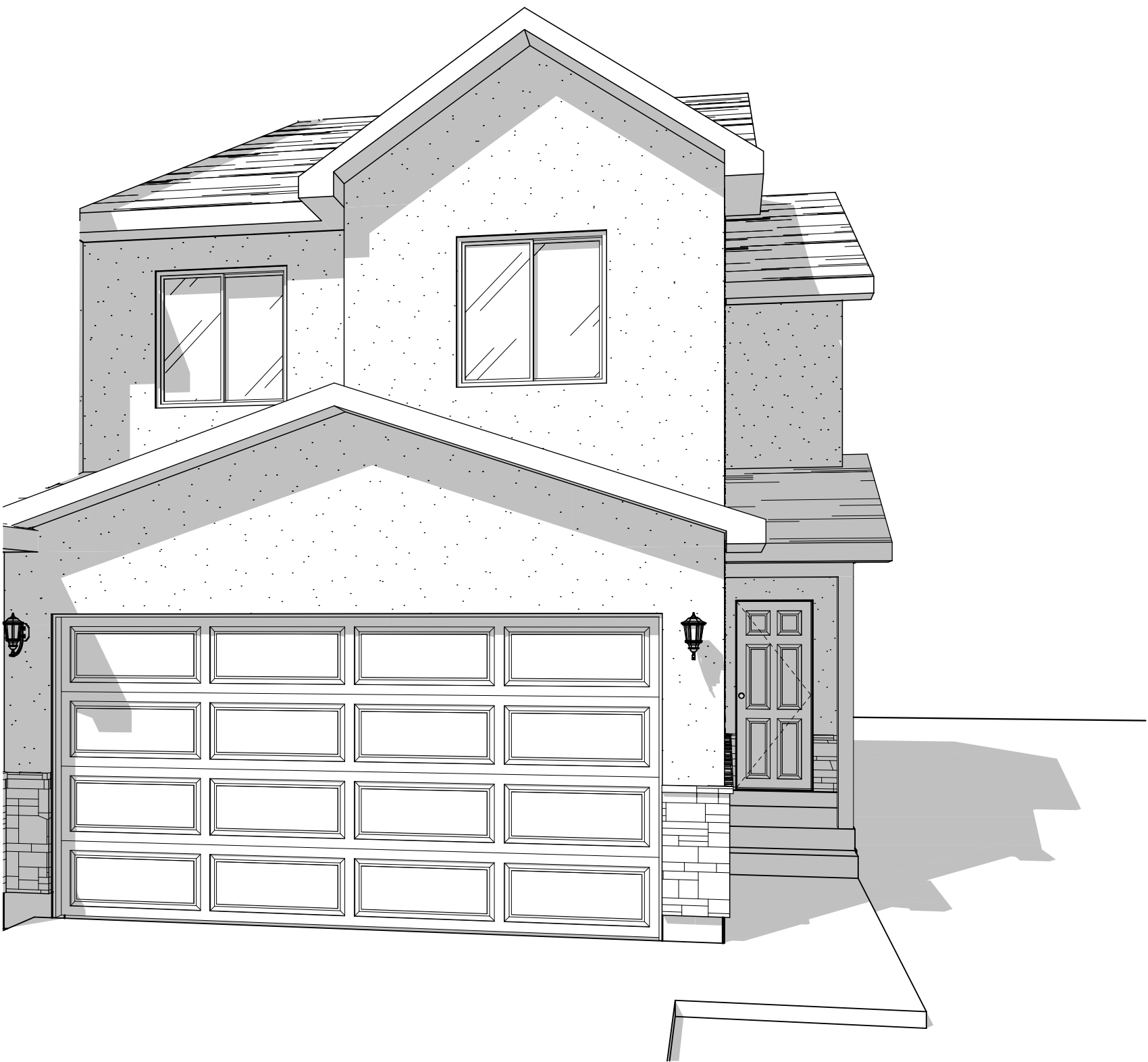
SMITHFIELD CREST MULTIFAMILY

SQUARE FOOTAGES

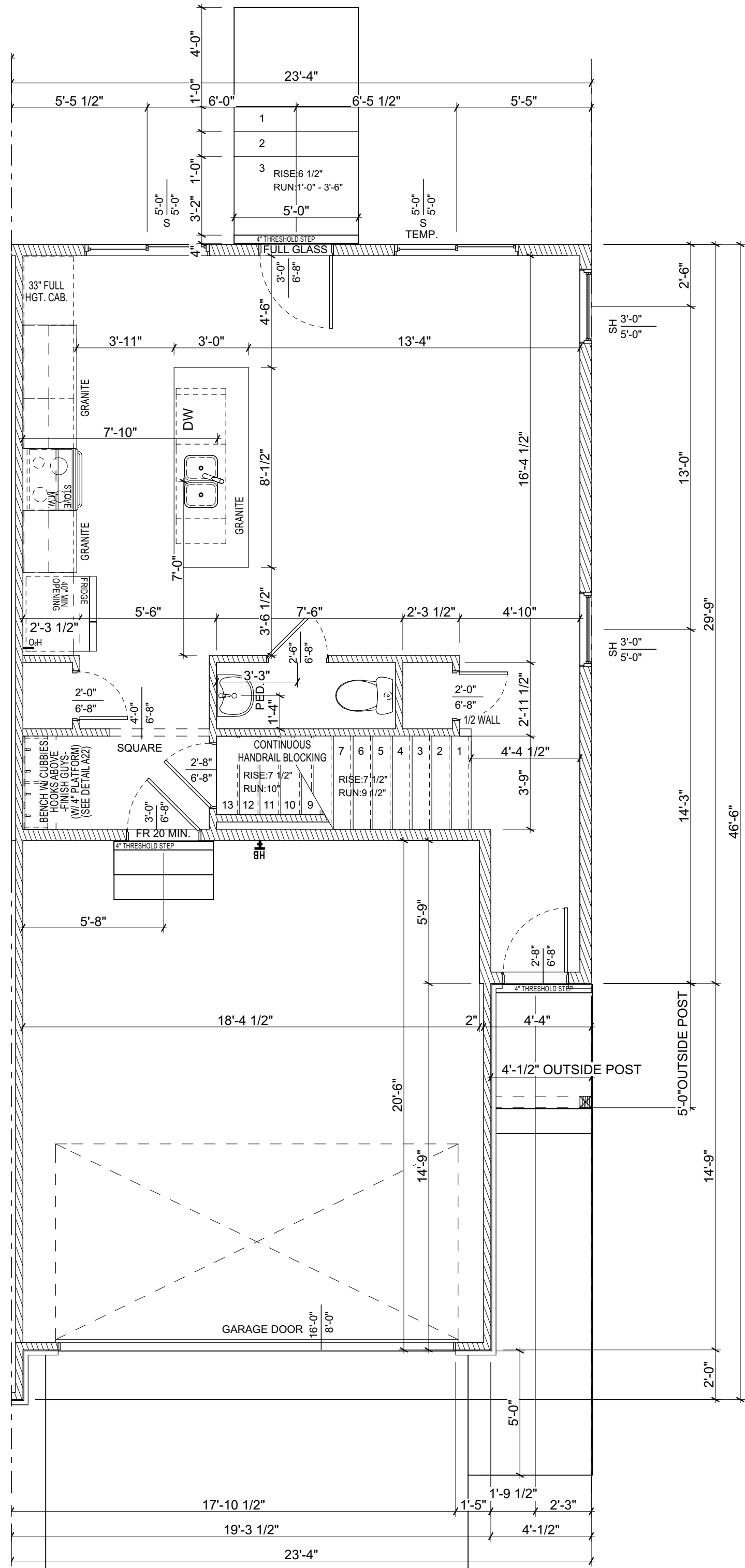
MAIN & UPPER SQ. FT.		GARAGE SQ. FT.	
1 - UNFINISHED			
UPPER UNFINISHED	32.91	GARAGE	392.84
	32.91 sq ft		392.84 sq ft
2 - FINISHED			
MAIN FINISHED	585.88		
UPPER FINISHED	888.56		
	1,474.44 sq ft		
	1,507.35 sq ft		

CEILING HEIGHTS

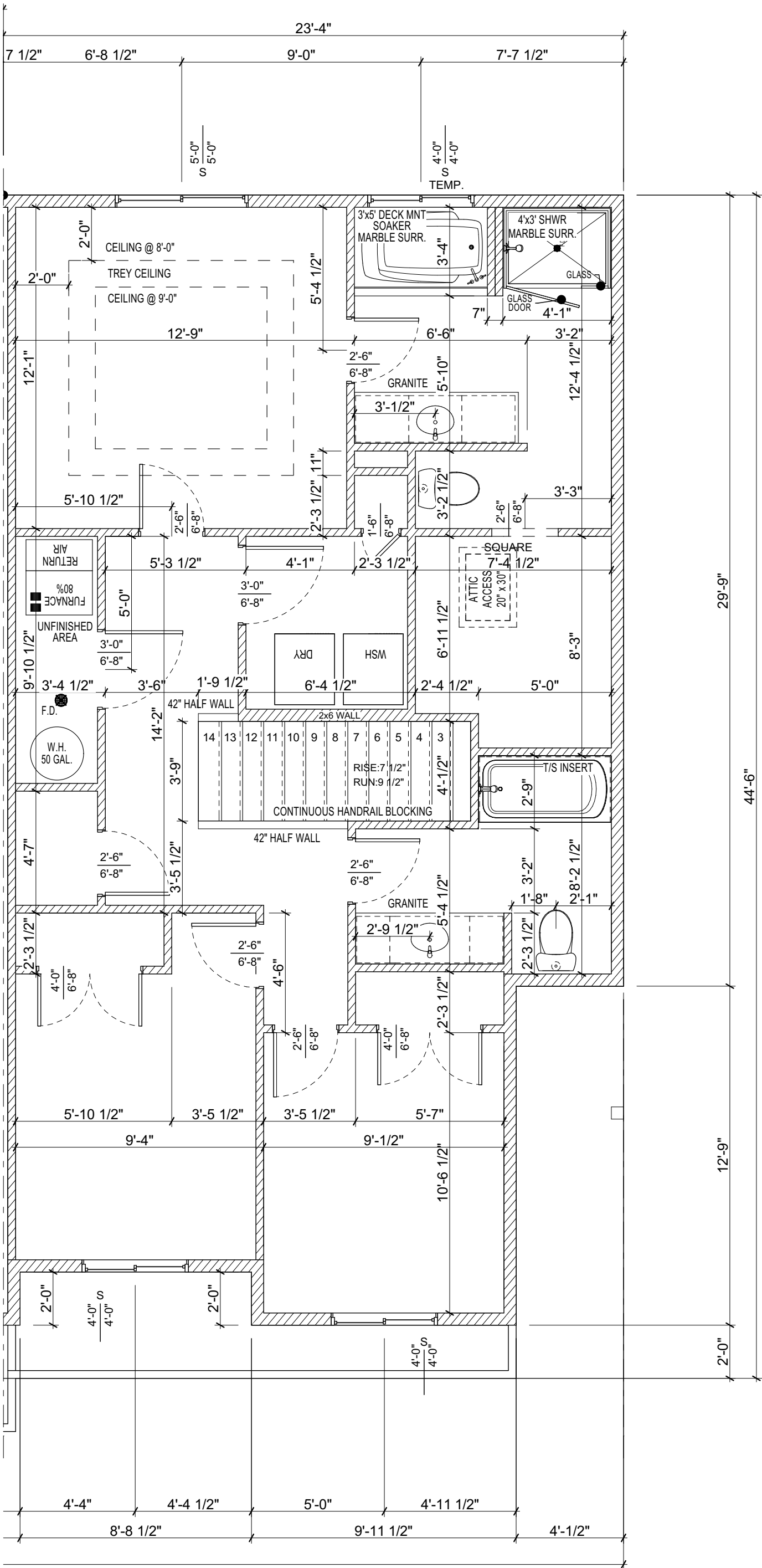
(3) UPPER CEILINGS	TREY	8'-1 1/8"
(2) MAIN CEILINGS		8'-1 1/4"
(1) BASEMENT CEILINGS		7'-9 1/2"



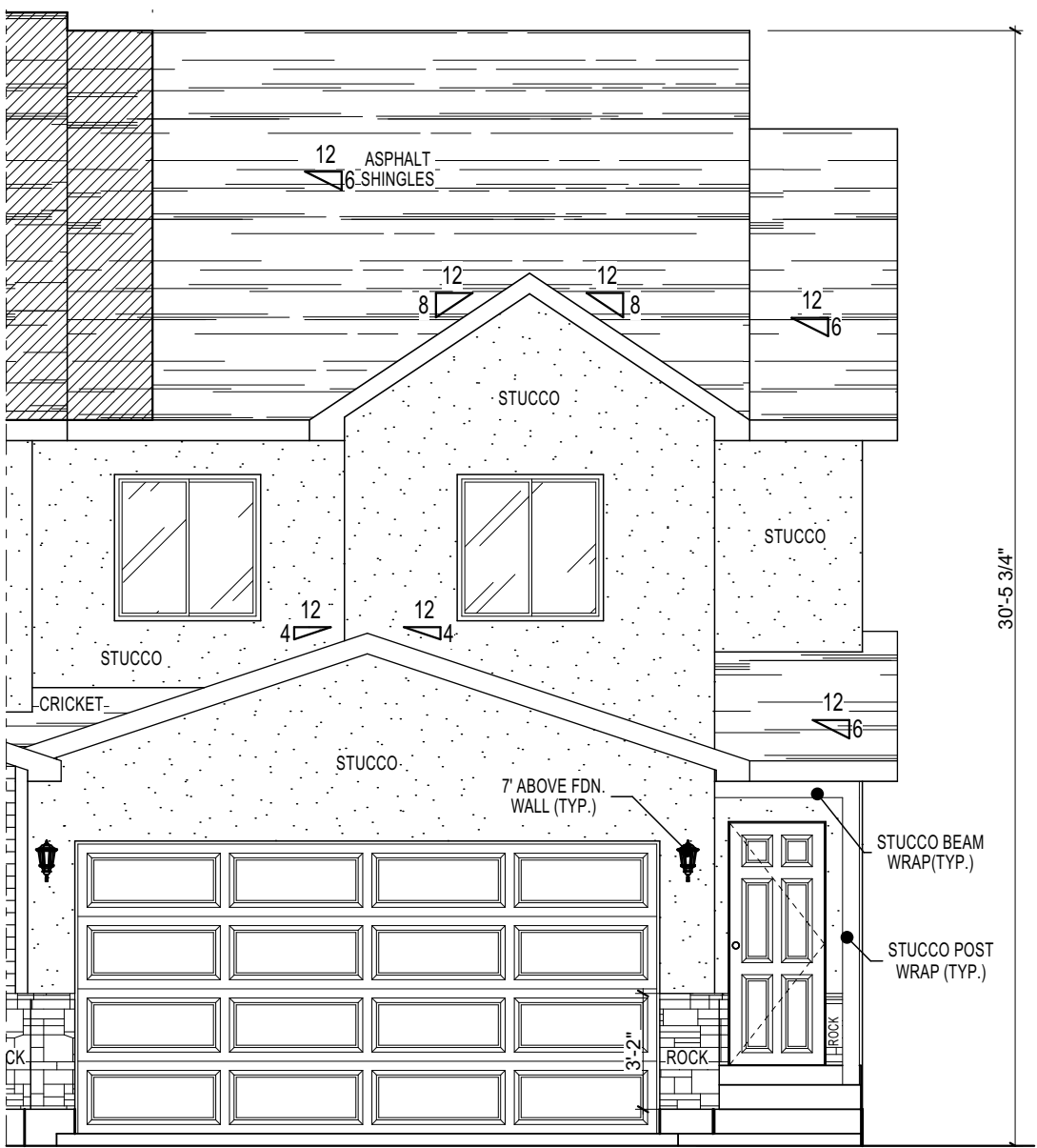
PERSPECTIVE



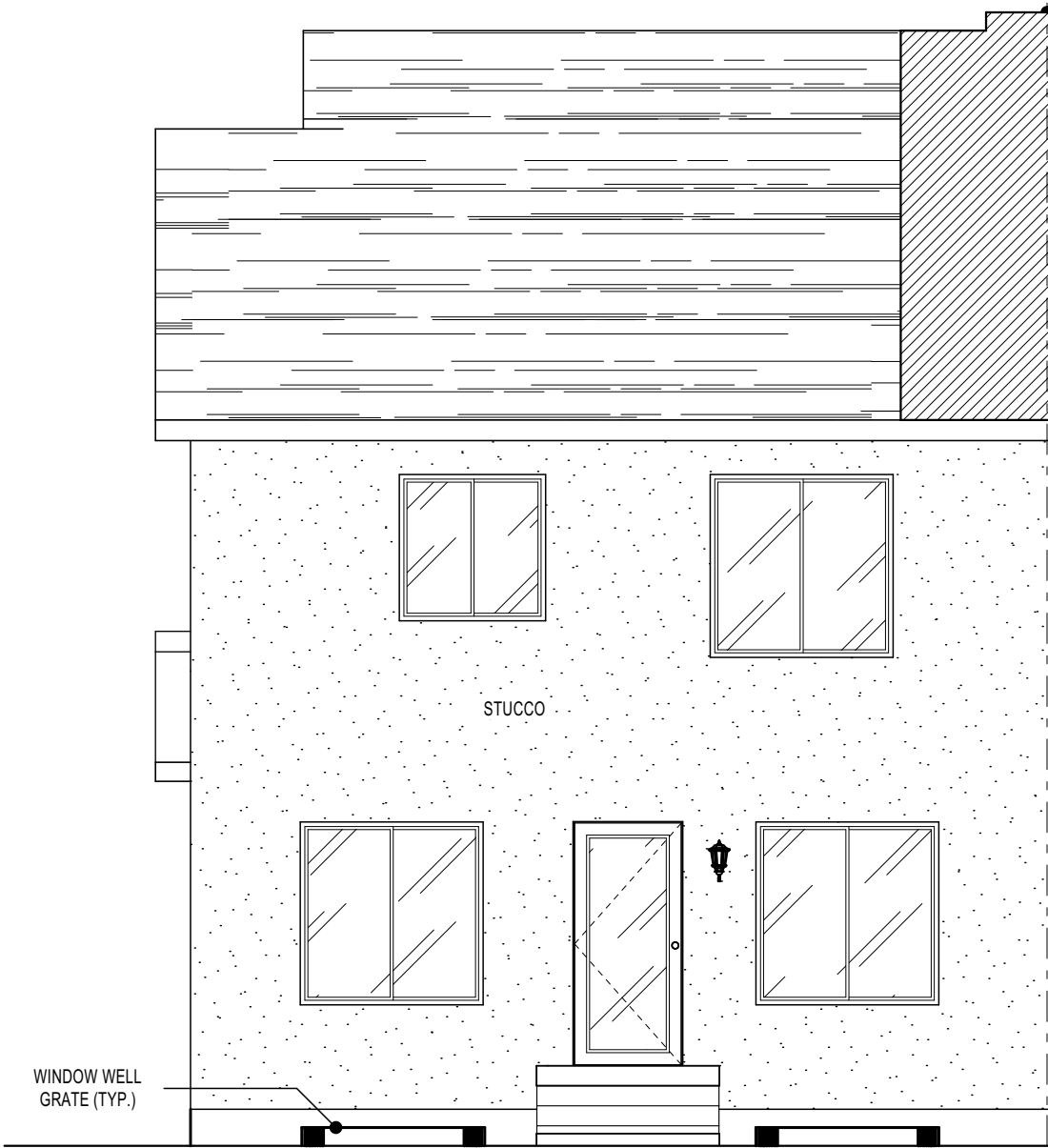
MAIN FLOOR DIMS



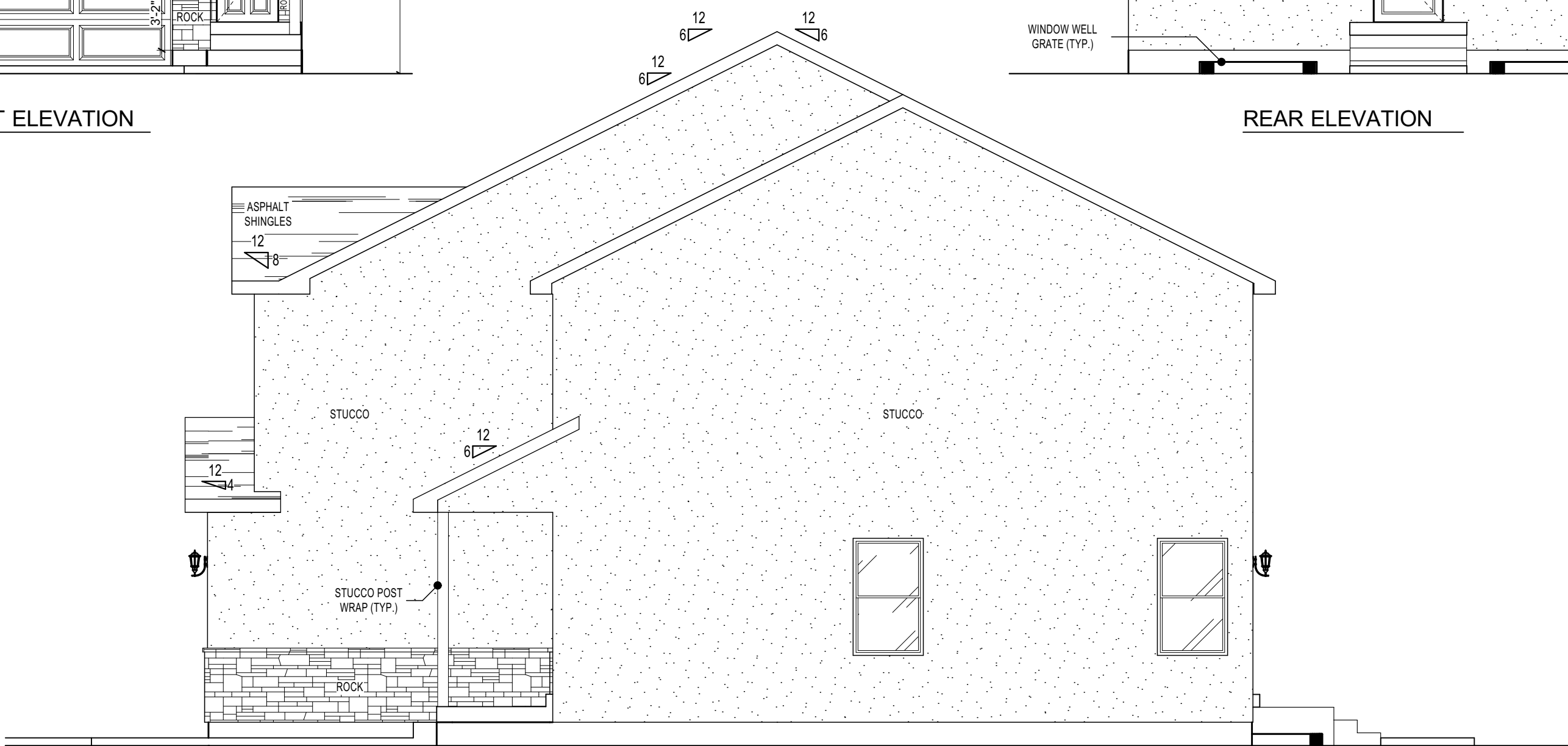
UPPER FLOOR DIMS



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

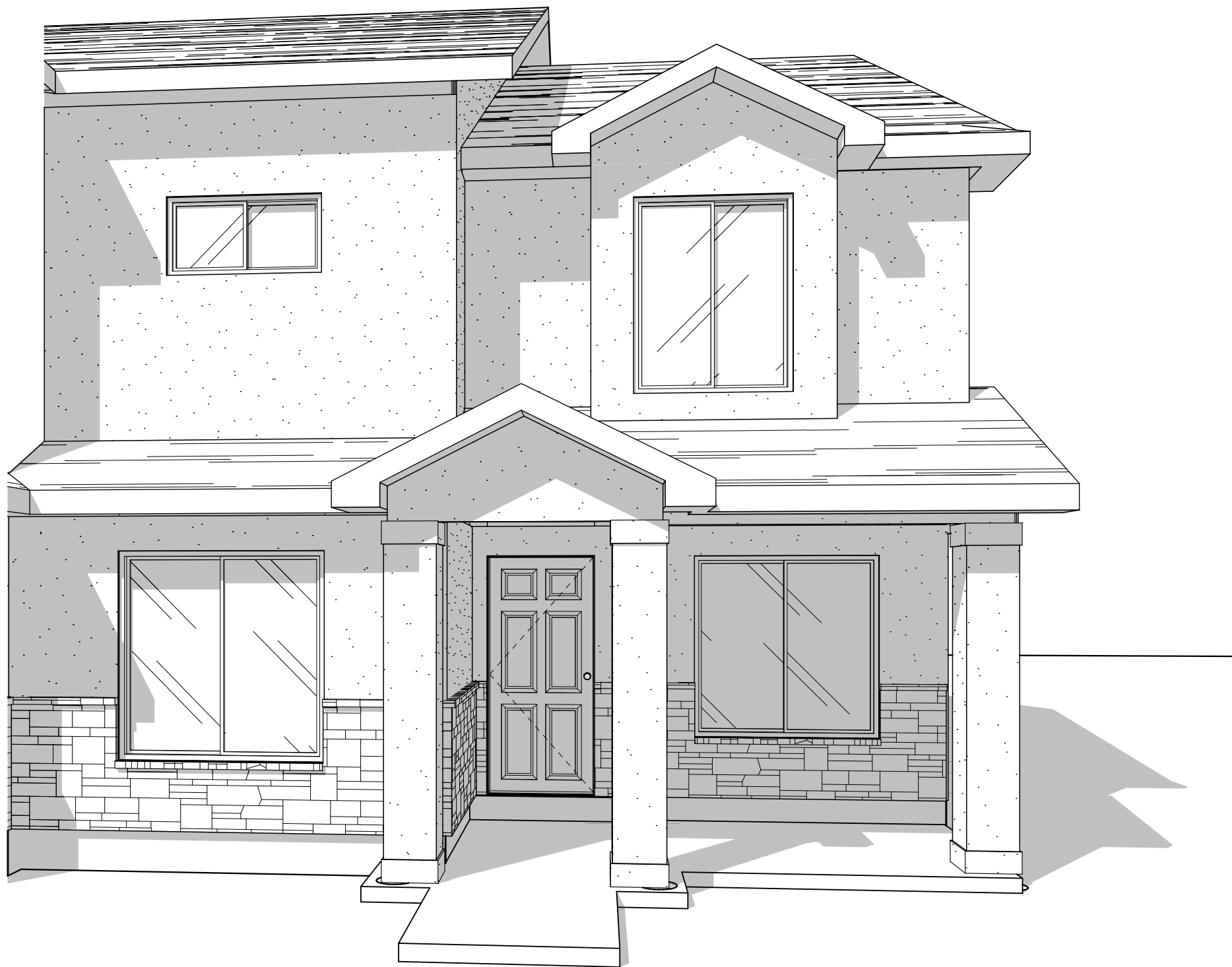
SMITHFIELD CREST MULTIFAMILY

SQUARE FOOTAGES

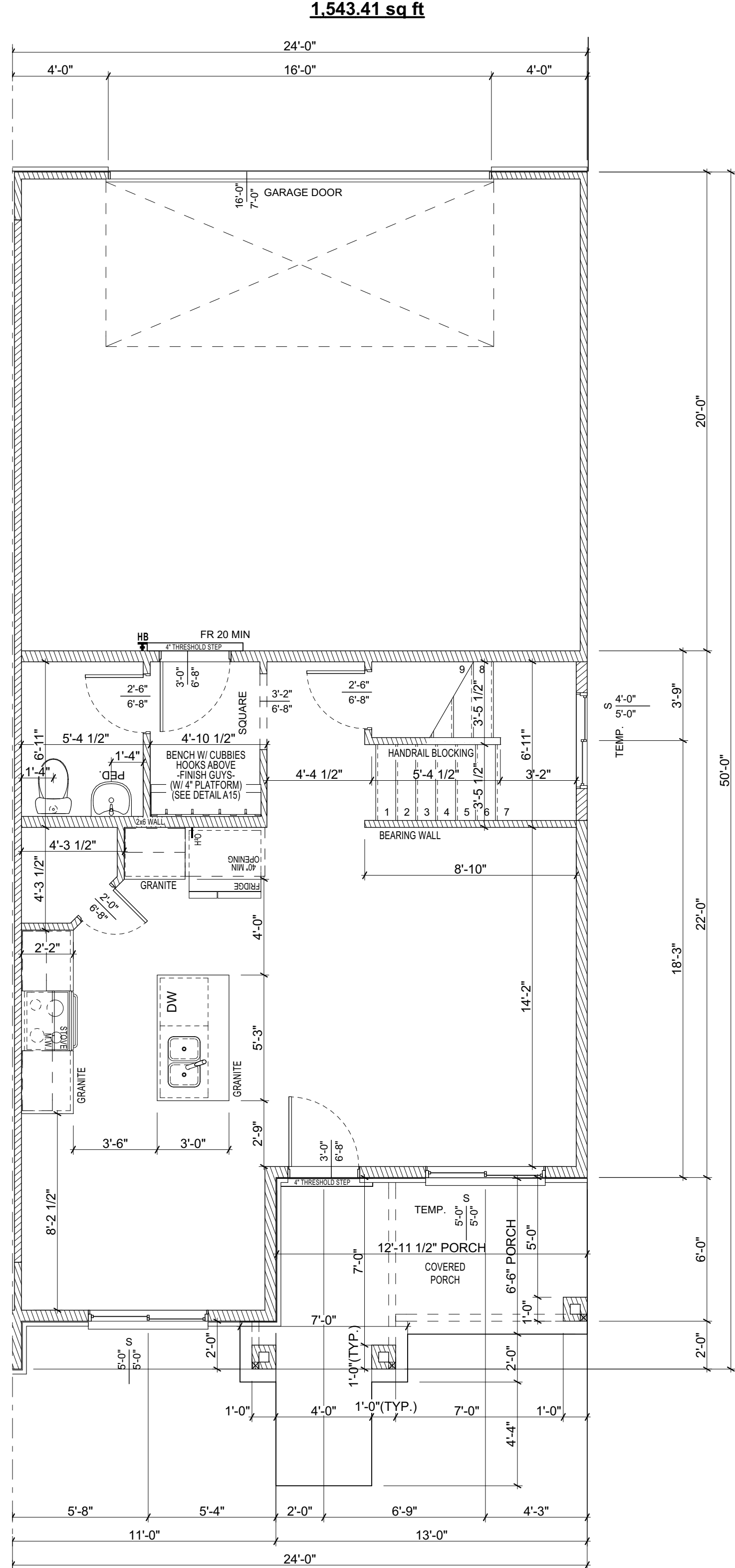
MAIN & UPPER SQ.FT.		GARAGE SQ. FT.	
FINISHED		GARAGE	
(2) MAIN FINISHED	592.83	2 CAR GARAGE	479.17
(3) UPPER FINISHED	917.79		479.17 sq ft
	1,510.62 sq ft		
UNFINISHED			
(3) UPPER UNFINISHED	32.79		
	32.79 sq ft		
	1,543.41 sq ft		

CEILING HEIGHTS

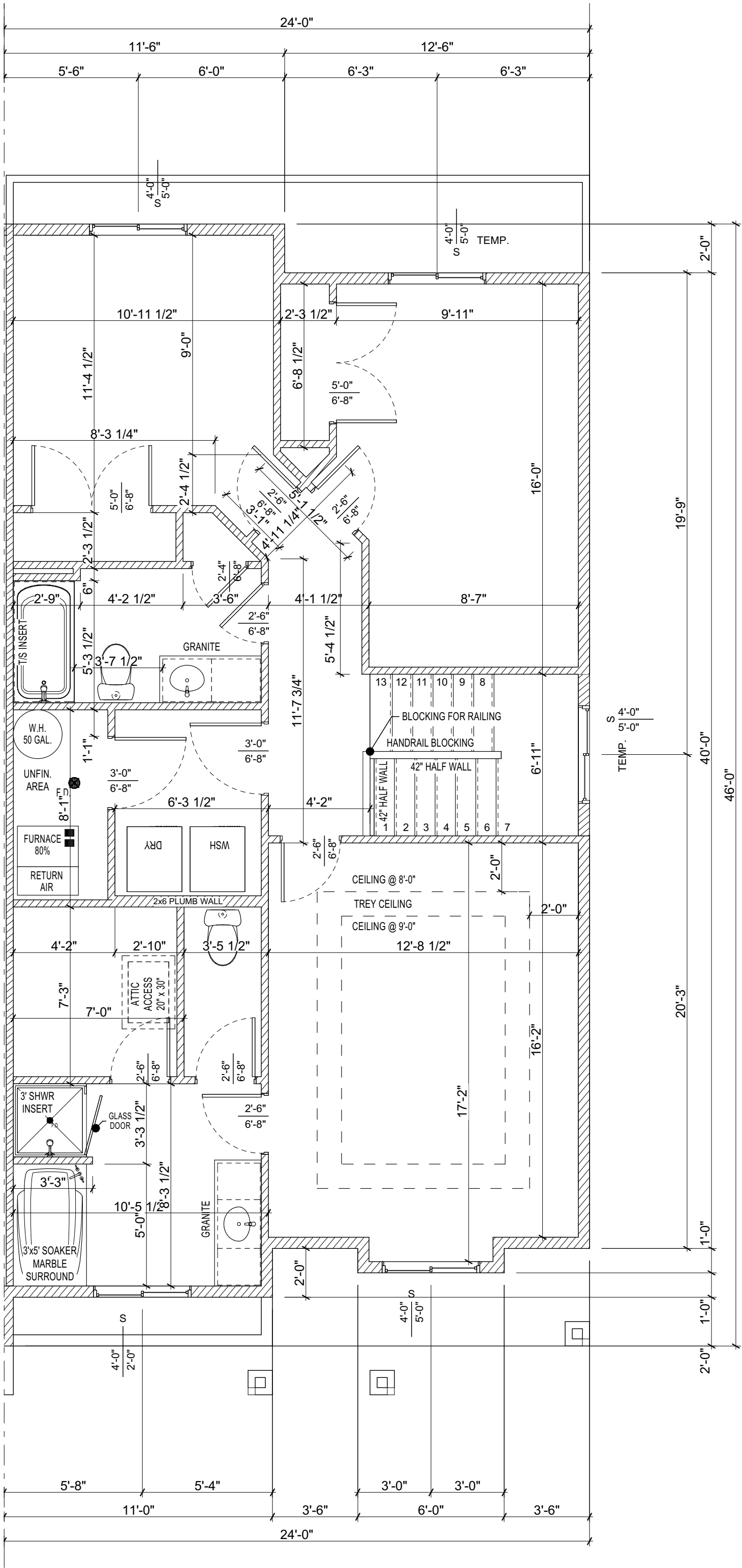
(3) UPPER CEILINGS	TREY	8'-0"
(2) MAIN CEILINGS		8'-0"
(1) S.O.G.		2'-6"



PERSPECTIVE



MAIN FLOOR DIMS



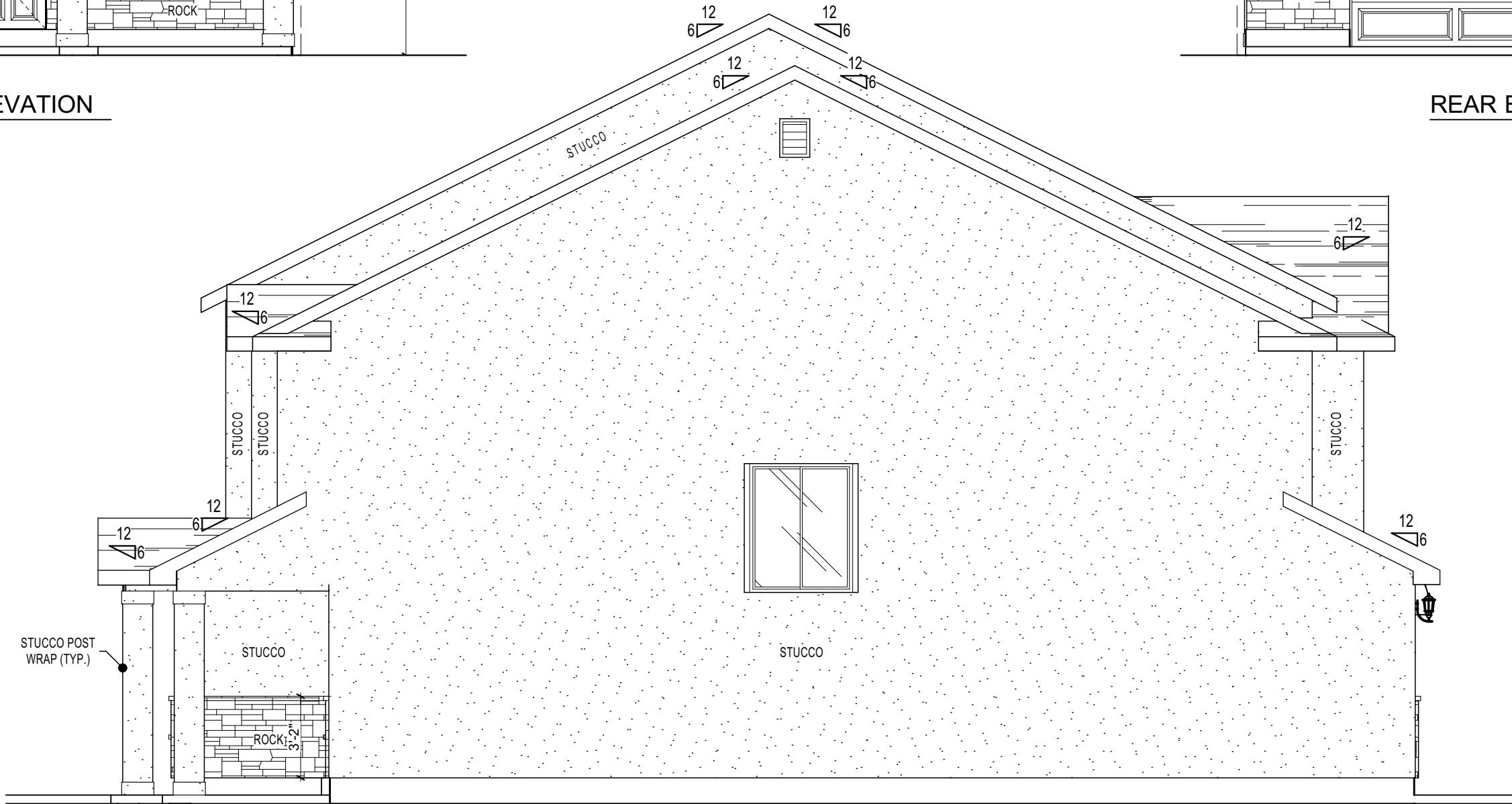
UPPER FLOOR DIMS



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION