



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, August 21, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer

1. Approval of Planning Commission Meeting Minutes from July 17, 2024.
2. Resident Input
3. Discussion and possible vote on the request by Jesse Vega for approval of the Preliminary Plat for the Birch Creek Business Park Subdivision, a (31) lot/unit subdivision located at 475 West 600 South. Zoned GC (General Commercial).
4. Introduction and Public Hearing for the purpose of discussing Ordinance 24-19, an Ordinance rezoning Cache County Parcel Number 08-043-0042 from A-10 (Agricultural 10-Acre) to R-1-20 (Single Family Residential 20,000 Square Feet). The parcel is located at approximately 560 North 400 West and is approximately 3.34 acres. The request was submitted by Mike Hansen.
5. Discussion and possible vote on Ordinance 24-19.
6. Introduction and Public hearing for the purpose of discussing Ordinance 24-20, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.92 "Accessory Dwelling Unit", Section 17.92.040 "Definitions".
7. Discussion and possible vote on Ordinance 24-20.

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 July 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, July 17, 2024.

Members Present: Jamie Anderson, Katie Bell, Bob Holbrook, Brooke Freidenberger, Jim Marshall, Chris Olsen, Stuart Reis, Sarah Price (Alternate)

Members Excused: Lazaro Soto

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Tanner Webster, 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 June 26, 2024, meeting to be approved.

RESIDENT INPUT

No resident comments or questions.

Discussion and possible vote on the request by Webster Smithfield SPV for approval of the Final Plat for the South Main Retail Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 1000 South Main. Zoned CC (Community Commercial).

Tanner Webster is requesting approval of the Phase 1 Final Plat for their property located at 1000 South Main. Phase 1 would be five lots.

MOTION: ***Motion made by Commissioner Freidenberger to **recommend approval** to the City Council for the Final Plat for the South Main Retail Subdivision, Phase 1, a (5) lot/unit subdivision located at approximately 1000 South Main. Zoned CC (Community Commercial). Commissioner Reis seconded the motion.*** **Motion approved (7-0).**

Vote:

Yes: Anderson, Bell, Holbrook, Freidenberger, Marshall, Olsen, Reis

No: None

Introduction and Public Hearing for the purpose of discussing Ordinance 24-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.130 “Development Agreement” and 17.81.040 “Rezone Required”, Chapter 17.84 “Intrablock Development”, Section 17.84.040 “Development Plan” and Chapter 17.88 “Planned Unit Developments”, Section 17.88.150 “Failure to Perform”

6:38 p.m. Public Hearing Opened

Commissioner Anderson directed Planning Manager, Brian Boudrero, to review the proposed Ordinance. Mr. Boudrero reviewed the four (4) proposed verbiage changes regarding Ordinance 24-17 with the Commissioners.

There were not any additional comments or questions.

6:43 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-17

Mr. Anderson inquired regarding the definition of an unused lot. Mr. Boudrero responded and provided examples. Further discussion was held regarding the location within the municipal code of the foregoing and the subsequent possibility of rezoning.

MOTION: ***Motion by Commissioner Marshall to **recommend approval** to the City Council for Ordinance 24-17, Ordinance 24-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.130 “Development Agreement” and 17.81.040 “Rezone Required”, Chapter 17.84 “Intrablock Development”, Section 17.84.040 “Development Plan” and Chapter 17.88 “Planned Unit Developments”, Section 17.88.150 “Failure to Perform”. Commissioner Reis seconded the motion.*** **Motion approved (7-0).**

Vote:

Yes: Anderson, Bell, Holbrook, Freidenberger, Marshall, Olsen, Reis

No: None

Discussion was held regarding the recent Steering Committee meeting for the proposed general plan.

MEETING ADJOURNED at 7:01 p.m.

Jamie Anderson, Chairman



**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, June 26 2024.

The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer

Welcome/pledge of allegiance and thought/prayer

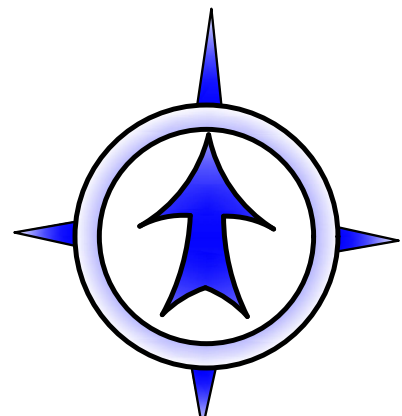
1. Approval of Planning Commission Meeting Minutes from May 15, 2024.
2. Resident Input
3. Introduction and Public Hearing to discuss Ordinance 24-16, an Ordinance rezoning Cache County Parcel Number 08-104-0027 from M- 1(Manufacturing) to GC (General Commercial). The parcel is located at approximately 475 West 600 South and is 4.00 acres. The request was submitted by Jesse Vega.
4. Discussion and possible vote on Ordinance 24-16.
5. Introduction and Public Hearing for the purpose of discussing Ordinance 24-13, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.12 "Supplementary and Qualifying Regulations", Section 17.12.240 "Water Model Required" and Section 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".
6. Discussion and possible vote on Ordinance 24-13.

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.

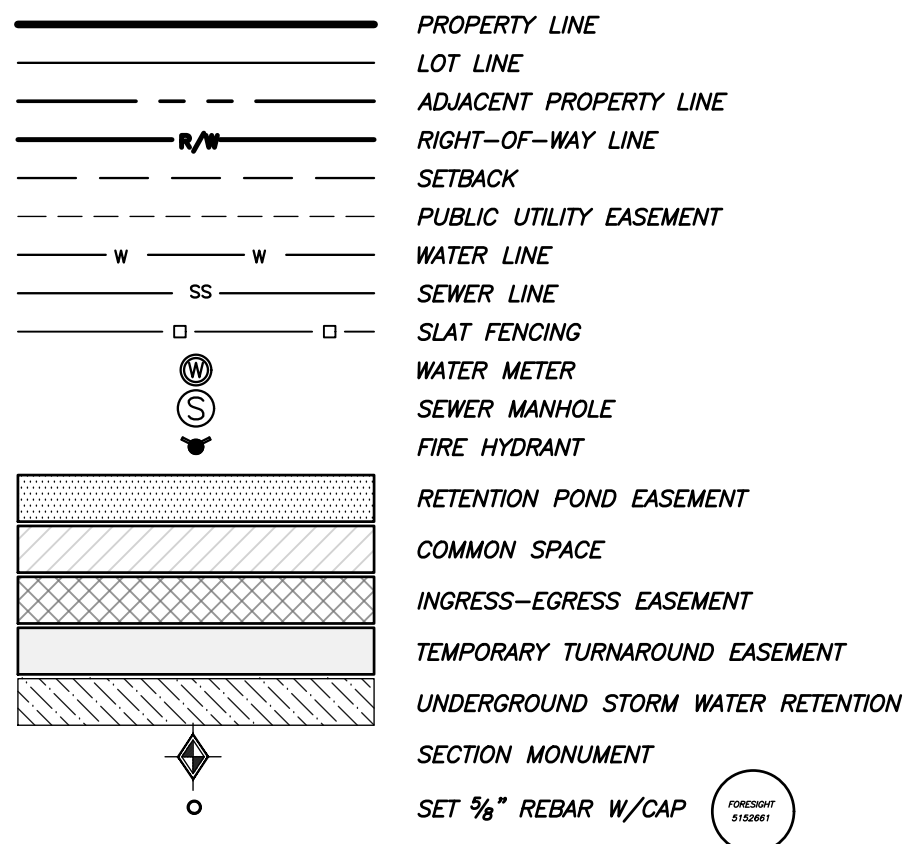
A PRELIMINARY PLAT FOR:
Birch Creek Business Park
A PART OF THE NORTHWEST QUARTER OF SECTION 33, T13N, R1E, S.L.B.&M.
SMITHFIELD, CACHE COUNTY, UTAH



August 1, 2024



LEGEND:



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 ABRIGATION 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 _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS TO HEREAFTER BE KNOWN AS BIRCH CREEK BUSINESS PARK, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE OWNERS OF BIRCH CREEK BUSINESS PARK ALL AREAS SHOWN AS COMMON AREAS ON THIS PLAT. FURTHER, WE CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. WE ALSO CONVEY ANY OTHER EASEMENTS AS SHOWN ON THE PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF _____, 2024.

BIRCH CREEK BUSINESS PARK LLC.

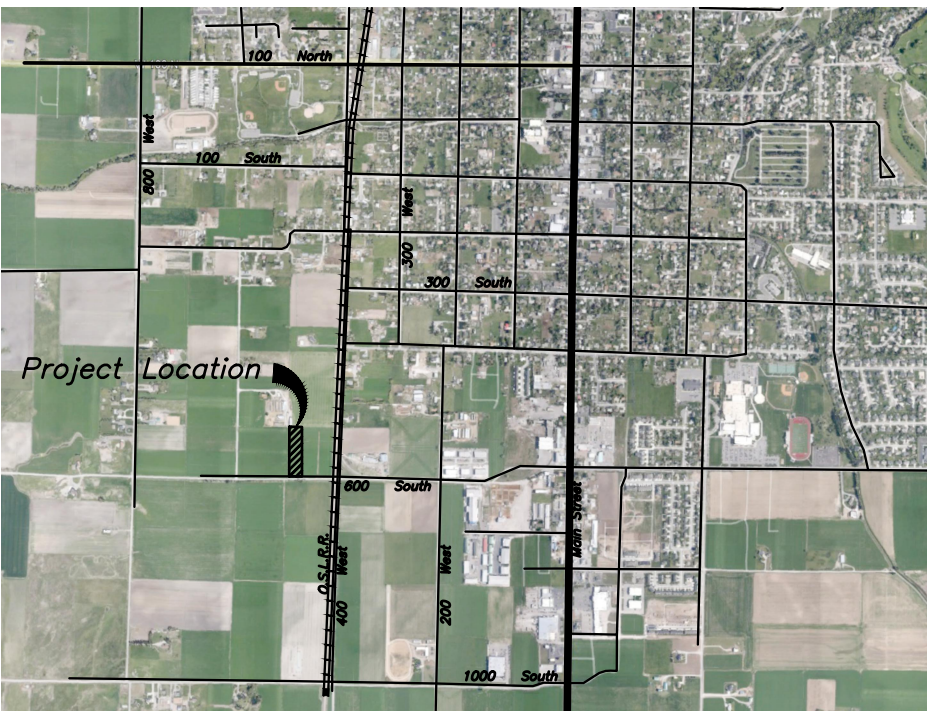
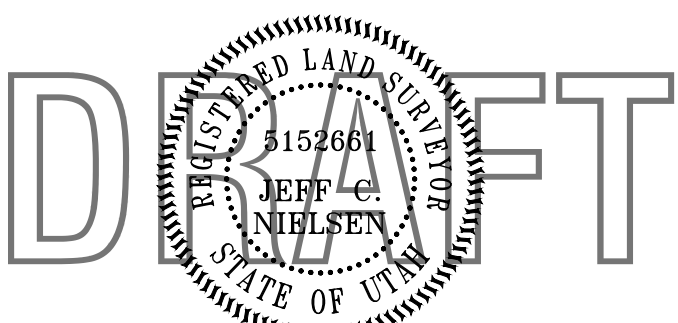
SURVEYOR'S CERTIFICATE

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: BIRCH CREEK BUSINESS PARK AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

PARCEL 08-124-0027

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 600 SOUTH STREET POINT BEING NORTH 00°07'28" WEST, A DISTANCE OF 2,665.91 FEET AND SOUTH 88°47'08" EAST, A DISTANCE OF 1,983.53 FEET FROM THE ALUMINUM CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 33 FROM WHICH THE ALUMINUM CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 00°07'28" WEST, A DISTANCE OF 5318.22 FEET; THENCE NORTH 01°49'44" EAST, A DISTANCE OF 666.44 FEET; THENCE SOUTH 88°45'00" EAST, A DISTANCE OF 268.57 FEET; THENCE SOUTH 02°57'08" WEST, A DISTANCE OF 666.54 FEET TO SAID RIGHT-OF-WAY; THENCE NORTH 88°47'08" WEST, ALONG AFOREMENTIONED RIGHT-OF-WAY A DISTANCE OF 255.50 FEET TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES.



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 BIRCH CREEK BUSINESS PARK, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE PLAT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME) _____

COMMISSION NUMBER - EXPIRES _____

(SEAL)

COUNTY RECORDER'S NO.

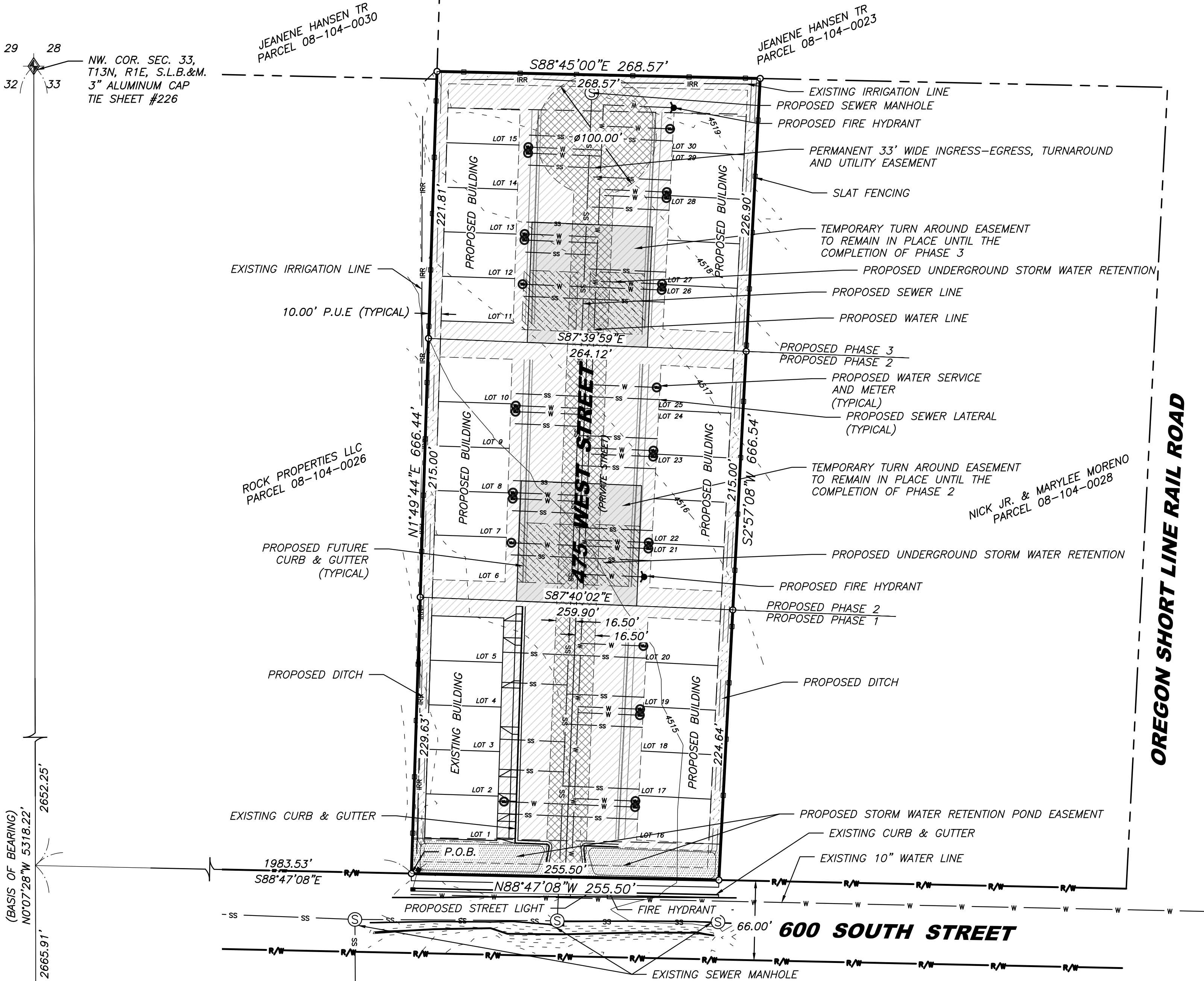
STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED

AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER



Notes:

- All lots within this subdivision shall have equal ownership and unrestricted access to the private ingress-egress and utility easement.
- The developer or the HOA will be responsibly for the maintenance of all common space in the subdivision.
- 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.
- No parking or storing of any goods shall be permitted in the ingress-egress easement.
- Slat fencing is required on the perimeter of the subdivision.
- Dumpsters or garbage cans need to be placed in an enclosure or inside each unit.

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

PLANNING COMMISSION APPROVAL

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

BY: _____
CHAIRPERSON

CITY ENGINEERS CERTIFICATE

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

DATE _____ CITY ENGINEER _____

CITY 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 _____

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

COMCAST _____ DATE _____

FORESIGHT
LAND SURVEYING

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

Drawn by JH 24-035.dwg 8/1/24

ORDINANCE NO 24-19

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

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

That certain map or maps entitled "Zoning Map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from A-10 (Agricultural 10-Acre) to R-1-20 (Single Family Residential 20,000 Square Feet).

Approximate Property Location: 560 North 400 West

Cache County Parcel Number: 08-043-0042

LOT 2 LEGAL DESCRIPTION BEGINNING AT A POINT LOCATED SOUTH 89°54'32" WEST, A DISTANCE OF 2,312.09 FEET AND NORTH 00°00'00" EAST, A DISTANCE OF 678.85 FEET AND NORTH 89°50'46" EAST, A DISTANCE OF 15.18 FEET FROM THE SOUTHEAST CORNER OF SECTION 21 T 13N R 1E & RUNNING THENCE NORTH 01°35'10" WEST, A DISTANCE OF 237.87 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 308.61 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 128.15 FEET TO THE SOUTH LINE OF BRADIE HANSEN SUBDIVISION, FIRST AMENDMENT; THENCE ALONG SAID SOUTH LINE SOUTH 85°33'57" EAST, A DISTANCE OF 227.94 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE OREGON SHORTLINE RAILROAD; THENCE ALONG SAID WEST LINE SOUTH 08°02'14" WEST, A DISTANCE OF 353.82 FEET; THENCE NORTH 89°45'23" WEST, A DISTANCE OF 479.81 FEET TO THE POINT OF BEGINNING. CONTAINING 3.34 ACRES

Approximately 3.34 Acres

APPROVED by the Smithfield City Council this 11th day of September, 2024.

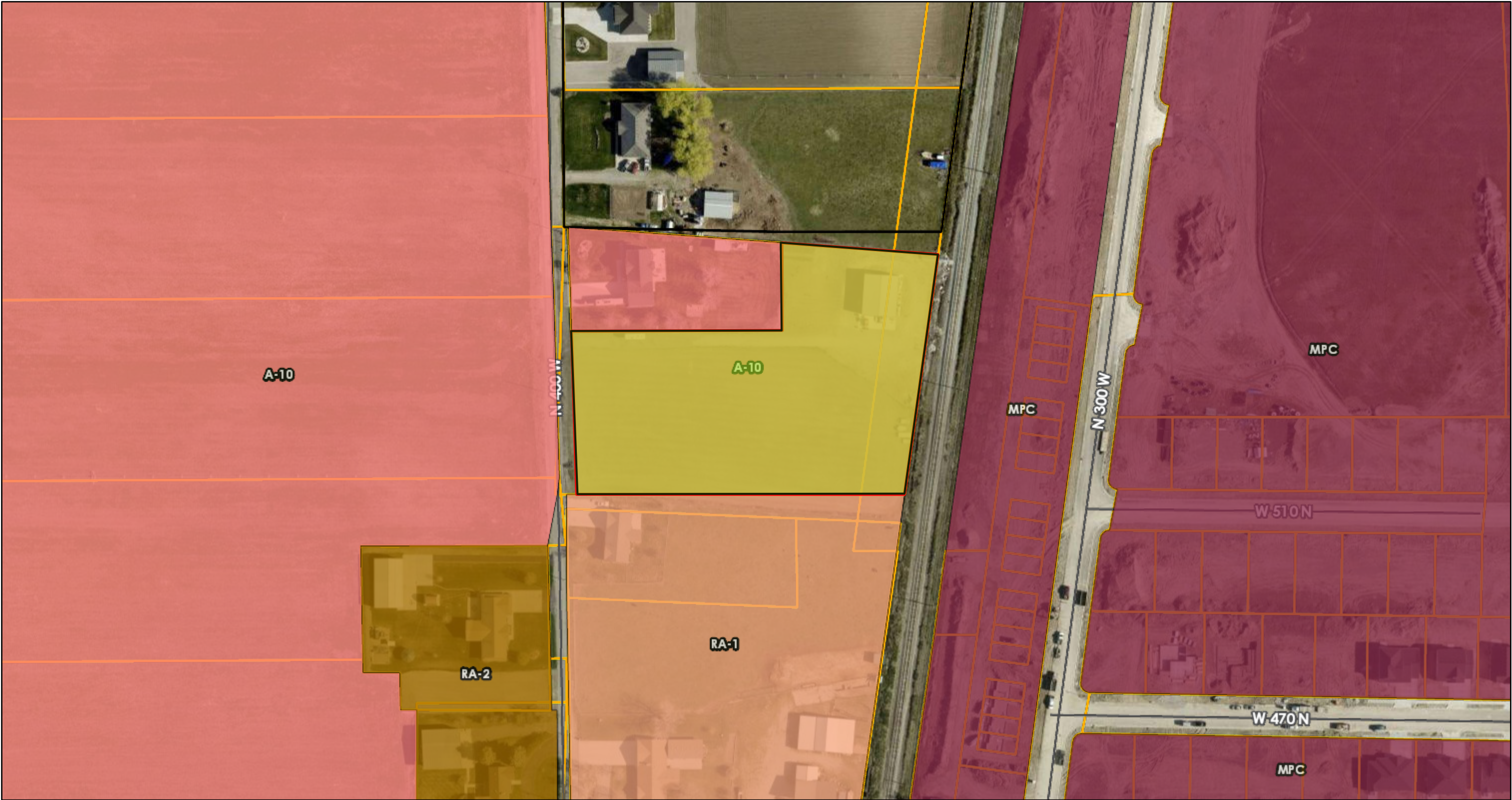
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

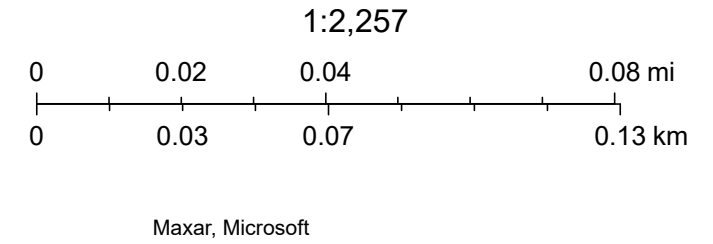
Dana Lazcanotegui, City Recorder

Parcel Map

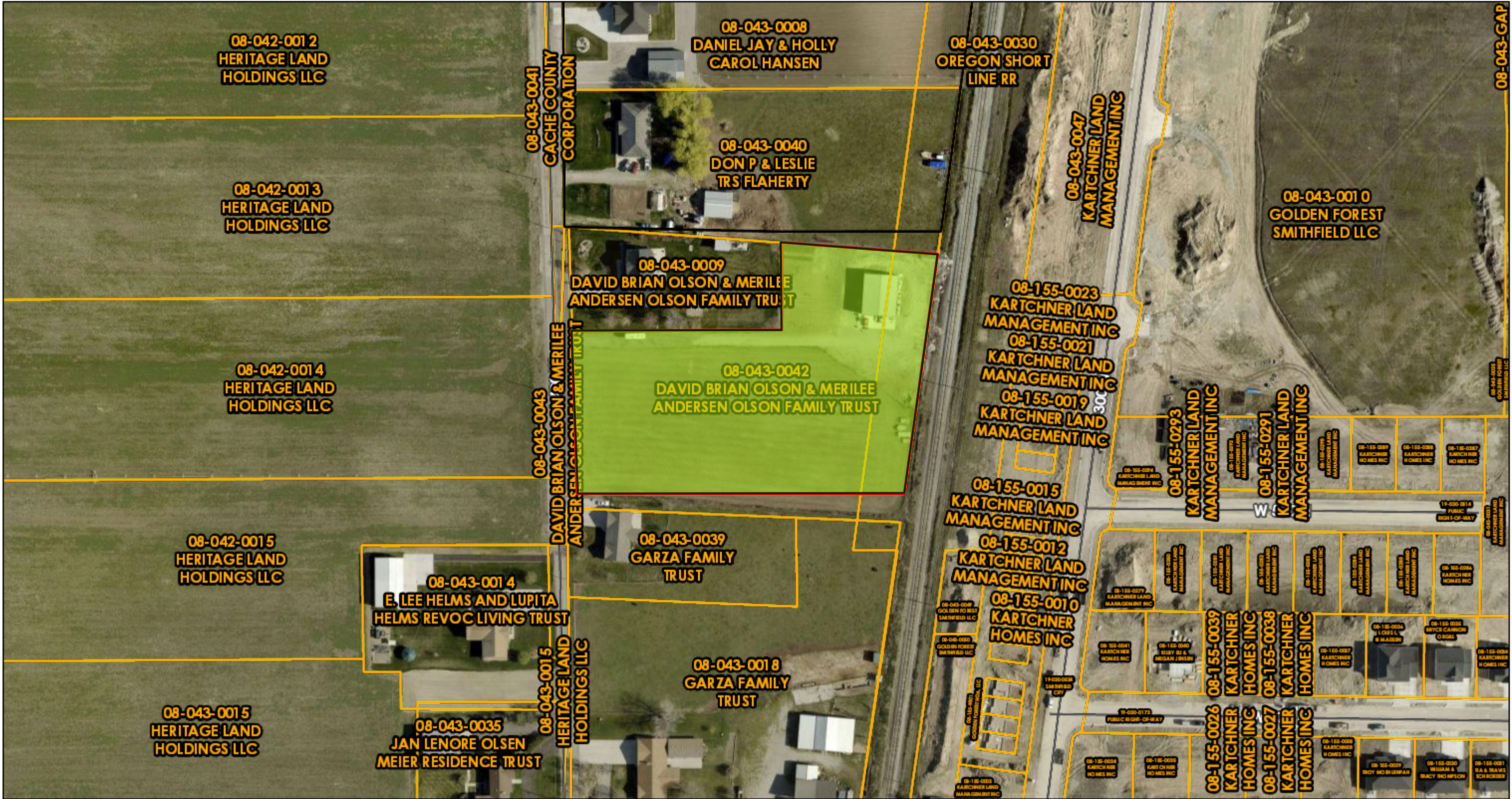


8/12/2024, 8:02:24 AM

Override 1 Override 1 Wellsville Zoning NEIGHBORHOOD COMMERCIAL - NC COMMUNITY COMMERCIAL - C1 - C2 GENERAL COMMERCIAL - GC HIGHWAY COMMERCIAL - CH MANUFACTURING RESIDENTIAL AGRICULTURE - 5 ACRE RESIDENTIAL - 1 ACRE RESIDENTIAL - 1/2 ACRE RESIDENTIAL - 12,000 SF RESIDENTIAL - MULTIFAMILY RECREATIONAL PLANNED DEVELOPMENT RESIDENTIAL CRITICAL AREA	FOREST RECREATION - 40 ACRE Trenton Zoning AGRICULTURAL COMMERCIAL C1 COMMERCIAL C2 PARK RESIDENTIAL SMITHFIELD ZONING PUD OVERLAY MIXED USE OVERLAY AGRICULTURAL - A-3 AGRICULTURAL - A-5 AGRICULTURAL - A-10 CENTRAL BUSINESS DISTRICT - CB COMMERCIAL PROFESSIONAL COMMUNITY COMMERCIAL - CC	GENERAL COMMERCIAL - GC INSTITUTIONAL - I-1 MANUFACTURING - M1 MULTIPLE FAMILY RESIDENTIAL - RM RESIDENTIAL AGRICULTURAL - RA-1 RESIDENTIAL AGRICULTURAL - RA-2 RESIDENTIAL R-1-10 RESIDENTIAL R-1-12 RESIDENTIAL R-1-20 MASTER PLANNED COMMUNITY - MPC RIVER HEIGHTS ZONING AGRICULTURAL - AG COMMERCIAL - C COMMERCIAL PARKING - CP PARK - PR	MIXED USE - MU HISTORIC RESIDENTIAL - R-1-8 RESIDENTIAL - R-1-10 RESIDENTIAL - R-1-12 RICHMOND ZONING AGRICULTURAL A-10 AGRICULTURAL A-5 CENTRAL BUSINESS DISTRICT CBD PLANNED INDUSTRIAL COMMERCIAL PIC HIGHWAY COMMERCIAL HC MANUFACTURING - LIGHT INDUSTRIAL MLI PLANNED INDUSTRIAL COMMERCIAL PIC RESIDENTIAL ESTATE RE-1 RESIDENTIAL ESTATE RE-2	RICHMOND, RESIDENTIAL LOW DENSITY RLD RESIDENTIAL MEDIUM DENSITY RMD PLANNED UNIT DEVELOPMENT RESIDENTIAL MULTI-FAMILY MF CITY SCHOOL TRAILER PARK CEMETERY PROVIDENCE ZONING AGRICULTURAL DISTRICT COMMERCIAL GENERAL DISTRICT COMMERCIAL HIGHWAY DISTRICT LIFE CYCLE RESIDENTIAL DISTRICT 4-12 Mixed Use District MXD 25-33	Multiple Residential District R-M-7 Multiple Residential District R-M-12 Public District Residential District R-1-1 Residential District R-1-6 Residential District R-1-8 Residential District R-1-10 Residential District R-1-12 Residential District R-1-20 Paradise Zoning COMMERCIAL NEIGHBORHOOD RESIDENTIAL AGRICULTURAL RA-5 RESIDENTIAL R-1-25 North Logan Zoning AGRICULTURAL - A10	CITY CENTER COMMERCIAL - CCC CITY CENTER ADJACENT - CCA COMMERCIAL GENERAL - CG COMMUNITY COMMERCIAL - CC DOWNTOWN - DT HOSPITAL - HOSP HIGH-TECH MFG. AND RESEARCH - M-2 MFG. HEAVY COMMERCIAL - MC MIXED USE GENERAL - MXG PROFESSIONAL - PR RESIDENTIAL BUSINESS - RB RESIDENTIAL ESTATE - RE-1 RESIDENTIAL ESTATE - RE-2 RESIDENTIAL R-1-10 RESIDENTIAL R-1-12	RESIDENTIAL R-1-15 RESIDENTIAL R-1-20 RESIDENTIAL R-1-30 RESIDENTIAL SINGLE FAMILY - SF6 RESIDENTIAL MULTI FAMILY - RM MIXED RESIDENTIAL 7 - MR7 MIXED RESIDENTIAL 8 - MR8 PARK LAND RECREATION SCHOOL Nibbley Zoning AGRICULTURE - A Commercial - C Industrial - I Neighborhood Commercial C-N Park/School - P/S	Residential - R-1 Residential - R-1A Residential - R-2 Residential - R-2A Residential Estate R-E Residential Development, R-PUD Floodplain - FP Newton Zoning (A1) AGRICULTURAL (C1) COMMERCIAL (R1) RESIDENTIAL Millville Zoning AGRICULTURAL (A) COMMERCIAL (C-G) OPEN SPACE (OS)	RESIDENTIAL (R-1) RESIDENTIAL (R-2) TOWN CENTER (TC) Mendon Zoning AGRICULTURAL - A-1 COMMERCIAL - C-1 LIGHT INDUSTRIAL - L-1 RESIDENTIAL - R-1 MULTI-FAMILY - R-2 PARK PUBLIC Logan Zoning SUBURBAN NEIGHBORHOOD TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL TRANSITIONAL MIXED RESIDENTIAL LOW (MR-12)
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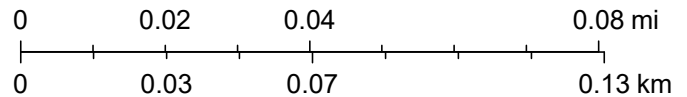
Parcel Map



8/12/2024, 8:01:26 AM

1:2,257

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



Maxar, Microsoft

ORDINANCE NO. 24-20

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 17.92 “ACCESSORY
DWELLING UNIT”, SECTION 17.92.040 “DEFINITIONS”.**

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.

17.92.040 DEFINITIONS

- A. Definition of Accessory dwelling unit: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is:
 1. Within or attached to a single-family residential building, or
 2. Within a detached accessory structure on the same lot as the associated single-family residence.
 - B. Accessory dwelling units may go by different names including accessory apartments, extended living areas, over-the-garage or basement living spaces, mother-in-law apartments, casitas, guest houses, tiny homes, etc.
 - C. Accessory dwelling units are permanent structures. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
 - D. Definition of Owner: An individual who is listed on a recorded deed as an owner of the property; any person who is related **as a parent, parent in-law, child or stepchild** ~~by blood, marriage, or adoption~~ to an individual who is listed on a recorded deed as an owner of the property; or an individual who is a trustor of a family trust who possesses legal ownership of the property.
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

Ordinance 24-20

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 September, 2024

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder