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, November 20, 2024.** The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer

1. Approval of Planning Commission Meeting Minutes from October 16, 2024.

2. Resident Input

3. Discussion and possible vote on the request by Jesse Vega for approval of the Final Plat for the Birch Creek Business Park, Phase 1, an (11) lot/unit subdivision located at 475 West 600 South. Zoned GC (General Commercial).

4. Introduction and Public Hearing for the purpose of discussing Ordinance 24-26, an Ordinance rezoning Cache County Parcel Number 08-079-0008 from RA-1 (Residential Agricultural 1-Acre) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcel is located at approximately 450 West 400 North and is approximately 4.55 acres. The request was submitted by Smithfield City.

5. Discussion and possible vote on Ordinance 24-26.

6. Introduction and Public Hearing for the purpose of discussing Ordinance 24-25, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.040 “Rezone Required”, and Chapter 17.88 “Planned Unit Developments”, Section 17.88.150 “Failure to Perform”.

7. Discussion and possible vote on Ordinance 24-25.

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
October 16, 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, October 16, 2024.

Members Present: Katie Bell, Bob Holbrook, Jim Marshall, Chris Olsen, Sarah Price, Stuart Reis

Members Excused: Jamie Anderson, Brooke Freidenberger, Lazaro Soto

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Stephanie Strong, Colby Williams, Kenneth Bell, Caralee Stokes

6:30 p.m. Meeting called to order by Vice-Chairperson Bell

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Vice-Chairman Bell declared the minutes from the September 18, 2024 meeting to be approved with a change on Page 2 from 19,000 to 1,900 and the inserting the word “road” to Commissioner Marshall’s comment on Page 3, Paragraph 4.

RESIDENT INPUT

No public comment.

AGENDA ITEMS

Discussion and possible vote on the request by Todd Williams to amend the Conditional Use Permit for Mountain Valley Machine Inc. to include the commercial manufacturing and sale of firearms. Cache County Parcel Number 08-069-0009 located at 60 North Main. Zoned CBD (Central Business District).

Mr. Boudrero explained that this request is to amend an existing conditional use permit for the manufacturing business located at 60 North Main (behind and to the west of Callaway’s Bistro) to include firearm sales and manufacturing.

Colby Williams, the plant manager, and Stephanie Strong, the business manager, said they were granted a Federal Firearms License (FFL) Class 7 (which is a license that allows the holder to make firearms and ammunition) by the ATF six (6) years ago. They thought ATF would have contacted Smithfield City as part of the approval process and

were unaware that the Conditional Use Permit would require a change. Mr. Boudrero explained that when the use was approved, it was before Smithfield City had a Planning Manager, and the requests from ATF would go through the Police Department. This will be an update to their current permit.

Mr. Williams confirmed for Commissioner Marshall that there is no shooting range. Ms. Strong said they build firearm components for distributors. Mr. Williams said a small part of their business is the sale of firearms; all firearms are secured.

Ms. Strong pointed out that the general business hours for retail are Monday-Friday 8:00 a.m. to 5:00 p.m.; there may be times that the machines might need to run after hours. After a brief discussion, the Commission determined that working hours do not need to be added to the amendment.

MOTION: Motion by Commissioner Holbrook to approve the request by Todd Williams to amend the Conditional Use Permit for Mountain Valley Machine Inc. to include the commercial manufacturing and sale of firearms. Cache County Parcel Number 08-069-0009 located at 60 North Main. Zoned CBD (Central Business District). Commissioner Price seconded the motion. **Motion approved (6-0).**

Yes Vote: Bell, Holbrook, Marshall, Olsen, Price, Reis
No Vote: None

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-23, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.050 “Development Standards”.

Mr. Boudrero explained that the Master Planned Community (MPC) Code stipulates the maximum number of units per structure is vague and has potential for misinterpretation. The proposal is to change the verbiage to be clear so any one building will have no more than five (5) units §17.81.050(E).

6:47 p.m. Public Hearing Opened

There were not any comments or question.

6:48 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-23

Mr. Boudrero said that a lot can contain one structure, but the structure can only have a maximum of five (5) dwelling units.

MOTION: Motion by Commissioner Olsen to **recommend approval** to the City Council for Ordinance 24-23, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.050 “Development Standards”. Commissioner Reis seconded the motion. **Motion approved (6-0).**

Yes Vote: Bell, Holbrook, Marshall, Olsen, Price, Reis
No Vote: None

MEETING ADJOURNED at 6:49 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, Oct. 16, 2024. The meeting will begin at 6:30 p.m.
Welcome/Pledge of Allegiance and/or thought/prayer

1. Approval of Planning Commission Meeting Minutes from September 18, 2024.

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5. Discussion and possible vote on Ordinance 24-23.

   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 Staff Report

Community Development Department

Administration · Engineering · Planning · Zoning

Birch Creek Business Park Subdivision

November 20, 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: 08-104-0027

Applicant: Jesse Vega
Action Type: Administrative
Staff Recommendation: Approval

Project Location

Location:
475 West 600 South
Smithfield, Utah

Current Zoning:
GC (General Commercial)

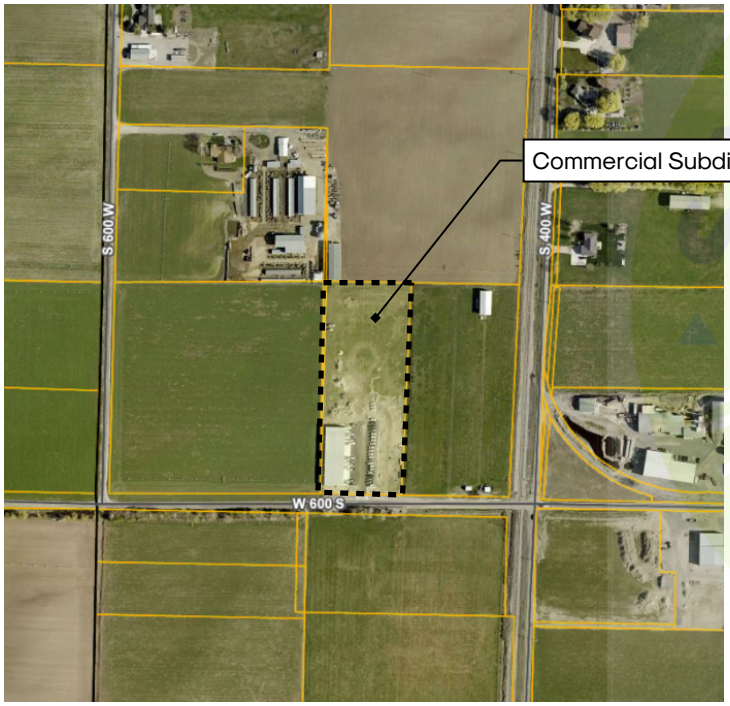
Lot Size:
1.34 Acres

Proposed Zoning:
None

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

Project Summary

Jesse Vega and Rigo Chaparro are requesting approval of a final plat for the first phase of a commercial subdivision on a (4) four acre property, located at 475 West 600 South. They have submitted a final plat, final application and construction drawings. They have met all the necessary requirements as per Smithfield City code, please reference the documents in the city packet for additional information.



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 the final plat, meet the requirements found in the major subdivision chapter. §16.07.040 and §16.07.050
2. The final plat was submitted and reviewed in accordance with the municipal code. §16.12.020, §16.12.030 and §16.12.050
3. All drawing details in this plat have been reviewed by the city. §16.12.040

Conclusion and Recommendation

Based on the findings of fact listed above, the staff recommends **approval** of the Birch Creek Business Park Subdivision Final Plat phase 1, as meeting the requirements of Smithfield City Municipal Code.

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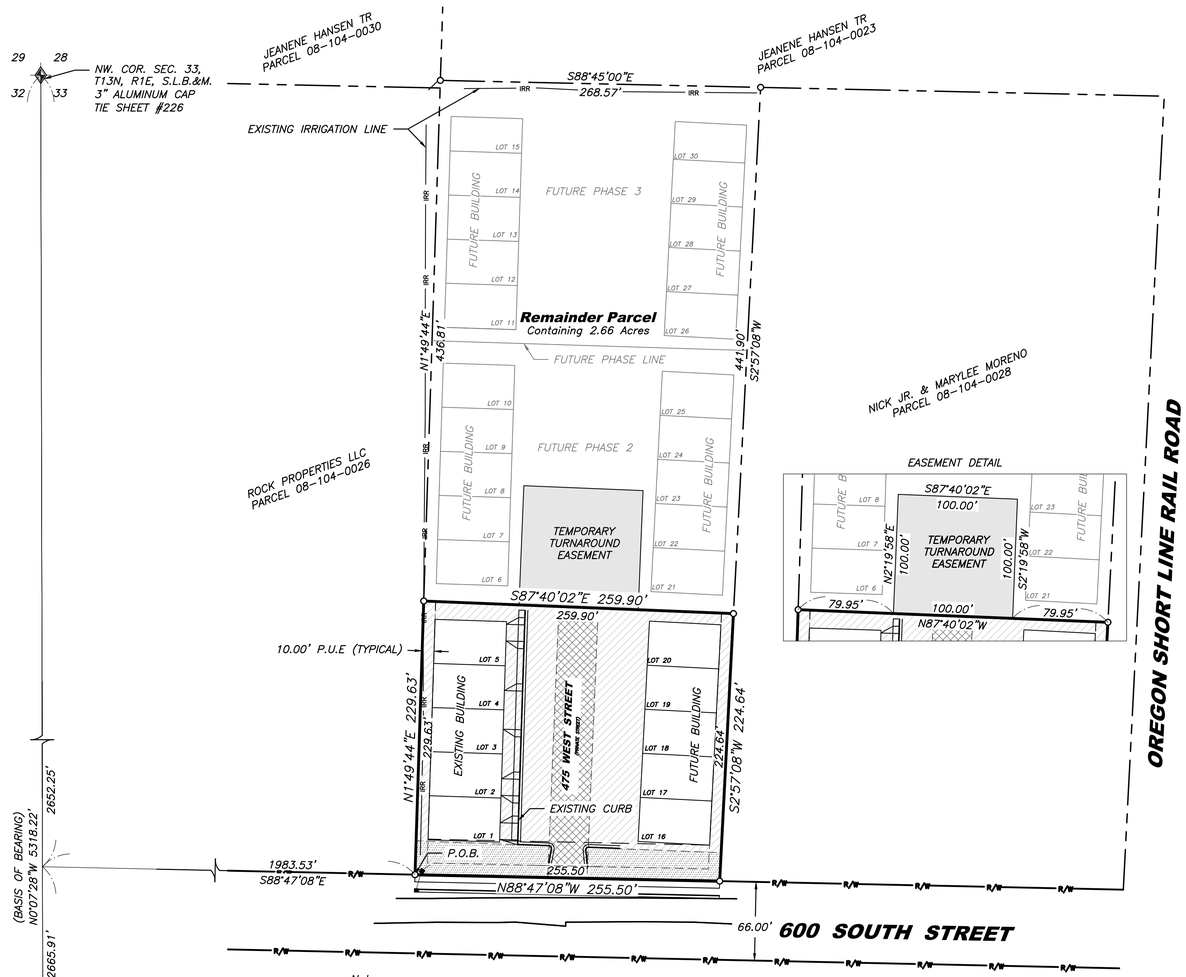
96 South Main Street, Smithfield, Utah 84335
Phone: (435) 563.6226
Email: info@smithfieldcity.org
http://smithfieldcity.org/comdev
Administration • Engineering • Planning • Zoning

A FINAL PLAT FOR:

Birch Creek Business Park Phase 1

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



Notes:

1. All lots within this subdivision shall have equal ownership and unrestricted access to the private ingress-egress and utility easement.
2. The developer or the HOA will be responsibly for the maintenance of all common space in the subdivision.
3. 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.
4. No parking or storing of any goods shall be permitted in the ingress-egress easement.
5. Slat fencing is required on the perimeter of the subdivision.
6. Dumpsters or garbage cans need to be placed in an enclosure or inside each unit.
7. The temporary turn around easement is to remain in place until the continuation of 475 West is constructed and another temporary or permanent easement is in place.
8. The temporary turn around shall be 100' in diameter and constructed of asphalt.
9. Smithfield City shall have access to the storm water retention ponds for inspection.

SHEET 1 OF 2

September 30, 2024

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

L E G E N D:

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- SETBACK
- PUBLIC UTILITY EASEMENT
- RETENTION POND EASEMENT
- COMMON SPACE
- INGRESS-EGRESS EASEMENT
- TEMPORARY TURNAROUND EASEMENT
- SECTION MONUMENT
- SET ⅝" REBAR W/CAP (FORESIGHT SURVEY)

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 PHASE 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT 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 229.63 FEET; THENCE SOUTH 87°40'02" EAST, A DISTANCE OF 259.90 FEET; THENCE SOUTH 02°57'08" WEST, A DISTANCE OF 224.64 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 88°47'08" WEST, ALONG AFOREMENTIONED RIGHT-OF-WAY LINE A DISTANCE OF 255.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.34 ACRES AND 11 LOTS

DRAFT

5152661
JEFF C. NIELSEN
REGISTERED LAND SURVEYOR
STATE OF UTAH

ROCKY MOUNTAIN POWER

1. 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.
2. 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

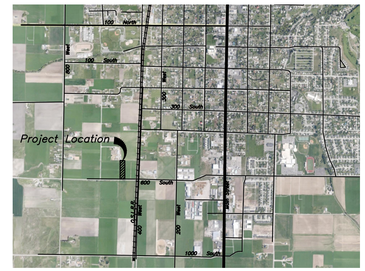
QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER 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 _____



VICINITY MAP
SMITHFIELD CITY UTAH

LLC ACKNOWLEDGMENT

STATE OF UTAH
) SS.
COUNTY OF CACHE

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)

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

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 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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS TO HEREAFTER BE KNOWN AS BIRCH CREEK BUSINESS PARK PHASE 1, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE OWNERS OF BIRCH CREEK BUSINESS PARK PHASE 1 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.

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

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

_____ COMCAST

_____ DATE

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

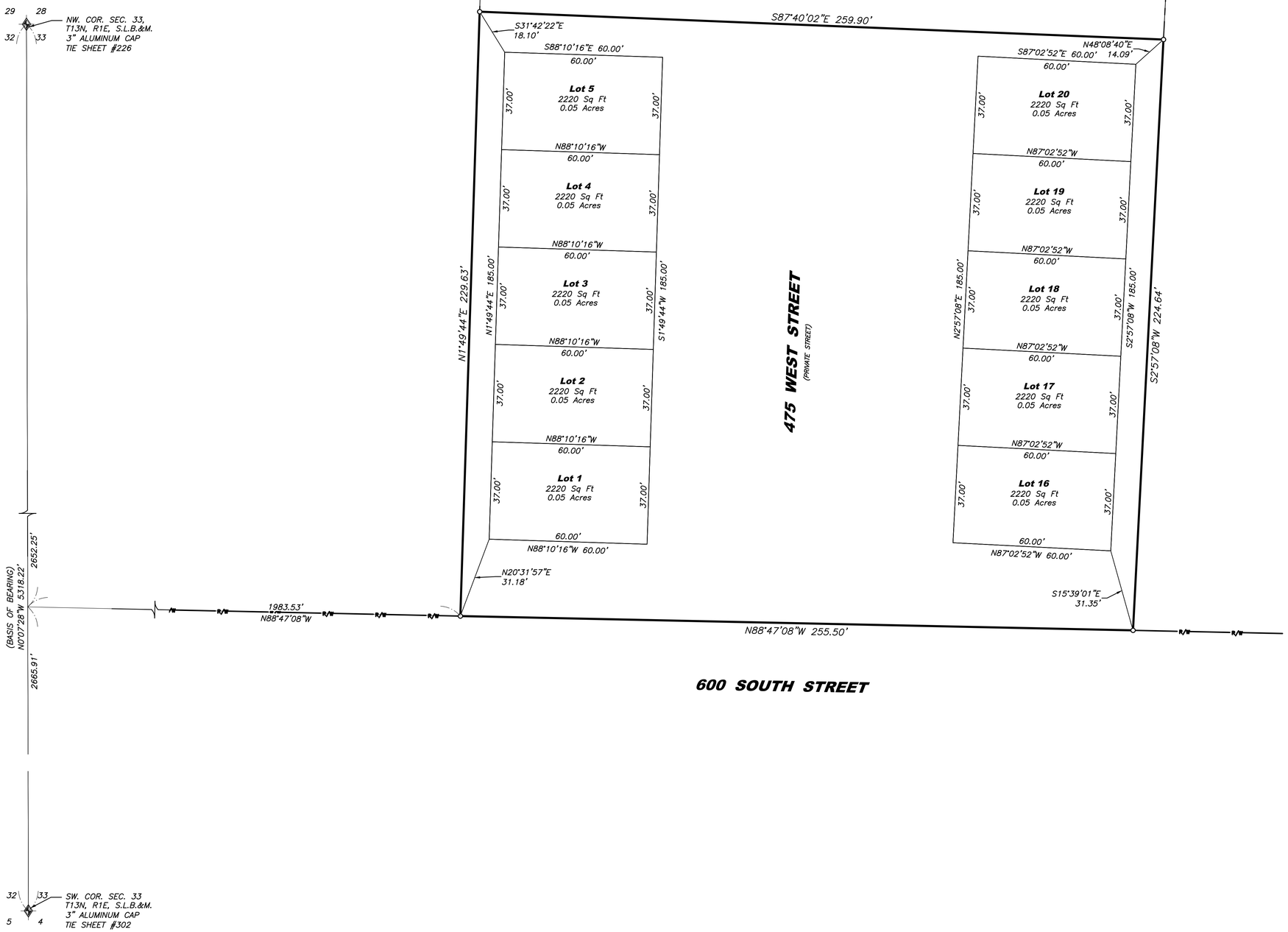
FORESIGHT
LAND SURVEYING
2005 North 600 West, Logan, Utah
435-753-1910

Drawn by JH 24-035.dwg 9/30/24

A FINAL PLAT FOR:

Birch Creek Business Park Phase 1

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



September 30, 2024

GRAPHIC SCALE

20 0 10 20 40 160

(IN FEET)
1 inch = 20 ft.

ADDRESSES TABLE	
LOT NUMBER	ADDRESS
LOT 1	587 SOUTH 475 WEST
LOT 2	581 SOUTH 475 WEST
LOT 3	575 SOUTH 475 WEST
LOT 4	569 SOUTH 475 WEST
LOT 5	563 SOUTH 475 WEST
LOT 16	588 SOUTH 475 WEST
LOT 17	582 SOUTH 475 WEST
LOT 18	576 SOUTH 475 WEST
LOT 19	570 SOUTH 475 WEST
LOT 20	564 SOUTH 475 WEST

FORESIGHT
LAND SURVEYING
2005 North 600 West, Logan, Utah
435-753-1910

Drawn by JH 24-035.dwg 9/30/24

SHEET 2 OF 2

Smithfield City
96 South Main Street
Smithfield, UT 84335
(435) 563-6226
www.smithfieldcity.org

FINAL PLAT APPLICATION

Project Information

Subdivision Name	Birch Creek Business Park
Approximate Location	475w 600 So
Parcels ID (s)	08-104-0027
Site Information	Acres 4 Proposed Phases 3 Current Zoning gc
Adjoining Subdivision(s)	None
Project Description	Final phase 1 (Building 1 and 2)

This Application is being submitted by: (check one)[1] ✓ Property Owner ___ Developer ___ Engineer/Surveyor

Property Owner Information

Name	Jesse Vega
Address	470 So. 980 E Smithfield UT 84335
Contact	Phone 435-757-6516 Email Address JessemVega@ycloo.com

Agent Information

Name	Jesse Vega
Address	470 So 980 E Smithfield UT 84335
Contact	Phone 435-757-6516 Email Address JessemVega@ycloo.com

Engineer/Surveyor Information

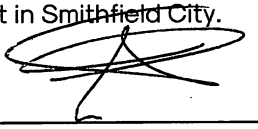
Name	Foresight Land Surveying
Address	2005 N 500 west Logan UT 84321
Contact	Phone 435-753-1910 Email Address Jesse@foreSightSurvey.com

Office Information

[1] If the above Applicant is anyone other than the property owner, this application must be accompanied by a signed form, from the owner of record, authorizing the Applicant to act on their behalf.

Applicant Statement/Signature

I hereby certify that this Application is true and complete, to the best of my knowledge. I agree that in submitting this Application, I agree to abide by all applicable federal, state and local rules, regulations and ordinances that govern subdivision development in Smithfield City.



Signed Name

9-4-2024

Date

Jesse Vega

Printed Name

ORDINANCE NO 24-26

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

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

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

Approximate Property Location: 450 West 400 North

Cache County Parcel Number: 08-079-0008

BEG AT S/4 COR SEC 21 T 13N R 1E & TH N 1*01' W 220.77 FT (N 3.5 CHS BR) TH N 89*30'16" W 89.56 FT TO TRUE POB TH S1*01'E 251.85 FT TH S88*12'16"E 359.15 FT TO W LN OF 400 W ST TH S1*01'E 2.67 FT TO W'LY EXT OF N LN OF 400 N ST TH N88*32'37"W 111.78 FT ALG EXT OF N LN OF 400 N ST TO N'LY EXT OF W LN OF 400 W ST TH S1*33'51"W 29.25 FT TO PT BR S'LY 66 FT OF S LN OF SEC 21 & E'LY EXT OF FENCE TH N88*18'07"W 766.23 FT ALG LN BR PARALLEL TO S LN OF SEC 21 TH N51*20'22"W 59.77 FT TH N49*46'05"W 370.64 FT TO PT N 3.5 CHS OF S LN OF SEC 21 TH S89*30'16"E 844.61 FT TO BEG CONT 4.55 AC M/B

Approximately 4.55 Acres

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

SMITHFIELD CITY CORPORATION

_____

Kristi Monson, Mayor

ATTEST:

_____

Dana Lazcanotegui, City Recorder

Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Smithfield City Rezone

November 20, 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: 08-048-0012

Applicant: Smithfield City
Action Type: Legislative
Staff Recommendation: None

Project Location

Location:
420 North 450 West
Smithfield, Utah

Current Zoning:
RA-1 Residential
Agriculture

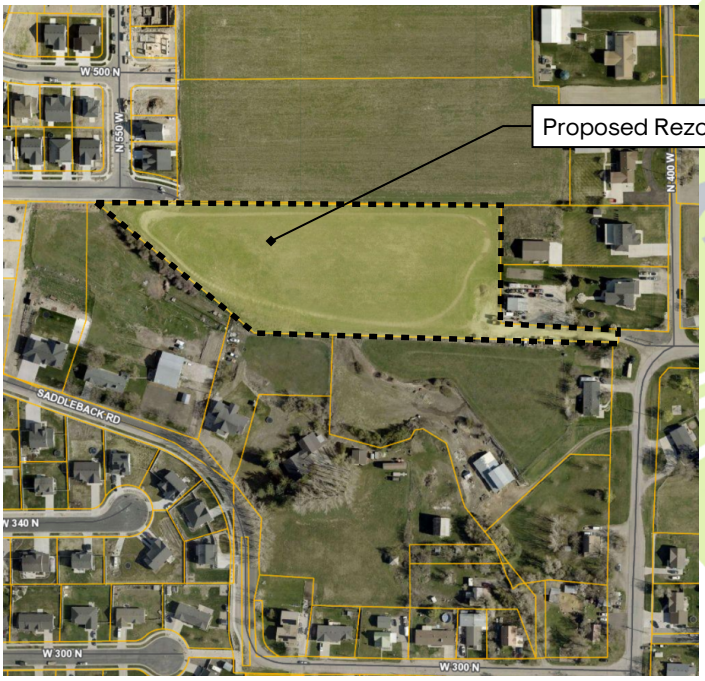
Lot Size:
4.55 Acres

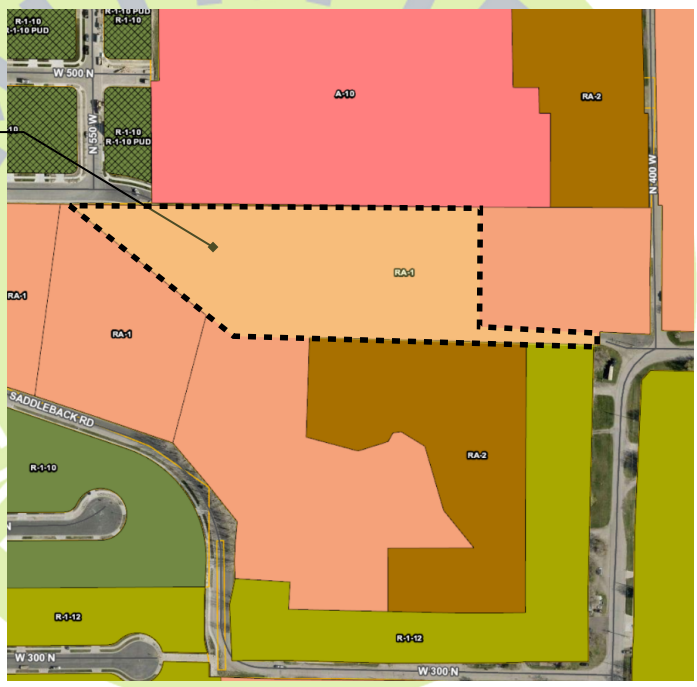
Proposed Zoning:
R-1-12 Residential

Surrounding Uses:
North - Agriculture A-10
Residential R-1-10 PUD
South - Residential Agriculture RA-1
East - Residential R-1-12
Residential Agriculture RA-2
West - Residential Agriculture RA-1

Project Summary

Smithfield City is requesting a rezone for the property located at approximately 420 North and 450 West. The parcel is currently being used for agriculture and is needed for a road connection that will conform to the city master transportation plan. The property has A-10 properties to the North that have not been rezoned but is primarily surrounded by residential and residential agricultural zones. Smithfield City is requesting to rezone the property from RA-1 to R-1-12.





Smithfield City Community Development
96 South Main Street, Smithfield, Utah 84335
Phone: (435) 563.6226
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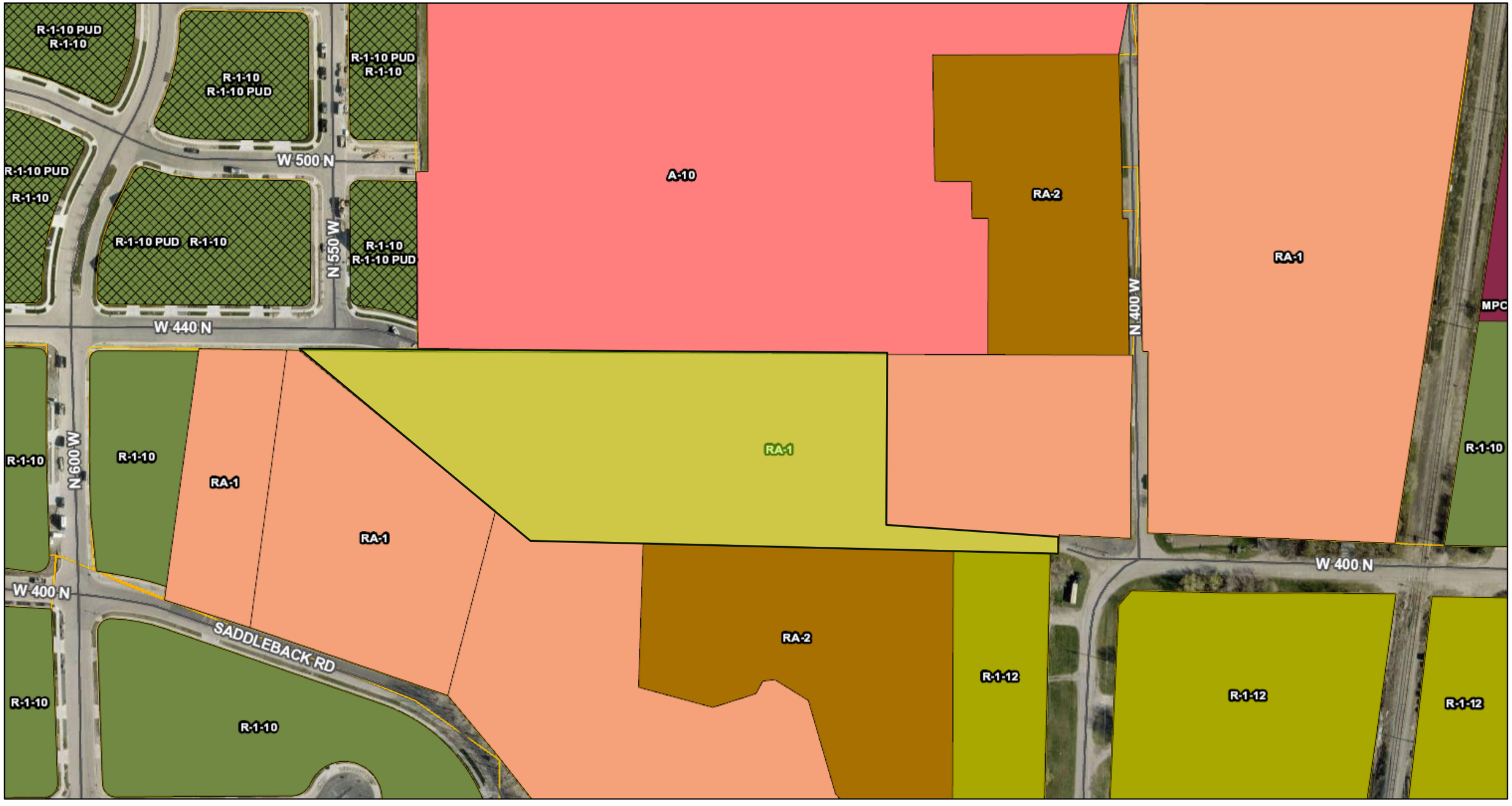
http://smithfieldcity.org/comdev
Administration • Engineering • Planning • Zoning

ArcGIS Web Map



11/5/2024, 10:19:22 AM

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Maxar, Microsoft, Cache County

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
- Multiple Residential District R-M-18
- 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
- HOSPTIAL - 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

Nibley Zoning
- Agriculture Zone - A
- Residential Estate Zone - R-E
- Residential Zone - R-1
- Residential Zone - R-1A
- Residential Zone - R-2
- Residential Zone - R-2A
- Residential Mixed Zone - R-M
- Commercial Zone - C
- Neighborhood Commercial Zone - C-N
- Industrial Zone - I
- Park/School - P/S
- Floodplain Overlay District - FP
- Residential Development - R-PUD
- Residential - PUD

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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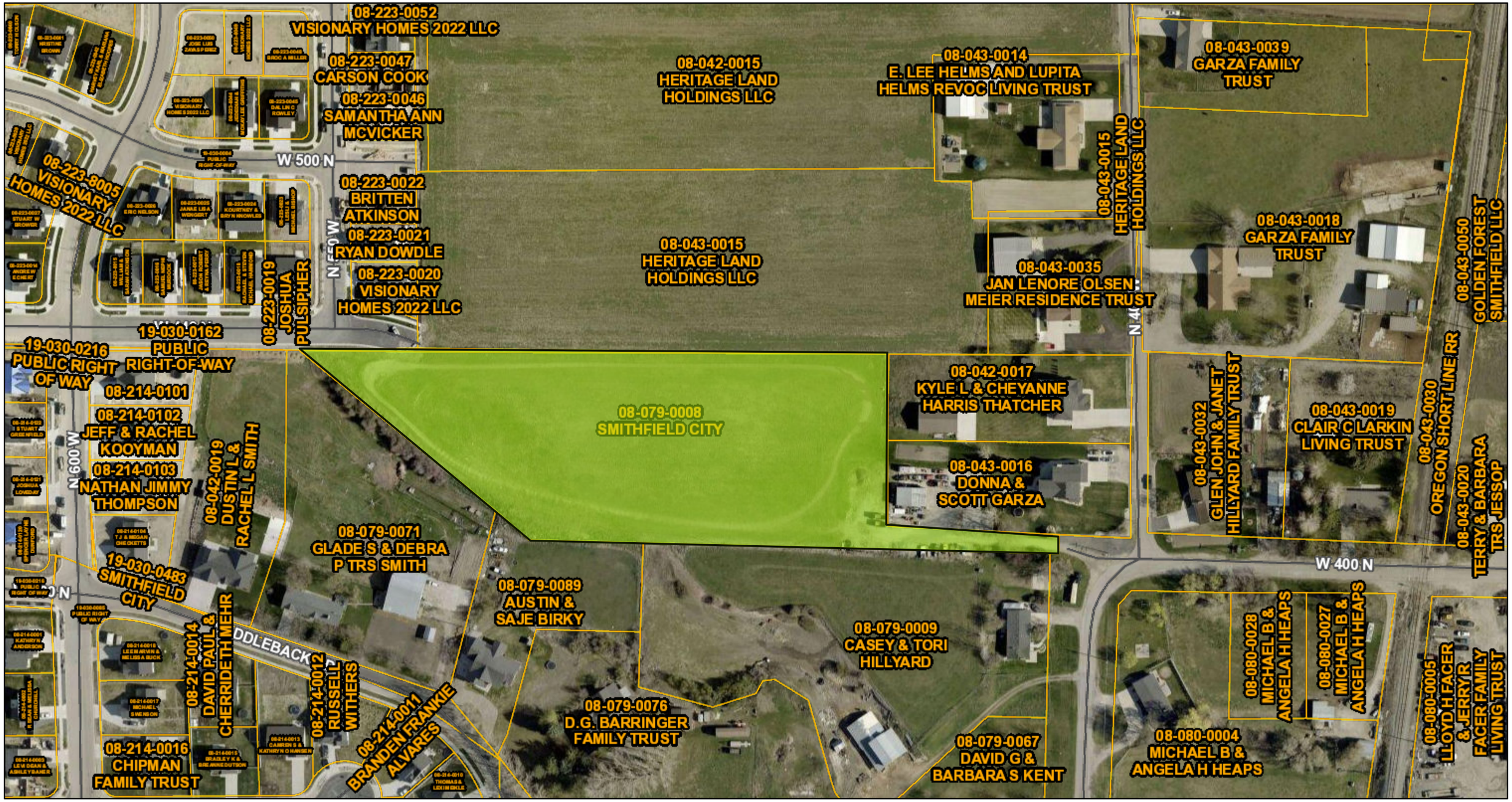
ArcGIS Web Map



11/5/2024, 10:18:23 AM

Override 1

Class B Surface Type

Asphalt

Gravel

Dirt

Private

Municipal Boundaries

County Boundary

Parcel Current

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Maxar, Microsoft

ArcGIS Web AppBuilder

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ORDINANCE NO. 24-25

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

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

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

AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 "ZONING REGULATIONS", CHAPTER 17.81 "MASTER PLANNED COMMUNITY (MPC) ZONE", SECTION 17.81.040 "REZONE REQUIRED" AND CHAPTER 17.88 "PLANNED UNIT DEVELOPMENTS", SECTION 17.88.150 "FAILURE TO PERFORM".

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.

17.81.040 REZONE REQUIRED

While not all areas in Smithfield will be suitable for the MPC designation, it is intended that the MPC be used throughout Smithfield City. Those who wish to petition the City for a rezone of their property to an MPC shall follow the procedure set forth in SMC 17.08.040, "Rezones." A preliminary site and landscape plan detailing the developer's intent for the entire parcel under consideration for rezone and the subsequent phasing plan shall be submitted and reviewed as part of the rezone request.

In evaluating a request for an MPC rezone, the Planning Commission and City Council shall consider the criteria outlined in SMC 17.81.050, "Development Standards." If the rezone is approved with conditions, the preliminary plan must return to the city council, showing the proposed changes.

Additionally, as part of the rezone request, a developer shall demonstrate to the Planning Commission and City Council how the proposal addresses and fulfills the specific goals and values related to architecture, site design and walkability, which are found in the Smithfield City General Plan and in the purpose statement of this Chapter.

~~An~~ The approved MPC rezone directly corresponds to the approved preliminary plan(s). If said plan(s) are altered, modified or unused, another rezone must be completed using the standard rezone process. ~~the Smithfield City Planning Department shall start the process of rezoning to the original zoning classification which existed on the parcel(s) before the MPC rezone was approved.~~

Changes to the approved plans which will prompt a city rezone include the following: plans that change the number or size of any new lot(s), the calculations of density bonuses, the location of

approved amenities and any conditions set by the Planning Commission or City Council.

17.88.150 FAILURE TO PERFORM

In case of failure or neglect to comply with any and all of the conditions and regulations herein established, and as specifically made applicable to a PUD, such failure or neglect shall be cause for termination of the approval of the project. Failure or neglect to comply with the requirements and to maintain the buildings and premises in accordance with the conditions or approval thereafter shall also be deemed to be a violation of this chapter.

The approved PUD rezone directly corresponds to the approved preliminary plan(s). If said plan(s) are altered, modified or unused, another rezone must be completed using the standard rezone process. ~~the Smithfield City Planning Department will start the process of rezoning the parcel(s) to the original zoning classification before the PUD overlay zone was approved.~~

Changes to the approved plans which will prompt a rezone by the city include the following: plans which change the number or size of any new lot(s), the calculations of density bonuses, the location of approved amenities and any conditions set by the Planning Commission or City Council.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.

3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.

4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

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

Approved and signed this 11th day of December, 2024

SMITHFIELD CITY CORPORATION

_____
Kristi Monson, Mayor

ATTEST:

_____
Dana Lazcanotegui, City Recorder

Smithfield City Staff Report

Community Development Department

Administration · Engineering · Planning · Zoning

Ordinance 24-25 MPC PUD Unused Plat

November 20, 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.

Unused Plats in MPC and PUD Approvals

• The Master Plan Community and the Planned Unit Development codes both stipulate, that the approved rezone directly corresponds with the approved preliminary plans. The current code stipulates, that if the approved plans are unused, than the city will start the the rezone process to the previously existing zone.

It is proposed that we change the current city code, to remove the responsibility of rezoning, in the case of unused plans, from the city to the prospective developer. The same wording needs to be altered in both the MPC and PUD code.

Smithfield City Community Development
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Email: info@smithfieldcity.org
http://smithfieldcity.org/comdev
Administration · Engineering · Planning · Zoning