



**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 21, 2025**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Bob Holbrook.

1. Approval of Planning Commission Meeting Minutes from April 16, 2025.
2. Resident Input
3. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-14, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcels are located at approximately 485 North 400 West. The request was submitted by Heritage Land Holdings, LLC.
4. Discussion and possible vote on Ordinance 2025-14.
5. Discussion and possible vote on the request by Dan Sundstrom for approval of the Preliminary Plat for the Meadows at Sky View Subdivision, a (79) unit/lot subdivision located at approximately 380 East 800 South.
6. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-13, an Ordinance rezoning Cache County Parcel Numbers 08-222-0026, 08-222-0027, 08-222-0028, 08-222-0029, 08-222-0030, 08-222-0031, 08-222-0032, 08-222-0033, 08-222-0034, 08-222-0035, 08-222-0036, 08-222-0037, 08-222-0038, 08-222-0039, 08-222-0040, 08-222-0041, 08-222-0042, 08-222-0043, 08-222-0044, 08-222-0045, 08-222-0046, 08-222-0047, 08-222-0048, 08-222-0049, 08-222-0050, 08-222-0051, 08-222-0052, 08-222-0053, 08-222-0054, 08-222-0055, 08-222-0056, 08-222-0057, 08-222-0058, 08-222-0059, 08-222-0070, 08-222-0071, 08-222-0072, 08-222-0073, 08-222-0074, 08-222-0075, 08-222-0076, 08-222-0077, 08-222-0078, 08-222-0079, 08-222-0080, 08-222-0081, 08-222-0082, 08-222-0083, 08-222-0084, 08-222-0085, 08-222-0086, 08-222-0087, 08-222-0088, 08-222-0089, 08-222-0090, 08-222-0091, 08-222-0092, 08-222-0093, 08-222-0094, 08-222-9001, 08-222-0064, 08-222-0063, 08-222-0062, 08-222-0061, 08-222-0060, 08-222-0065, 08-222-0066, 08-222-0067, 08-222-0068 and 08-222-0069 from RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone) to RM PUD (Multiple-Family Residential Planned

Unit Development Overlay Zone). The parcels are located at approximately 380 East 800 South. The request was submitted by Dan Sundstrom.

7. Discussion and possible vote on Ordinance 2025-13.
8. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-10, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.32 “Conditional Uses”, Section 17.32.100 “Special Provisions For Kennel/Cattery and Companion Animal(s) Conditional Use Permits”, Chapter 17.04 “General Provisions”, Section 17.04.070 “Definitions” and Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.
9. Discussion and possible vote on Ordinance 2025-13.

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.

**ORDINANCE NO 2025-14**

**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-1-12 (Single Family Residential 12,000 Square Feet).

Approximate Property Location: 485 North 400 West

**Cache County Parcel Number: 08-042-0012**

BEG 23.50 CHS N & 4 CHS E OF SE COR SW/4 SEC 21 T 13 N R 1E, W 15.50 CHS S 4 CHS E 15.6 CHS N 4 CHS TO BEG 6.16 AC

**Cache County Parcel Number: 08-042-0013**

BEG 19.5 CHS N 4 CHS E OF SE COR OF SW/4 SEC 21 T 13N R 1E W 15.60 CHS S 4 CHS E 15.70 CH N 4 CHS TO BEG 6.16 AC C1221

**Cache County Parcel Number: 08-042-0014**

BEG 15.51 CHS N & 4 CHS E OF SE COR SW/4 SEC 21 T 13N R1E, W 15.70 CHS S 4 CHS E 15.80 CHS N 4 CHS TO BEG 6.16 AC. C1223

**Cache County Parcel Number: 08-042-0015**

BEG 11.50 CHS N & 4 CHS E OF SE COR OF SW/4 SEC 21 T 13N R1E, W 15.8 CHS S 4 CHS E 11.80 CHS N 2.50 CHS E 4 CHS N 1.50 CHS TO BEG CONT 5.32 AC LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN MONUMENTED WITH AN ALUMINUM CAP; THENCE S00°03'24"E 2692.89 FEET (BASIS OF BEARING - BEARING AND DISTANCES BASED ON UTAH STATE PLANE NORTH ZONE) TO THE SOUTHWEST CORNER OF SECTION 21 MONUMENTED WITH A 5/8" REBAR; THENCE N84°35'07"E 1885.37 FEET TO AN EARL REBAR AT THE SOUTHEAST CORNER OF THE VILLAGE AT FOX MEADOWS, PUD, PHASE 2; THENCE S89°19'41"E 814.91 FEET TO THE SOUTHWEST CORNER OF PARCEL 08-043-0035; THENCE N 00°49'07" W 201.85 FEET (NORTH 200 FEET, BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 08-043-0035 AND THE POINT OF BEGINNING AND RUNNING THENCE N 00°49'07" W 54.01 FEET; THENCE N 89°34'03" W 53.93 FEET; THENCE N 00°46'15" W 185.00 FEET; THENCE S 89°34'03" E

273.83 FEET; THENCE S 00°49'07" E 239.02 FEET TO THE NORTHEAST CORNER OF PARCEL 08-043-0035; THENCE N 89°34'03" W 220.05 FEET (WEST 220 FEET, BY RECORD) ALONG THE NORTH LINE OF PARCEL 08-043-0035 TO THE POINT OF BEGINNING NET 5.27 AC

**Cache County Parcel Number: 08-043-0015**

EG 3.5 CHS N OF SW COR SE/4 SEC 21 T 13N R 1E & TH E 44 FT TH N 200 FT TH E 220 FT TO W LN OF ST TH N 64 FT TH W 4 CHS TH S 4 CHS TO BEG CONT 0.59 AC ALSO: BEG 3.5 CHS N OF SW COR OF SE/4 SEC 21 T 13N R1E, N 4 CHS W 12 CHS S 4 CHS E 12 CHS TO BEG 4.8 AC CONT 5.39 AC IN ALL LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE I EAST OF THE SALT LAKE MERIDIAN MONUMENTED WITH AN ALUMINUM CAP; THENCE S00°03'24"E 2692.89 FEET (BASIS OF BEARING - BEARING AND DISTANCES BASED ON UTAH STATE PLANE NORTH ZONE) TO THE SOUTHWEST CORNER OF SECTION 21 MONUMENTED WITH A 5/8" REBAR; THENCE N84°35'07"E 1885.37 FEET TO AN EARL REBAR AT THE SOUTHEAST CORNER OF THE VILLAGE AT FOX MEADOWS, PUD, PHASE 2; THENCE S89°19'41"E 814.91 FEET TO THE SOUTHWEST CORNER OF PARCEL 08-043-0035; THENCE N 00°49'07" W 201.85 FEET (NORTH 200 FEET, BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 08-043-0035 AND THE POINT OF BEGINNING AND RUNNING THENCE N 00°49'07" W 54.01 FEET; THENCE N 89°34'03" W 53.93 FEET; THENCE N 00°46'15" W 185.00 FEET; THENCE S 89°34'03" E 273.83 FEET; THENCE S 00°49'07" E 239.02 FEET TO THE NORTHEAST CORNER OF PARCEL 08-043-0035; THENCE N 89°34'03" W 220.05 FEET (WEST 220 FEET, BY RECORD) ALONG THE NORTH LINE OF PARCEL 08-043-0035 TO THE POINT OF BEGINNING NET 5.06 AC

APPROVED by the Smithfield City Council this 11th day of June, 2025.

**SMITHFIELD CITY CORPORATION**

\_\_\_\_\_  
Kristi Monson, Mayor

**ATTEST:**

\_\_\_\_\_  
Dana Lazcanotegui, City Recorder



# Smithfield City Staff Report

## Community Development Department

Administration • Engineering • Planning • Zoning

### Heritage 600 North Rezone

May 21, 2025

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

**Applicant:** Blaine Hamblin  
**Action Type:** Legislative  
**Staff Recommendation:** None

**Parcel ID:** 08-043-0015  
08-042-0012 through 08-042-0015

#### Project Location

**Location:**  
600 North 450 West  
Smithfield, Utah

**Lot Size:**  
29.23 Acres

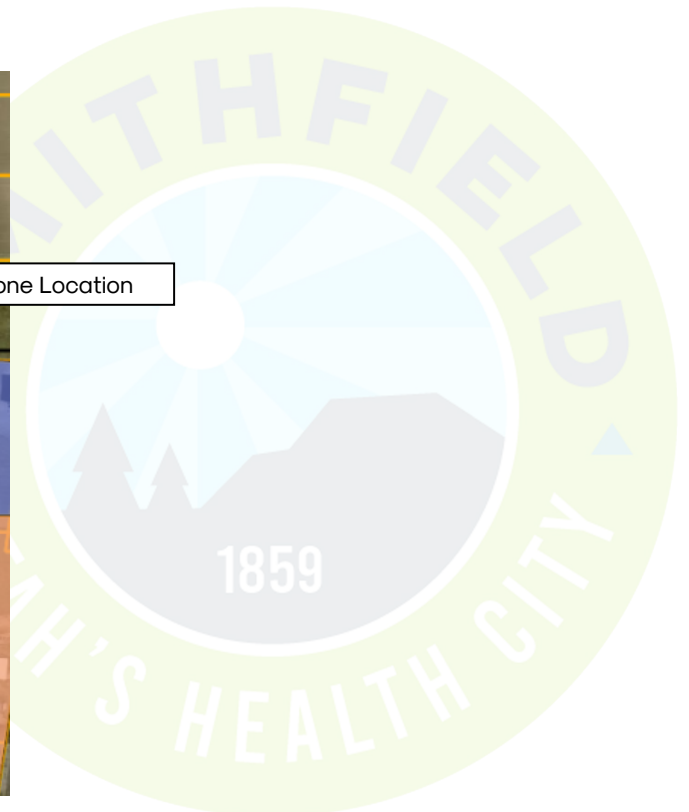
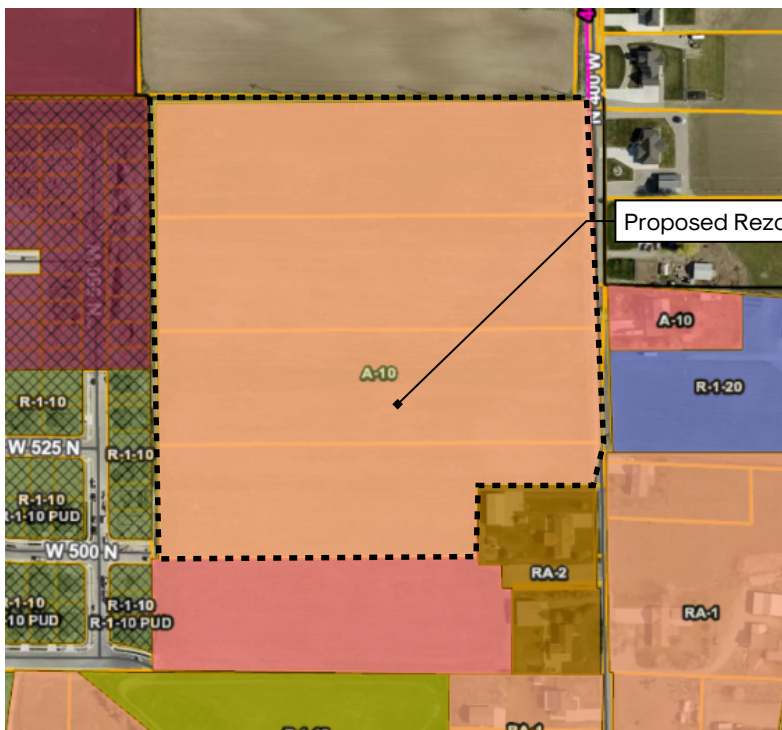
**Current Zoning:**  
A-10 Agricultural

**Proposed Zoning:**  
R-1-12 Residential

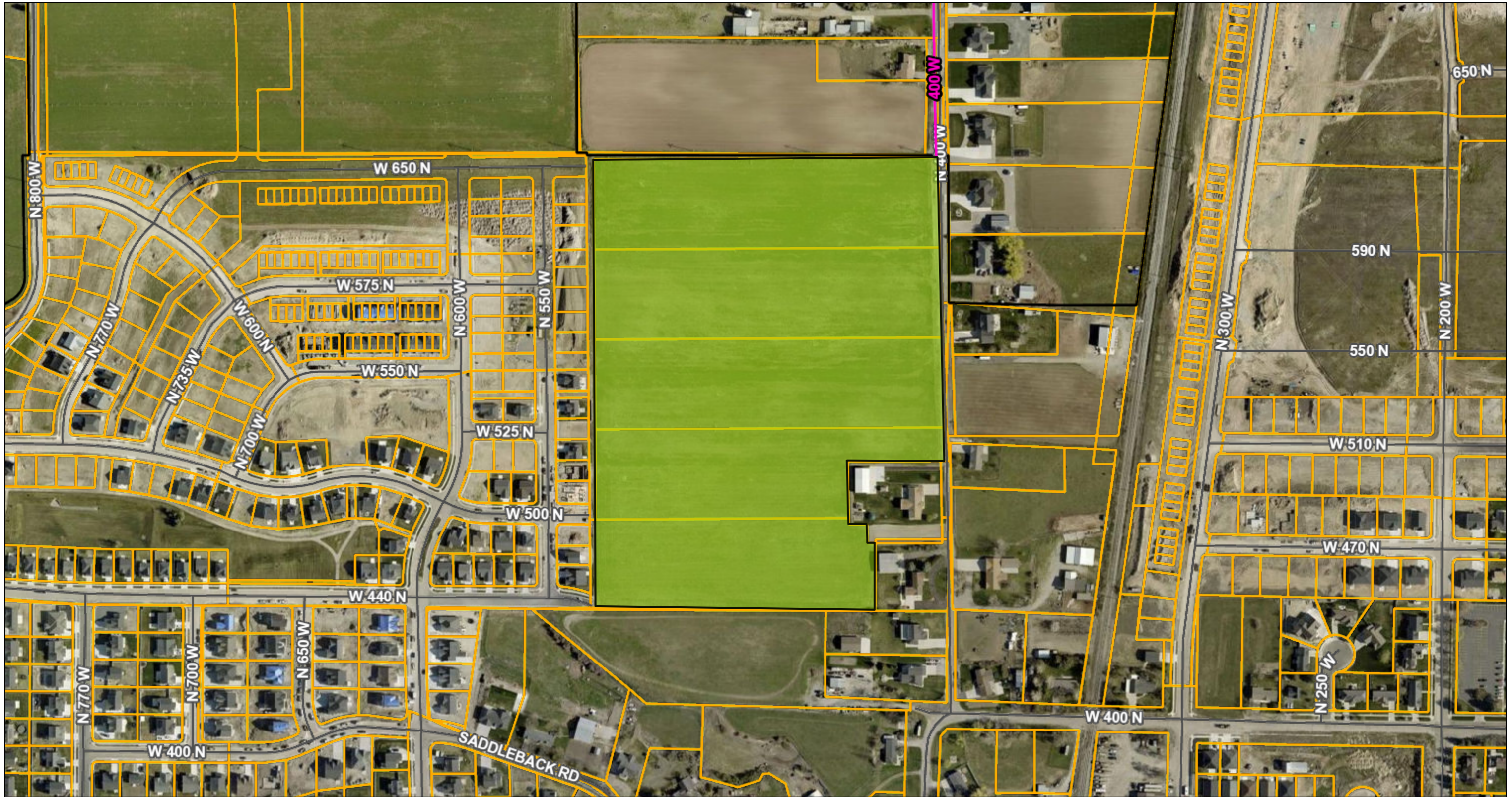
**Surrounding Uses:**  
North - County  
South - R-1-12 Residential  
RA-1 Residential Agriculture  
East - RA-1 Residential Agriculture  
West - Master Plan Community (MPC)  
R-1-10 Residential (PUD)

#### Project Summary

Blaine Hamblin with Heritage Land Holdings is requesting a rezone from a A-10 Agricultural to R-1-12 Residential. They are bordered on the East by residential and agricultural zones, county to the North and residential agriculture to the South.











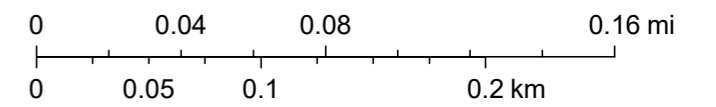
# ArcGIS Web Map



5/1/2025, 2:34:17 PM

1:4,514

- |   |   |  |
|---|---|--|
|  Override 1           |  Gravel  |  Municipal Boundaries |
|  Class B Surface Type |  Dirt    |  County Boundary      |
|  Asphalt              |  Private |  Cache Parcels        |



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# Smithfield City Staff Report

## Community Development Department

Administration • Engineering • Planning • Zoning

### Meadows at Sky View PUD Preliminary Plat

May 21, 2025

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:** 08-222-9001

08-222-0031 through 08-222-0094

**Applicant:** Dan Sundstrom

**Action Type:** Administrative

**Staff Recommendation:** Approval

#### Project Location

**Location:**

800 South 380 East  
Smithfield, Utah

**Lot Size:**

8.11 Acres

**Surrounding Uses:**

North - R-1-10 Residential  
South - County  
East - County  
West - RM Multi-Family (PUD)

**Current Zoning:**

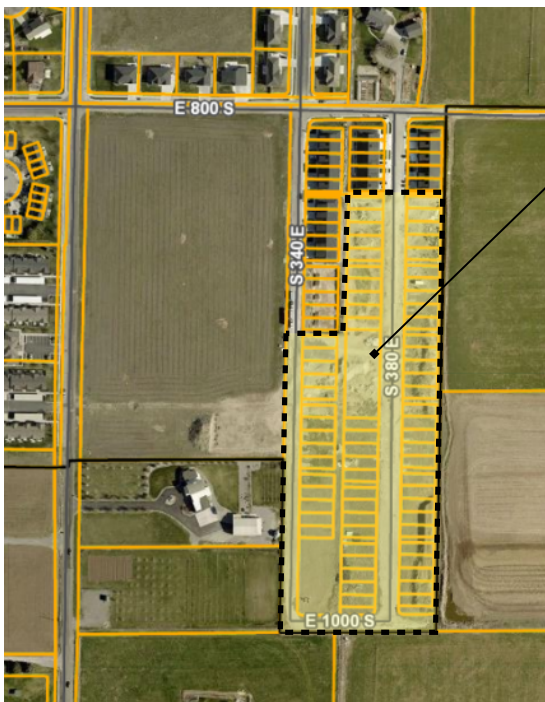
RM Multi-Family (PUD)

**Proposed Zoning:**

RM Multi-Family (PUD)

#### Project Summary

Dan Sundstrom has submitted preliminary plans for the remainder of the units in the existing Meadows at Sky View PUD. The submitted plans, correspond with the Multi-family and Planned Unit Development rezone located at 380 South and 800 East. In addition to the site and development plan, they have included, (as required) a landscape plan and stated that they will build all in one phase. The updated plan includes 79 townhome units (in addition to the existing 25 units), an interconnecting trail system and an open space with amenities. The existing and approved Planned Unit Development, includes 74 units.



Proposed Plat Location



05/08/2025

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

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

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

## Findings of Fact

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

## Conclusion and Recommendation

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Based on the findings of fact listed above, the staff recommends **approval** of the Meadows at Sky View PUD preliminary plans as follows:

- All the minimum requirements have been met as found in the Smithfield City Code, sections §17.88 and §16.09. The updated site plan includes an additional 5 units. The existing plan includes 25 units, the total units will be 79.



**ORDINANCE NO 2025-13**

**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 RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone) to RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone).

Approximate Property Location: 380 East 800 South

**Cache County Parcel Number: 08-222-0026**

ALL OF LOT 26 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

**08-222-0027**

ALL OF LOT 27 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0028**

ALL OF LOT 28 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0029**

ALL OF LOT 29 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0030**

ALL OF LOT 30 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

**08-222-0031**

ALL OF LOT 31 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

**08-222-0032**

ALL OF LOT 32 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0033**

ALL OF LOT 33 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0034**

ALL OF LOT 34 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0035**

ALL OF LOT 35 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

**08-222-0036**

ALL OF LOT 36 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

**08-222-0037**

ALL OF LOT 37 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0038**

ALL OF LOT 38 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0039**

ALL OF LOT 39 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.07 AC

**08-222-0040**

ALL OF LOT 40 THE MEADOWS AT SKY VIEW PHASE 2 CONT 0.06 AC

**08-222-0041**

ALL OF LOT 41 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0042**

ALL OF LOT 42 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0043**

ALL OF LOT 43 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0044**

ALL OF LOT 44 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0045**

ALL OF LOT 45 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0046**

ALL OF LOT 46 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0047**

ALL OF LOT 47 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0048**

ALL OF LOT 48 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0049**

ALL OF LOT 49 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0050**

ALL OF LOT 50 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0051**

ALL OF LOT 51 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0052**

ALL OF LOT 52 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0053**

ALL OF LOT 53 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0054**

ALL OF LOT 54 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0055**

ALL OF LOT 55 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0056**

ALL OF LOT 56 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0057**

ALL OF LOT 57 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0058**

ALL OF LOT 58 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0059**

ALL OF LOT 59 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0070**

ALL OF LOT 70 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0071**

ALL OF LOT 71 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0072**

ALL OF LOT 72 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0073**

ALL OF LOT 73 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0074**

ALL OF LOT 74 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0075**

ALL OF LOT 75 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0076**

ALL OF LOT 76 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0077**

ALL OF LOT 77 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0078**

ALL OF LOT 78 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0079**

ALL OF LOT 79 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0080**

ALL OF LOT 80 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0081**

ALL OF LOT 81 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0082**

ALL OF LOT 82 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0083**

ALL OF LOT 83 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0084**

ALL OF LOT 84 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0085**

ALL OF LOT 85 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0086**

ALL OF LOT 86 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0087**

ALL OF LOT 87 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0088**

ALL OF LOT 88 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0089**

ALL OF LOT 89 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0090**

ALL OF LOT 90 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0091**

ALL OF LOT 91 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0092**

ALL OF LOT 92 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0093**

ALL OF LOT 93 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0094**

ALL OF LOT 94 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-9001**

ALL OF OPEN SPACE A AND OPEN SPACE B THE MEADOWS AT SKY VIEW PHASE 1 CONT 0.26 AC ALL OF COMMON AREA C THE MEADOWS AT SKY VIEW PHASE 2 CONT 1.08 AC ALL OF THE COMMON AREA IN THE MEADOWS AT SKY VIEW PHASE 3 CONT 1.01 AC CONT NET 2.35 AC (CCR)

**08-222-0064**

ALL OF LOT 64 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0063**

ALL OF LOT 63 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

Ordinance 2025-13

**08-222-0062**

ALL OF LOT 62 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0061**

ALL OF LOT 61 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.07 AC

**08-222-0060**

ALL OF LOT 60 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0065**

ALL OF LOT 65 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0066**

ALL OF LOT 66 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0067**

ALL OF LOT 67 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0068**

ALL OF LOT 68 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

**08-222-0069**

ALL OF LOT 69 THE MEADOWS AT SKY VIEW PHASE 3 CONT 0.06 AC

APPROVED by the Smithfield City Council this 11th day of June, 2025.

**SMITHFIELD CITY CORPORATION**

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Kristi Monson, Mayor

**ATTEST:**

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Dana Lazcanotegui, City Recorder



# Smithfield City Staff Report

Community Development Department  
Administration • Engineering • Planning • Zoning

## Meadow at Sky View PUD Rezone

May 21, 2025

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:** 08-222-9001

**Applicant:** Dan Sundstrom

08-222-0031 through 08-222-0094

**Action Type:** Legislative

**Staff Recommendation:** None

### Project Location

**Location:**

800 South 380 East  
Smithfield, Utah

**Lot Size:**

8.11 Acres

**Surrounding Uses:**

North - R-1-10 Residential  
South - County  
East - County  
West - RM Multi-Family (PUD)

**Current Zoning:**

RM Multi-Family (PUD)

**Proposed Zoning:**

RM Multi-Family (PUD)

### Project Summary

Dan Sundstrom is requesting a rezone from an RM-Planned Unit Development to another RM-Planned Unit Development. They have resubmitted preliminary plans for the remainder of the units in the existing Meadows at Sky View PUD.





**ORDINANCE NO. 2025-10**

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 17.32 “CONDITIONAL USES”, SECTION 17.32.100 “SPECIAL PROVISIONS FOR KENNEL/CATTERY AND COMPANION ANIMAL(S) CONDITIONAL USE PERMITS”, CHAPTER 17.04 “GENERAL PROVISIONS”, SECTION 17.04.070 “DEFINITIONS” AND CHAPTER 17.120 “USE MATRIX TABLE”, SECTION 17.120.010 “USE ALLOWANCE MATRIX”.**

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.

**17.32.100 SPECIAL PROVISIONS FOR KENNEL/~~CATTERY~~ AND COMPANION ANIMAL(S) CONDITIONAL USE PERMITS**

- A. In considering each application for a conditional use permit relating to a kennel/~~cattery~~ and companion animal(s), a ~~land use authority appointed by the city council, other than the planning commission,~~ **the planning department**, may issue an original conditional use permit if each of the following conditions are satisfied:
  1. The size of the kennel does not exceed ~~four (4)~~ **five (5)** dogs. ~~The size of the cattery does not exceed five (5) or more cats.~~
  2. The size of lot involved is greater than **or equal to** ten thousand (10,000) square feet.
- B. In considering each application for a conditional use permit relating to a kennel/~~cattery~~ and companion animal(s), the ~~designated land use authority~~ **planning department** shall proceed as required in this subsection, and in imposing such regulations and conditions as are necessary to protect the public welfare in this regard, the ~~designated land use authority~~ **planning department** shall consider, among other things, the zone in which the conditional use is proposed, the size of lot involved, the proximity of a proposed fixed dog run to neighbors, the proposed size of the fixed dog run, its placement on the property and the proposed number of dogs ~~or cats~~. Together with anything else stated in an approved permit, each permit shall clearly state the maximum number of dogs ~~or cats~~ to be allowed.
- C. If the application does not meet all of the conditions listed in SMC A of this section, or if the ~~land use authority~~ **planning department** ~~feels~~ **determines** there are extenuating circumstances, the

application shall be referred to the planning commission for consideration.

- D. Conditional use permits for a kennel and companion animal(s) establishment(s) may be issued only if a fixed dog run is provided for the dogs on a lot that is not fenced.
- E. In the event the applicant should disagree with the decision rendered by the ~~land use authority~~ **planning department**, the application shall be considered by the planning commission upon written request of the applicant.
- F. The ~~land use authority~~ **planning department** may issue renewals of an existing kennel/~~cattery~~ conditional use permit provided there have been no verifiable violations of the existing conditional use permit reported by the animal control officer for excessive noise or containment issues related to the kennel/~~cattery~~ animals.
- G. Each permit shall be granted for a maximum of three (3) calendar years and shall be renewed on or before ~~December 31~~ **the approval date** of the third year, ~~regardless of the month in which it is granted~~. Renewals must be applied for and granted prior to the renewal date.
- H. All kennel/~~cattery~~ and companion animal(s) conditional use permits shall run with the property/**parcel number** identified on the application and be valid in the name of the applicant only.

**17.04.070 DEFINITIONS**

**HOUSEHOLD PETS:** Animals or fowl, ordinarily permitted and kept for company or pleasure, such as dogs, cats and canaries, but not including a sufficient number of dogs ~~or cats~~ to constitute a kennel ~~or cattery~~ as defined in title 6 of this code. Household pets may also include the keeping of not more than twelve (12) pigeons, four (4) mature rabbits, two (2) goats, one lamb not over eight (8) months old, two (2) ducks, two (2) geese and two (2) ferrets and that not more than five (5) of the above listed species of animals or fowl are permitted at any one time.

~~**CATTERY:** any lot, building, structure, enclosure or pen meant to contain five (5) or more cats over the age of four (4) months are kept for any purpose including but not limited to: boarding, breeding, buying, grooming, training for fee, selling or animal shelter and regulated by a conditional use permit.~~

**KENNEL:** any lot, building, enclosure or pen meant to contain three (3) ~~or more dogs~~ **but not more than five (5)** over the age of four (4) months **that** are kept for any purpose including but not limited to: boarding, breeding, buying, grooming, training for a fee, selling or animal shelter and regulated by a conditional use permit.

**17.120.010 USE ALLOWANCE MATRIX**

~~Kennel/cattery, noncommercial – Central Business (CB) – “Administrative Conditional”, General Commercial (GC) – “Administrative Conditional”, Mixed Use Overlay – “Conditional”, Master Planned Community (MPC) – “Administrative Conditional”~~

Kennel/cattery, boarding

Kennel/cattery, commercial

Ordinance 2025-10

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 June, 2025

**SMITHFIELD CITY CORPORATION**

\_\_\_\_\_  
Kristi Monson, Mayor

**ATTEST:**

\_\_\_\_\_  
Dana Lazcanotegui, City Recorder



# Smithfield City Staff Report

## Community Development Department

Administration • Engineering • Planning • Zoning

### Ordinance 2025-10 Dogs and Cats

May 21, 2025

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.

#### Multiple Sections

Section §17.32.100 is altering the number of dogs from 4 to 5 dogs. Words that describe a land use authority that is appointed by the city is being replaced with the "planning manager," in multiple place.

Section §17.04.070 alters the definition of Kennel, to show a requirement of three to five dogs (instead of four). It also removes the definition of Cattery.

Section §17.120.010 removes the term "cattery" from all locations in the Use Allowance Matrix.

