



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, May 15, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Jim Marshall

1. Approval of Planning Commission Meeting Minutes from April 17, 2024.
2. Resident Input
3. Introduction and Public Hearing for the purpose of discussing 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 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.
5. Introduction and Public Hearing for the purpose of discussing 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.
6. 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.
7. Introduction and Public Hearing for the purpose of discussing Ordinance 24-12, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.22 "Improvement Bonding and Warranty", Section

16.22.010 “Security for Subdivision Improvements” and Chapter 16.04 “General Provisions”, Section 16.04.050 “General Responsibilities”.

8. Discussion and possible vote on Ordinance 24-12.

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 April 17, 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, April 17, 2024.

Opening Remarks by Chris Olsen

Members Present: Jamie Anderson, Katie Bell, Bob Holbrook, Jim Marshall, Chris Olsen, Lazaro Soto

Alternate Members Present: Brooke Freidenberger, Stuart Reis, Sarah Price

City Staff: Brian Boudrero, Dana Lazcanotegui

Others in Attendance: Caralee Stokes, Dan Sundstrom, Marshae Stokes, Michelle Anderson, Tanner Webster, Liz Veibell, Jeff Barnes, Robert Hansen

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 March 20, 2024, meeting to be approved as submitted.

RESIDENT INPUT

No resident input was heard. Caralee Stokes inquired if she could comment on some of the items to be heard on the agenda and was informed that those times were not public hearing items and as such, she would be unable to comment. Mr. Boudrero met with Ms. Stokes after the meeting and explained the process.

AGENDA ITEMS

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

This item will be rescheduled to the May meeting.

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.

This item will be rescheduled to the May meeting.

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).

Tanner Webster, with Webster Smithfield SVP, is requesting approval for 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.

Commissioner Marshall asked if the lots would be rented or owner-occupied. Mr. Webster explained that Lot 1 will be a Rally Stop gas station, Lot 4 will be a Jiffy Lube, Lot 2 will be a multi-tenant retail building (not specific tenants yet, but likely restaurant/food businesses), Lot 3 is being designed as a drive-through. Lot 5 will be a retention/detention pond for the entire subdivision and the remainder lot to the north of the pond will be included in Phase 2 and is not being subdivided in this request. Mr. Boudrero clarified for Commissioner Marshall that all the design regulations required in the zone will need to be followed and will be reviewed and approved by the Land Use Authority.

MOTION: Motion by Commissioner Bell to **approve** 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). Commissioner Holbrook seconded the motion. **Motion approved (6-0).**

Vote:

Yes Vote: Anderson, Bell, Holbrook, Marshall, Olsen, Soto

No Vote: None

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).

Marshae Stokes, representing Heritage Land Development, has submitted a preliminary plan for a project located at 250 East 800 South. In addition to the site and development plan, they have included (as required) phasing and landscape plans. The updated plan includes 114 townhome units, an interconnecting trail system, and open space with amenities. This plan has been reviewed extensively with staff before submittal.

Ms. Stokes clarified for Commissioner Olsen that they are a different developer than the one who previously submitted a plan for this area. This plan includes two different building types. There are still amenities, such as a playground and pickleball courts that will be part of the plan.

Ms. Stokes answered for Commissioner Anderson that the alleyways and sewer lines, because of the way they are set up, will be owned and maintained by the developer or HOA and not the City. The reserve study will include costs and maintenance for those roads and sewer. The main road 910 South will be City-owned/maintained.

Mr. Boudrero explained that the developer will put in the sewer and lateral and will maintain those lines. Maintenance of the lines and streets will be taken care of by the HOA. Adding that note on the plat will ensure it gets recorded with the plat. The stormwater will flow into inlet boxes into the underground sumps and then into the City system (a large line that goes through to the west); the sumps will act as an underground pond.

Commissioner Olsen asked about the addition of 40 more units. Ms. Stokes explained that the original plan was for 74 units, which was under the minimum density requirement. The base density is 91. They are requesting bonus density by adding things such as 2-car garages, exterior building materials, open space, bike/pedestrian trails, and a recreation area.

Councilmember Marshall asked if these would be rented or owner-occupied. Mr. Boudrero said it is difficult by law to tell someone who purchases a home what they can/cannot do with it. Ms. Stokes works with a management company to structure the board of an HOA. Generally, the board is not released to owners until at least six (6) months after the last unit is sold to ensure that everything runs smoothly.

Councilmember Marshall asked about the drawing of the front doors and garage doors. Mr. Boudrero explained that the front doors face the open development, and the garage doors are accessed from the alleys. Ms. Stokes noted that trash will be a dumpster that is screened. They have found this to be effective in other similar developments.

MOTION: Motion by Commissioner Bell to **approve** 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). Commissioner Soto seconded the motion. **Motion approved (6-0).**

Vote:

Yes Vote: Anderson, Bell, Holbrook, Marshall, Olsen, Soto

No Vote: None

Reminder of the General Plan Open House scheduled for May 1, 2024, from 5-8 p.m.

MEETING ADJOURNED at 6:56 p.m.

Jamie Anderson, Chairman



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

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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:

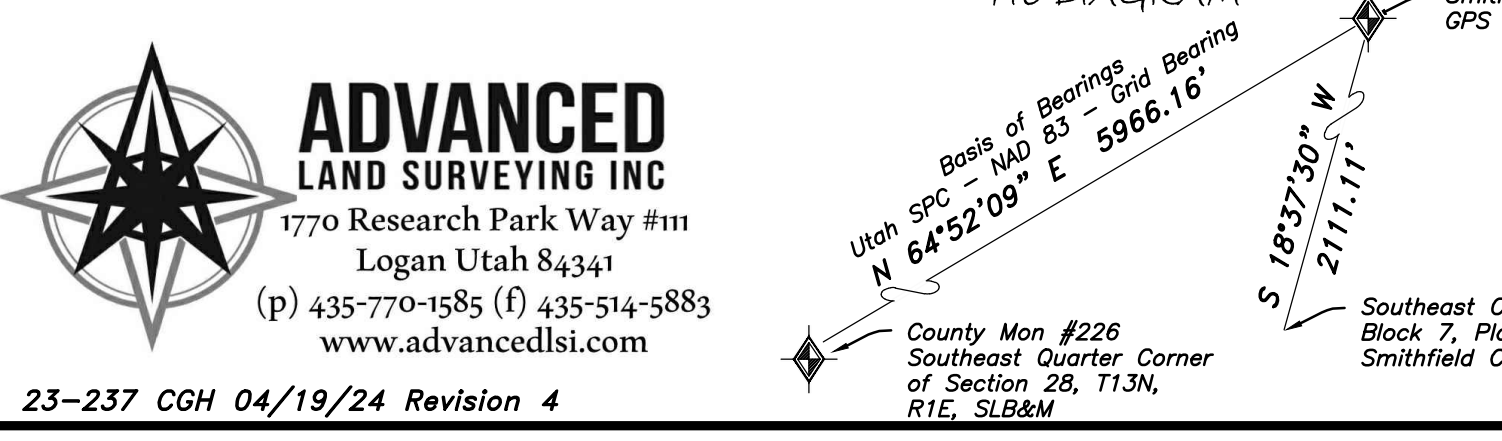
1- Public Utility Easements. No structures may be built within any public utility easement, except as approved by the city engineer.

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

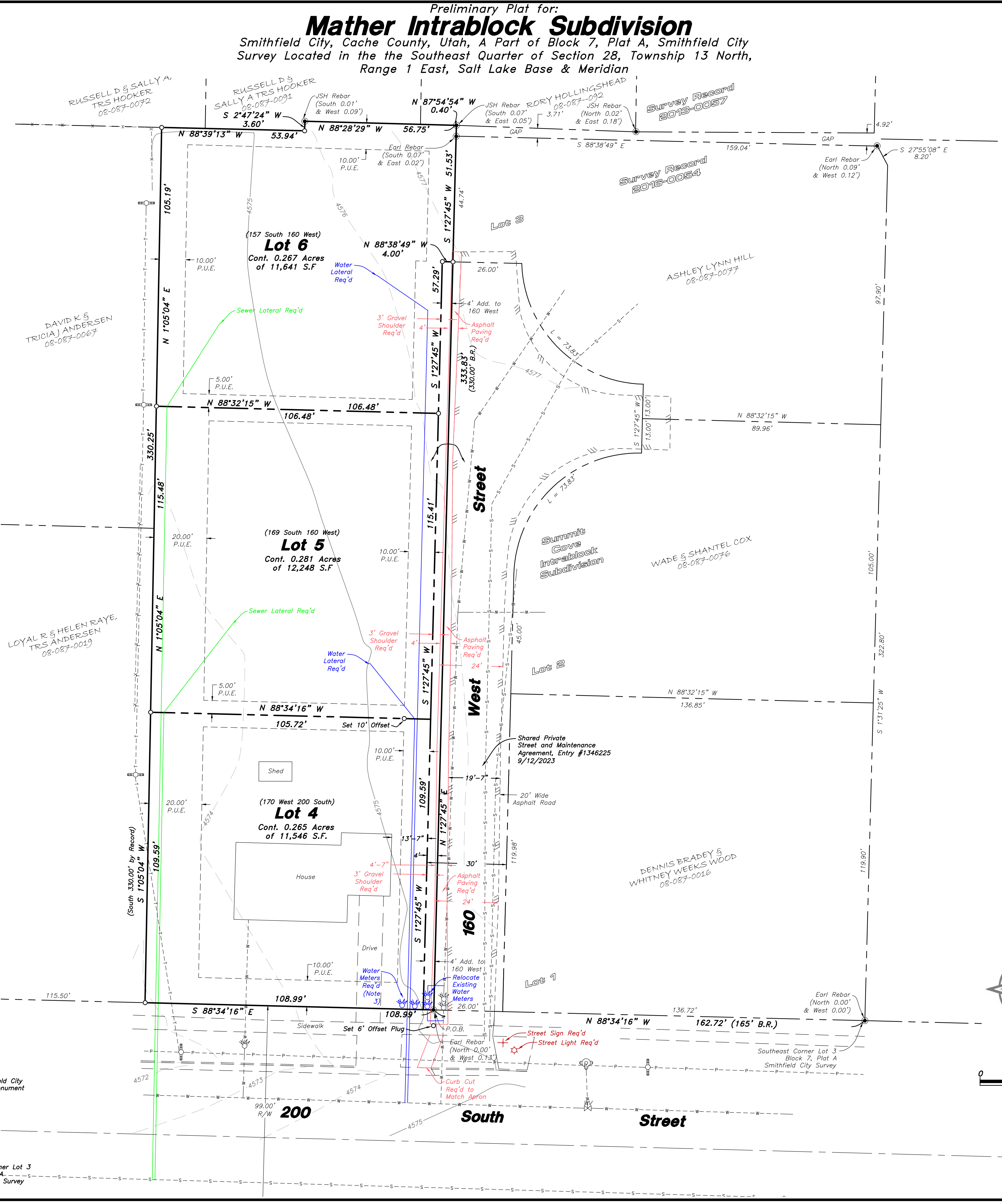
The purpose of this survey was to divide the parcel as shown and described hereon. The survey was ordered by RJ Mather. The control used to establish the property corners was the Summit Cove Intrablock Subdivision Plat located in the Southeast Quarter of Section 28, Township 13 North, Range 1 East, Salt 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".



ADVANCED LAND SURVEYING INC

1770 Research Park Way #11
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com

23-237 CGH 04/19/24 Revision 4

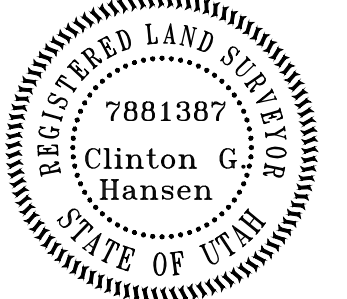


SURVEY CERTIFICATE

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 Intrablock 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 Intrablock 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 Intrablock 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 _____

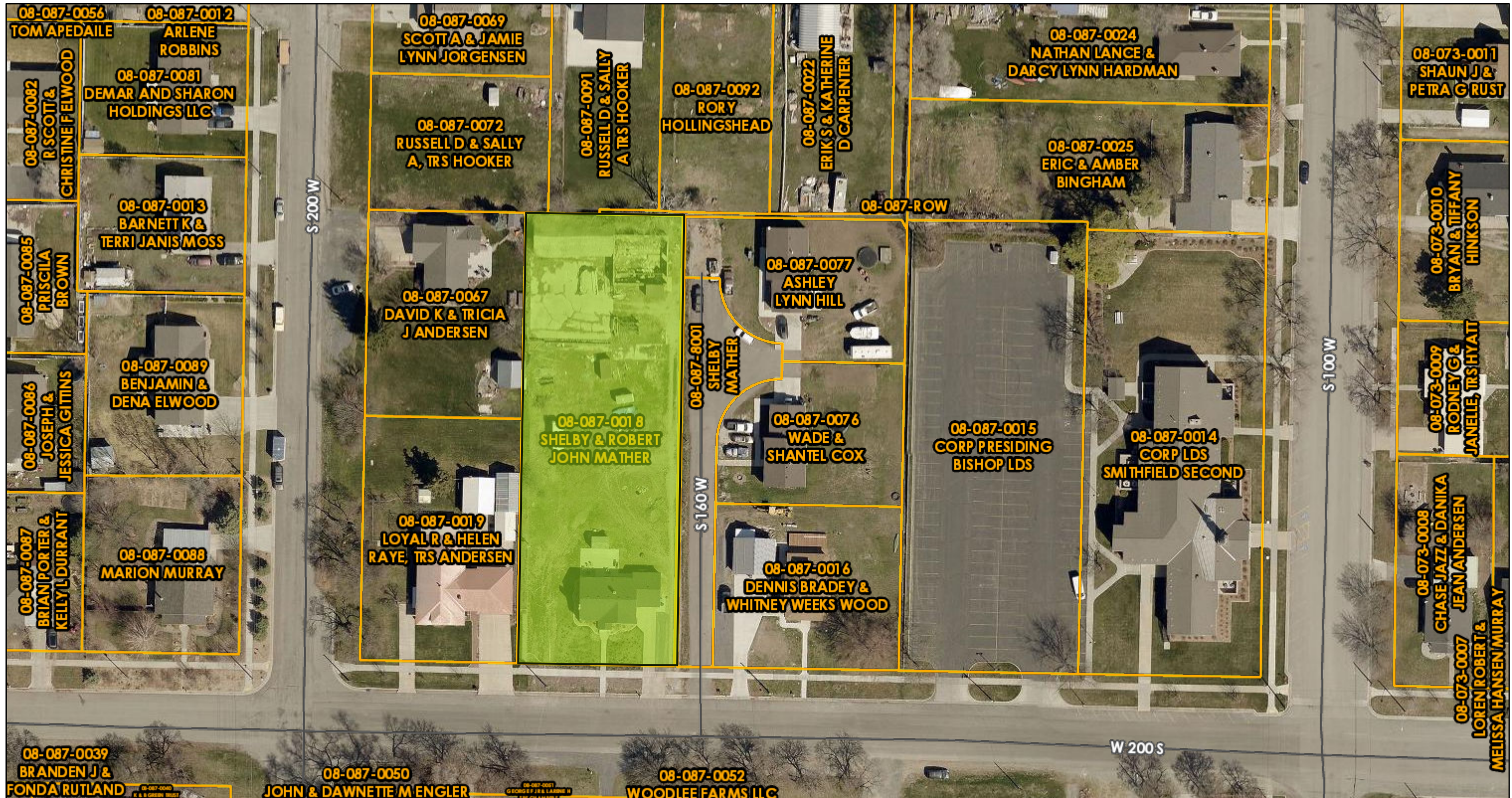
Abstracted _____

Index _____

Filed in: File of Plats _____

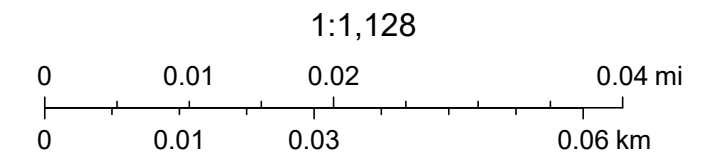
County Recorder _____

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

Mather Intrablock Subdivision

May 15, 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:

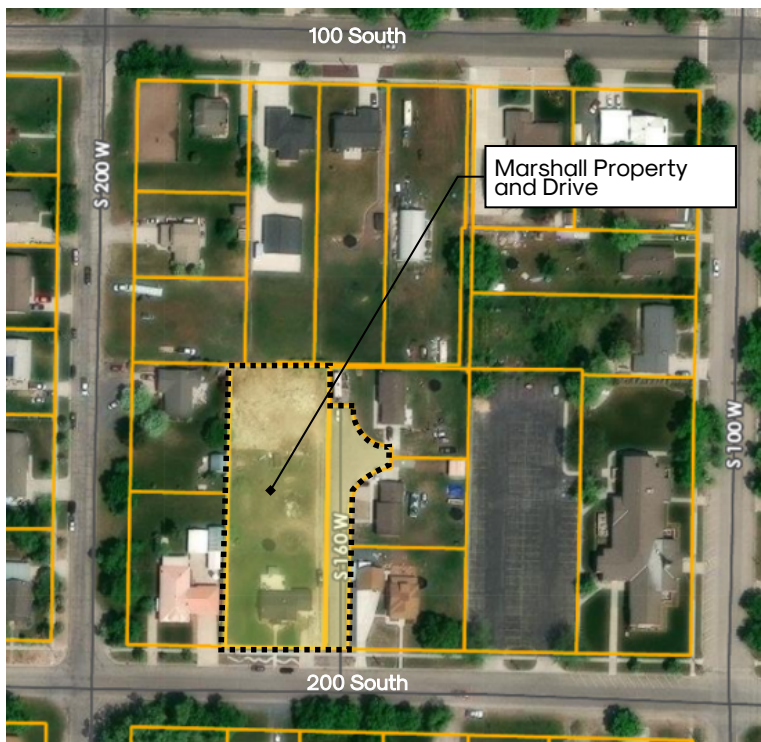
R-1-10 Residential

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.



04/18/2023

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 in this plat meets the requirements found in the Intrablock Development chapter. §17.84
2. All drawing details in this plat have been reviewed and need an approved conditional use permit. §17.84.020 (A)
3. The final plat was submitted and reviewed in accordance with the municipal code §16.20 as required by the Intrablock code §17.84.030

Conclusion and Recommendation

Based on the findings of fact listed above, the staff recommends **approval** of the Mather Intrablock Subdivision, as meeting the requirements of Smithfield City Municipal Code.



JOHN A. FONTECCHIO AND ALLYSON
FONTECCHIO ENTRY # 1234357
PARCEL 08-113-0026

FINAL PLAT FOR
BOBCAT MEADOWS SUBDIVISION
A SUBDIVISION IN BLOCK 2 OF THE SMITHFIELD TOWNSITE
WHICH IS LOCATED IN SECTION 34
TOWNSHIP 13 NORTH RANGE 1 EAST SLB&M
SMITHFIELD, CACHE COUNTY, UTAH

OWNER AND DEVELOPER:
ANTHONY AND BARBARA LARSON
667 MEADOWLARK LANE
SMITHFIELD, UTAH 84335
CURRENT DEED FOR PARCEL BEING
SUBDIVIDED ENTRY # 1341543
SUBDIVISION ENGINEER:
SUNRISE ENGINEERING

LEGEND

- X--- EXISTING FENCE
--- DEED (RECORD) LINE
- SECTION CORNER FOUND
- QUARTER CORNER FOUND
- FOUND BY THIS SURVEY
5/8" REBAR W/ ALM CAP
PLS 375041 UNLESS NOTED
- SET BY THIS SURVEY
5/8" REBAR W/ ALM CAP
PLS 375041
- POINT NOT FOUND OR SET
- EDGE 10' PUBLIC UTILITY EASEMENT
- BUILDING SETBACKS
- SUBDIVISION BOUNDARY
- LOT LINES
- ADDRESS
- W CULINARY WATER LINE
TO BE CONSTRUCTED
- S SANITARY SEWER LINE
TO BE CONSTRUCTED
- FIRE HYDRANT
TO BE CONSTRUCTED
- WATER METER
TO BE CONSTRUCTED
- PRIVATE ROADWAY
AREA (165 EAST STREET)

NOTES:

- 1) THE LOTS IN THIS MINI SUBDIVISION WILL BE USED FOR SINGLE FAMILY RESIDENCES.
- 2) THE LOTS IN THIS SUBDIVISION WILL RECEIVE SERVICES FROM SMITHFIELD CITY.
- 3) NO PARCELS ARE BEING DEDICATED TO SMITHFIELD CITY WITH THIS PLAT. THE ROAD IN THIS SUBDIVISION WILL BE A PRIVATE ROAD TO BE OWNED AND MAINTAINED BY AN ASSOCIATION FORMED FROM THE 3 LOT OWNERS.
- 4) THE AREA OF THE PRIVATE ROAD, AND THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS, WILL BE AVAILABLE FOR PUBLIC UTILITIES.
- 5) BUILDING SETBACK LINES ARE SHOWN.
- 6) THE CURRENT DEED FOR THE PROPERTY IS RECORDED AS ENTRY # 1341543 IN THE OFFICIAL RECORDS OF CACHE COUNTY.

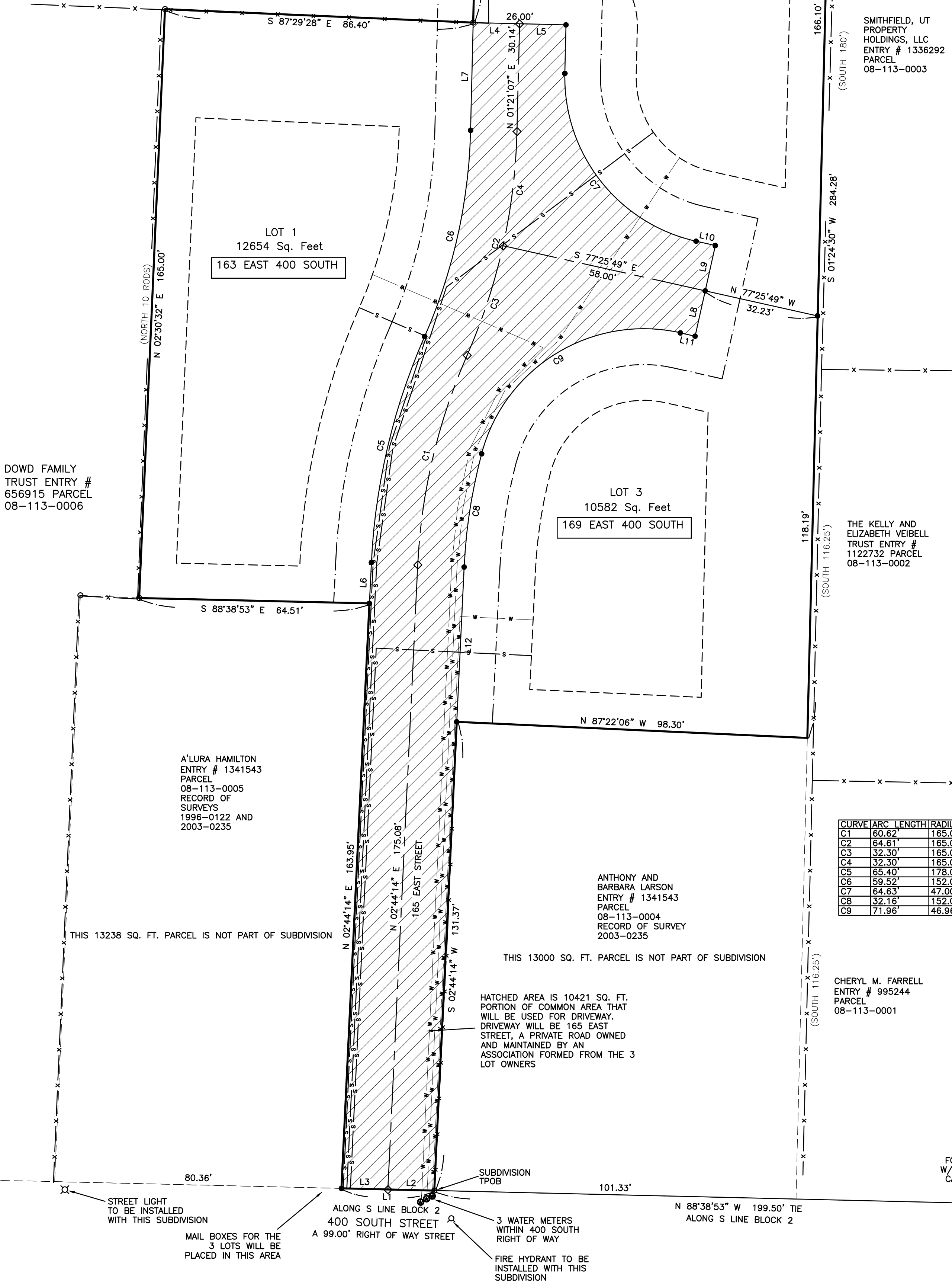
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MARK ON THE GROUND AND PROVIDE A FINAL PLAT FOR 3 RESIDENTIAL LOTS BEING CREATED FROM LANDS OWNED BY ANTHONY AND BARBARA LARSON. THIS SURVEY USED THE SURVEY RECORDED AS SURVEY # 2023-0235 AS A REFERENCE FOR THE OUTSIDE BOUNDARY. THIS SURVEY IS BEING DONE UNDER THE DIRECTION OF SUNRISE ENGINEERING AND ANTHONY LARSON.

SCALE: 1 INCH = 20 FEET
0 20 40 60

BASIS OF BEARINGS
FROM THE EAST QUARTER CORNER OF SECTION 34 THE NORTHEAST CORNER OF SECTION 34 BEARS N 02°07'59" W

FIDELINA FRANCO
ENTRY # 786318
PARCEL
08-113-0001



DOWD FAMILY
TRUST ENTRY #
656915 PARCEL
08-113-0006

A'LURA HAMILTON
ENTRY # 1341543
PARCEL
08-113-0005
RECORD OF
SURVEYS
1996-0122 AND
2003-0235

ANTHONY AND
BARBARA LARSON
ENTRY # 1341543
PARCEL
08-113-0004
RECORD OF SURVEY
2003-0235

CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	60.82	165.00	12103.01	S	13°15'44"	W	60.28		
C2	64.61	165.00	2226.07	N	12°34'11"	E	64.20		
C3	32.30	165.00	11113.04	N	18°10'43"	E	32.25		
C4	32.30	165.00	11113.04	N	06°57'39"	E	32.25		
C5	65.40	178.00	21033.01	S	13°15'44"	W	65.03		
C6	59.52	152.00	2226.07	N	12°34'11"	E	59.14		
C7	64.63	47.00	7846.56	S	38°02'21"	E	59.65		
C8	32.16	152.00	1207.24	S	08°47'56"	W	32.10		
C9	71.96	46.96	8748.27	S	58°42'55"	W	65.13		

CHERYL M. FARRELL
ENTRY # 995244
PARCEL
08-113-0001

LINE	BEARING	DISTANCE
L1	N 88°38'53" W	26.01
L2	N 88°38'04" W	13.00
L3	N 88°38'04" W	13.00
L4	S 88°37'44" E	13.00
L5	S 88°37'44" E	13.00
L6	N 02°44'14" E	11.44
L7	N 01°21'08" E	30.15
L8	N 12°34'11" E	13.00
L9	N 12°34'11" E	13.00
L10	S 77°25'49" E	58.00
L11	S 77°25'49" E	4.22
L12	N 02°44'14" E	43.39

LEGAL DESCRIPTION
FOR
SUBDIVISION BOUNDARY

A PARCEL OF LAND LOCATED IN BLOCK 2 OF PLAT "B" OF THE SMITHFIELD CITY SURVEY, WHICH PARCEL IS ALSO LOCATED IN SECTION 34, TOWNSHIP 13 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SMITHFIELD, CACHE COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE NORTHEAST CORNER OF SECTION 34 BEARS NORTH 02° 07' 59" WEST 2649.51 FEET;
THENCE NORTH 65° 05' 24" WEST 3684.32 FEET TO A 5/8" REBAR WITH ALUMINUM CAP LABELED, "A.A. HUDSON, PLS 375041", SET AT THE SOUTHEAST CORNER OF SAID BLOCK 2;
THENCE NORTH 88° 38' 53" WEST 199.50 FEET ALONG THE SOUTH LINE OF SAID BLOCK 2 TO A 5/8" REBAR WITH ALUMINUM CAP, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88° 38' 53" WEST 26.01 FEET ALONG THE SAID SOUTH LINE OF BLOCK 2 TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 02° 44' 14" EAST 163.95 FEET TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 88° 38' 53" WEST 64.51 FEET TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE ALONG LINES PREVIOUSLY SURVEYED AS PROPERTY LINES AS SHOWN ON THE SURVEY RECORDED AS SURVEY # 1996-0122 IN THE OFFICE OF THE CACHE COUNTY SURVEYOR THE FOLLOWING 2 COURSES:
THENCE NORTH 02° 30' 32" EAST 165.00 FEET (NORTH 01° 04' 43" EAST 165.00 FEET BY RECORD);
THENCE SOUTH 87° 29' 28" EAST 86.40 FEET (SOUTH 88° 55' 17" EAST BY RECORD) TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 01° 21' 08" EAST 86.22 FEET (NORTH BY RECORD) ALONG THE WEST LINE, AND ITS EXTENSION, OF THE EAST HALF OF LOT 9 IN SAID BLOCK 2 TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE SOUTH 88° 41' 37" EAST 98.57 FEET (EAST BY RECORD) ALONG A LINE 5 RODS NORTH OF, AND PARALLEL WITH, THE EAST TO WEST CENTERLINE OF SAID BLOCK 2 TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE SOUTH 01° 24' 30" WEST 284.28 FEET (SOUTH BY RECORD) ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF LOT 10 IN BLOCK 2 AND THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF LOT 1 IN BLOCK 2 TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 87° 22' 06" WEST 98.30 FEET TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE SOUTH 02° 44' 14" WEST 131.37 FEET TO THE TRUE POINT OF BEGINNING,
CONTAINING 1.1 ACRES OF LAND.

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, THE WHOLE TO BE HEREINAFTER KNOWN AS "BOBCAT MEADOWS SUBDIVISION". FURTHER DO HEREBY 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.

DATE _____ ANTHONY LARSON
DATE _____ BARBARA LARSON

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS _____ DAY OF _____ 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED ANTHONY LARSON AND BARBARA LARSON, THE OWNERS OF THE ABOVE DESCRIBED SUBDIVISION, AND ARE KNOWN TO ME TO BE THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH (PRINT NAME)

COMMISSION NUMBER - EXPIRES

SMITHFIELD CITY ENGINEER

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE.

DATE _____ SMITHFIELD CITY ENGINEER

SMITHFIELD CITY ATTORNEY

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE.

DATE _____ SMITHFIELD CITY ATTORNEY

SMITHFIELD CITY PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 20____ DATED THIS ____ DAY OF _____, 20____.

BY: _____
CHAIR

SMITHFIELD CITY COUNCIL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE SMITHFIELD CITY COUNCIL ON THE ____ DAY OF _____, 20____ DATED THIS ____ DAY OF _____, 20____.

BY: _____ MAYOR
CITY RECORDER

POSTMASTER

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

SMITHFIELD CITY POSTMASTER

UTILITY COMPANIES APPROVAL

THE PRIVATE ROAD AND PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE APPROVED:

ROCKY MOUNTAIN POWER

COMCAST

QUESTAR GAS

QWEST

LAND SURVEYORS

A.A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

FINAL PLAT
FOR
BOBCAT MEADOWS SUBDIVISION
SECTION 34, T. 13 N. R. 1 E. SLB&M
BLOCK 2 PLAT "B" SMITHFIELD, CACHE COUNTY, UTAH

REVISIONS	SURVEYED BY:	CB
2	OFFICE WORK BY:	TC
1	FIELD BOOK NO.	----
PROJECT NO. 23077	COMPLETION DATE:	APRIL 2024

SURVEYOR'S CERTIFICATE

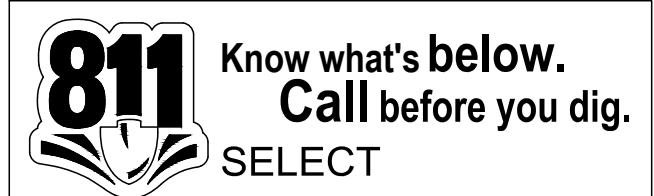
I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____ TIMOTHY LYNN CHRISTENSEN

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

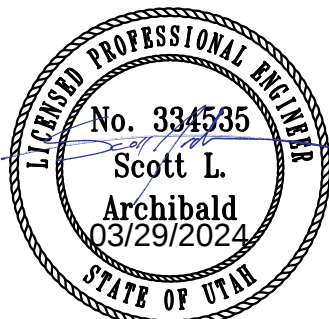
DRAWING: FINALPLAT.DWG



REV. NO.	COMMENT	DATE

**SUNRISE**
ENGINEERING

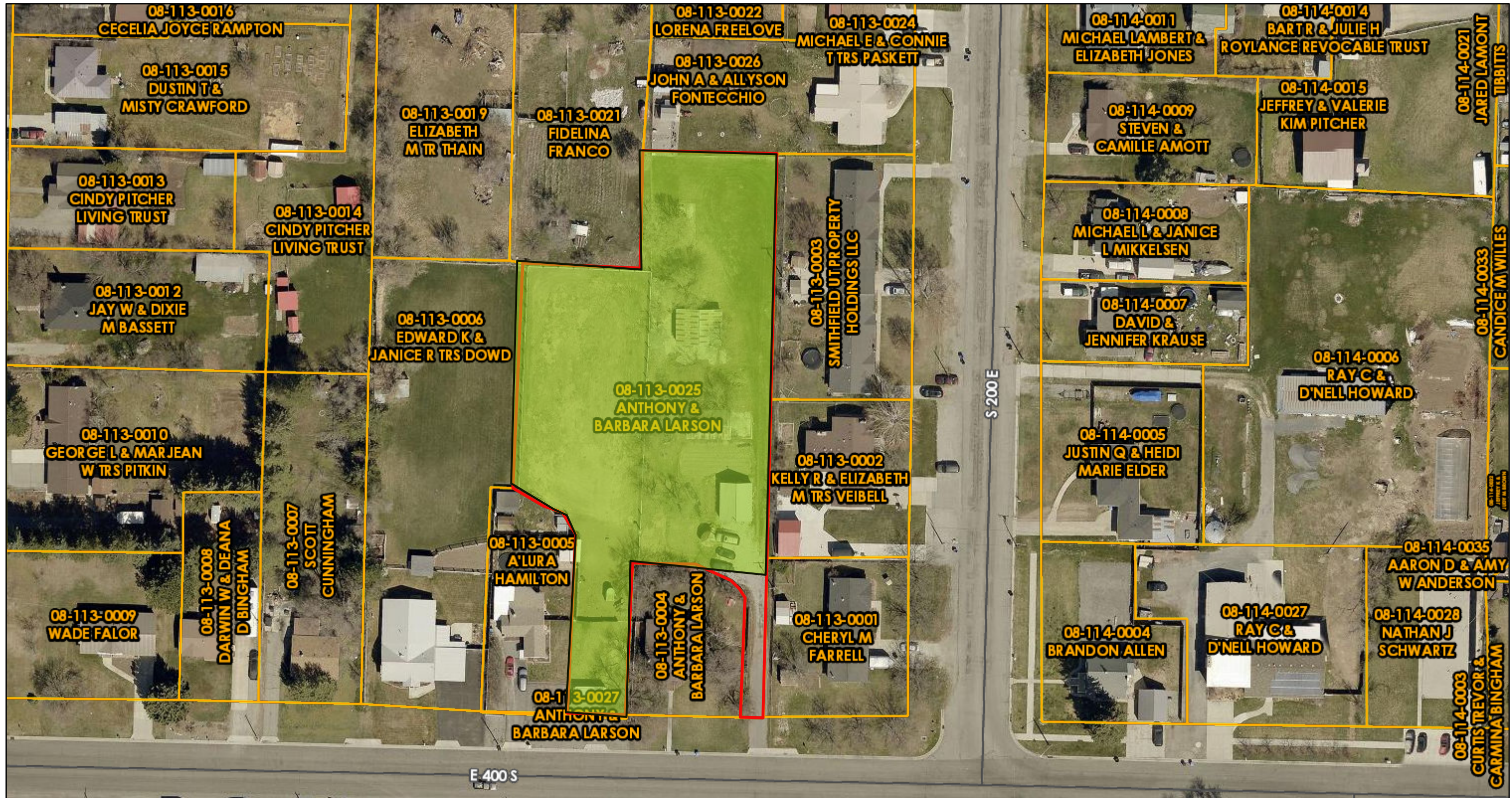
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
www.sunrise-eng.com

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

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

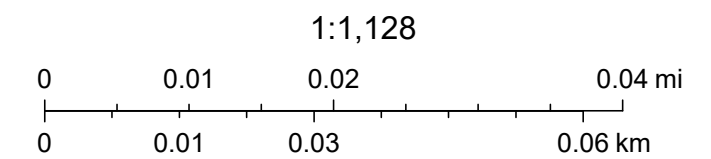
SP1

Parcel Map



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

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



Maxar, Microsoft



Smithfield City Staff Report

Community Development Department
Administration • Engineering • Planning • Zoning

Bobcat Meadows Intrablock

May 15, 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.



04/18/2024

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 in this plat meets the requirements found in the Intrablock Development chapter. §17.84
2. All drawing details in this plat have been reviewed and need an approved conditional use permit. §17.84.020 (A)
3. The final plat was submitted and reviewed in accordance with the municipal code §16.20 as required by the Intrablock code §17.84.030

Conclusion and Recommendation

Based on the findings of fact listed above, the staff recommends **approval** of the Bobcat Meadows Intrablock Subdivision, as meeting the requirements of Smithfield City Municipal Code.



ORDINANCE NO. 24-12

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 16.22
“IMPROVEMENT BONDING AND WARRANTY”, SECTION 16.22.010
“SECURITY FOR SUBDIVISION IMPROVEMENTS” AND CHAPTER 16.04
“GENERAL PROVISIONS”, SECTION 16.04.050 “GENERAL
RESPONSIBILITIES”.**

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.

16.22.010 SECURITY FOR SUBDIVISION IMPROVEMENTS
--

- A. A final plat of a subdivision of land shall not be signed by the mayor, or city manager and city recorder without a certification by the city engineer that the improvements described in the subdivider's plans and specifications have been constructed and installed in conformance with city standards.

16.04.050 GENERAL RESPONSIBILITIES

- K. A water model will be required on all new subdivision projects as part of the city subdivision review process. Any site construction or installation required by the water model will require a bond or letter of credit. See Smithfield City [Construction and Design Standards §Part 2 Bonds and Insurance](#).
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 12th day of June, 2024

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Municipal Code Changes

May 15, 2024

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 24-12 Residential Water Model and Plat Signatures

- A paragraph has been added to the General Responsibilities, §16.04.050 in Subdivision Regulations that requires all new subdivisions to require a water model, with exception of an Intrablock and Minor Subdivision.
- It also details out the engineering requirements of the type and size of pipe, if the entity fails the water model for the proposed infrastructure.
- Verbiage has been changed in §16.22.010 (A) to include the city manager in signing a final plat.
- When recording a single family subdivision that has been reviewed and approved by the Administrative Land Use Authority, the County Recorder requires the city manager signature in lieu of the Mayor's signature. In either case a final plat cannot be signed for recording unless the City Engineer has reviewed and approved the plat.

