



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

**AGENDA**

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, April 15, 2026**. The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer by Brad Thatcher

1. Approval of Planning Commission Meeting Minutes from March 18, 2026.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-05, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.100 "Site Development and Landscaping", adding Section 17.100.080 "Dedication of Right-of-Way Width".
4. Discussion and possible vote on Ordinance 2026-05.
5. Introduction and Public Hearing for the purpose of discussing Ordinance 2026-06, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.56 "R-1 Single Family Residential Zone", adding Section 17.56.060 "Development Standards".
6. Discussion and possible vote on Ordinance 2026-06.
7. Commissioner Reports

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.

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## SMITHFIELD CITY PLANNING COMMISSION MINUTES March 18, 2026

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah, at 6:00 p.m. on Wednesday, March 18, 2026.

Welcome/Pledge of Allegiance & thought/prayer by Michael Beckstead

**Members Present:** Michael Beckstead, Lane Henderson, Klydi Heywood, Jim Marshall, Jon Meier, Sarah Price, Brad Thatcher

**Members Excused:** Bob Felshaw

**City Staff:** Brian Boudrero, McKenzie Nelson

**Others in Attendance:** Gary & Debra Peterson, Kim Shumway, Todd Orme, Mayor Aaron Rude, Aaron & Wendy Lawyer, Andrea & Brian Pickett, Troy Dudley, David Barnhart, Karie Petersen, Alissa Groll, Mark & Rebecca Freckleton, Caralee Stokes, Debbie Zilles, City Manager Justin Lewis

**6:00 p.m. Meeting called to order by Chairman Marshall**

**Approval of the Planning Commission Meeting Minutes from February 18, 2026**

Chairman Marshall declared the minutes of the February 18, 2026, meeting to stand as submitted and they were approved unanimously by the Planning Commission.

**Public Comment for items not on the agenda or not requiring a public hearing during the meeting.**

Rebecca Freckleton asked why the trees along the irrigation canal are being removed. There are long stretches where trees have been taken out and they are there to help stabilize the bank. Mr. Boudrero said the irrigation canal company installed a large pipe in the canyon and it is on private property if that is the area she is referring to too. Mr. Boudrero encouraged Ms. Freckleton to contact the City Engineer Clay Bodily for further information.

**Introduction and Public Hearing for the purpose of discussing Ordinance 2026-04, an Ordinance rezoning Cache County Parcel Number 08-070-0041 from R-1-10 (Single Family Residential 10,000 Square Feet) to RM (Multiple-Family Residential). The parcel is located at 121 East 100 South and is 0.50 acres. The request was submitted by Matt Groll.**

Alissa Groll and her husband, Matt, are the current owners of the property being considered for rezone. They have submitted the rezone request for this parcel. The property is currently zoned as R-1-10 (Single Family Residential 10,000 Square Feet), which allows one (1) single-family unit for every 10,000 square feet (0.23 acres). This rezone application requests RM (Multiple-Family Residential), with a minimum density of

one unit per 7,500 square feet and a maximum density of ten (10) units per acre. With the multi-family zoning, this parcel can have a minimum of four units, with the possibility of more with density bonuses. The considered property is surrounded by R-1-10 Single Family Zone properties. The future land use in the General Plan shows this property as MDR (Medium Density Residential, 3-5 units per acre), with MHDR (Medium High Residential, 6-10 units per acre) to the east and west.

Alissa Groll explained that they have been in the valley for a long time and own Groll Construction. They have recently purchased a few homes in Smithfield that have been renovated and then rented out. Like many people, they are looking for a little retirement option. They recently purchased the home on 121 East 200 South with their financial partner, Patrick Warrant. The home resides on half of the property. The request is to have this property rezoned so that a duplex can be purchased on the other half of the property. Alissa distributed a layout of what they are envisioning and noted that this will probably be nicer than many of the homes on the block. She said the property did have a home on the corner of the property years ago, but the home was removed. There is a need for affordable housing and this is a nice way to help that without building large complexes. They recognized that in this neighborhood there are four parcels within 0.25 miles which are zoned multi-family. She pointed out some of their recent projects. They purchased the home on 260 South Main and finished a complete renovation. They also own 36 North 100 East. They have the knowledge and skill to build very nice things as they own Groll Construction and Vista Homes. They are also in the process of renovating the current home on this proposed property site.

### **6:11 p.m. Public Hearing Opened**

Aaron Lawyer lives two parcels south of this property. He is against the request and does not think it is needed. Spot zoning is not a good practice because it opens up problems in the future. He is worried that this might be setting a precedent and allow more multi-family infill throughout the City. He has lived in Smithfield for 25 years and believes that projects such as this will hasten the loss of the small-town feel. He submitted an opposition petition, with 33 signatures, and sent it in via email prior to the meeting. While he was collecting signatures, many of the residents were not aware of this request and had not been notified and is concerned that the public's voices are not being heard. He respectfully asked that the Commission deny this request.

Mark Freckleton lives directly across the street to the south and is chagrined with the comment by the applicant that their proposed duplex will be nicer than existing units along there. He lives in a 1914 well-maintained Craftsman-style home and keeps his home and yard neat and tidy. He has lived in the home since April 2020. The small-town feel of the neighborhood is what brought them to the area from Utah County. They had no inkling at the time that the neighborhood would be able to change so dramatically. There is some multi-family, a 4-plex, by Preston Watts that is tucked back in off the road and well-maintained. The current zoning map verifies that the entire area of 100 South, between 100 East and 300 East, is devoted entirely to single-family homes, nearly all of which are owner-occupied. This proposed plan would suddenly convert 220 feet of frontage to multi-family use. At the time of the request, neighbors had no idea that it was proposed as a duplex but even that does not fit into the character of the neighborhood. His concern is the impact multi-family will have on the personality and appearance of the

area. Multi-family development usually draws in renters, which in this scenario, would be surrounded by mainly homeowners. He requested denial of the proposal.

Kim Shumway lives to the north of the proposed rezone request. Her husband has lived there for over 25 years and she has lived there almost 13 years. They agree with everything that has been said. She helped collect signatures for the petition. The property to the north, owned by Robert Chambers who is 90-years-old, will likely be sold by his son after his passing. If this is rezoned, it could be likely that the Chambers' property will also request a rezone. She is worried about how this change will affect her property value and the area in the neighborhood. She would be delighted to see another home built there, but is not happy with a multi-family designation. She had heard that this would allow a minimum of four (4) units, they do not want it grow into something bigger.

Wendy Lawyer said her mother was raised in Smithfield and often talked about playing soccer on Main Street. She understands the need for growth, but Smithfield has grown to the point that the 2030 protection of 14,000 people has already been surpassed. The townhomes by Lee's Marketplace have not all been filled up yet. The current infrastructure and schools cannot handle this fast-paced growth. There are traffic bottlenecks all over town. She pointed out that Smithfield is a certified Tree City USA. She asked the Commission to consider how this might change the feel and character of that part of town because she does not think this is going in the correct direction. She said she found a very large home in the north part of Smithfield with many bedrooms for a good price, she looked into it and the cost is lower because of townhomes that were put just beyond its backyard. Even residents, outside of this area radius, have indicated their displeasure with this proposal.

Troy Dudley lives across the street. His property has been in the family since the home was built in 1939. He is speaking on behalf of himself and his neighbors. He would like to respectfully urge the Commission to deny this rezone request. This proposed project does not align with the General Plan which discourages multi-family development. Single-family residences preserve the hometown character and feel. This area is a medium-density area, featuring primarily single-family homes on larger lots. An apartment complex on this corner would be spot zoning which could disrupt the stable family-oriented community it has been for generations. The rezone application on 385 West Center Street was denied for the same reasons. Unlike other properties that are tucked away, this corner has high visibility with exposure on two sides. No traffic study has been completed to determine how dozens of new vehicles and adequate visitor parking will be fit in and how it might impact the safety of children, pedestrians, sidewalk and emergency vehicles. The submitted petition opposing the request has over 33 resident signatures. This spot is not right for high-density apartments. There are already many rentals available that are not filled and that should be considered before more are built. The City Council recently denied a similar request because it did not meet the General Plan. Approving this would undermine the General Plan and disregard strong opposition. He respectfully asks for denial of this rezone.

Karie Peterson lives next door and own two lots. She was excited to move into her log cabin home because the area was so quiet and they could utilize their large backyard. They do not want multi-family units overtaking the area. She sent an email in to the Commission for review prior to the meeting. She pointed out this corner is quite busy, the

yield sign there gets run constantly. The area is too small for multi-family. She moved here from Logan to avoid the increased traffic and other problems. Smithfield is one of the last places in Cache Valley that still has a hometown feel. The construction companies and developer only care about making money. They are not interested in how it changes the area or the environment. Mr. Groll's website states "we understand the importance of creating a space that truly feels like home". Their neighborhood already feels like home to them. Having multi-family units, with renters who are generally lower income and more transient, do not pay property taxes but add more into the school systems. She would welcome one single-family home, but having more units and increasing traffic is not acceptable. The neighbors love the neighborhood and help one another and she would appreciate denial for this request.

Rebecca Freckleton lives in the historical Roskelley home and there is another Victorian home marked historical nearby. She agrees with opposition and remarks previously stated. She agrees with preserving a family community. She has been involved in some aspect of the rental business her entire life from hotels to rentals and has also lived in areas where multi-family complexes have been built. She noted the Envision Cache Valley Report that notes that apartments help areas, but her personal experience has been quite the opposite. She wondered if the Envision report took into account job losses from A1 integration. She wondered if this would be subsidized housing and is concerned with the caliber of people who might qualify for that. She is home most of day and watches people who use the bus, most of them from the apartment complexes. She said that in the next 5-15 years, many "baby boomers" will be passing away and families with young children will be moving in. She also brought up that she has been looking up the sexual report registry and printed out the list for a 5-mile radius of this project in case anyone was interested. Most of the individuals on the list live in apartment complexes. The Envision Cache Valley report had a statement "keep the city-city and keep the country-country" that she agrees with. Approving this request will not meet that statement.

**6:38 p.m. Public Hearing Closed**

**Discussion and possible vote on Ordinance 2026-04**

Commissioner Price asked for clarification regarding the difference between what is shown on the application and what is listed on the agenda. Mr. Boudrero responded that the request is for a duplex or two new units. The RM zone can allow for a 4-unit minimum; however, he explained that the proposed zoning change would apply to the entire lot, after which the property could be subdivided.

Mr. Boudrero noted that Main Street is difficult to work with as it is fully controlled by UDOT (Utah Department of Transportation), and Smithfield has very limited authority over it. He also stated that, in accordance with policy, notifications were mailed to residents within 300 feet of the project, and none were returned as undeliverable.

Commissioner Heywood asked whether residents who signed the petition were aware that the request was for a duplex, noting that some public comments referenced high-density housing and apartment complexes, which are not being proposed. Mr. Lawyer confirmed that residents were aware of the request at the time of signing. He referenced

the staff report, which states that the rezone application is requesting RM (Multiple-Family Residential), with a minimum density of one unit per 7,500 square feet and a maximum of ten units per acre. He noted that this zoning would allow a minimum of four units, with the potential for additional units through density bonuses, and asked for clarification on what density bonuses are and whether they would apply. Mr. Boudrero explained that although a conceptual plan has been provided, it could be modified to meet what is permitted within the zone. He added that density bonuses may include items such as trails or increased open space.

Commissioner Beckstead asked whether there are any zoning options between R-1-10 (Single-Family Residential, 10,000 square feet) and RM (Multiple-Family Residential). Mr. Boudrero responded that there are not and noted that while a Master Planned Community (MPC) zone exists, the subject property would not meet the requirements for that designation due to the parcel size.

Commissioner Heywood asked why the proposal is for a duplex rather than subdividing the parcel to allow for an additional single-family home. Mrs. Groll stated that the decision was based on cost and investment considerations, and that the intent is to retain the property long-term as a rental.

Commissioner Beckstead stated that while he has no issue with the duplex as presented, he is concerned that approving the rezone could open the door for additional development beyond what is currently proposed. Mr. Henderson agreed, noting that spot zoning could set a precedent for similar requests in other areas. Commissioner Heywood added that any decision should take into account the potential long-term impacts.

Commissioner Price asked about the zoning designation of the apartment complex located near the cemetery on 300 East. Mr. Boudrero stated that he would need to verify that information, as it is outside the scope of the current application. He noted that there was a zoning designation used approximately 25 years ago that has not been used since, and that property may be an example of that, but further investigation would be required.

Mrs. Groll apologized if any of her previous comments caused offense. She acknowledged that while some homes in the area may be in disrepair, many are well-maintained. She clarified that although the staff report references a minimum of four units, a duplex is still permitted under the zoning. She stated that the development would not result in a significant increase in traffic and that adequate parking would be provided. She also noted that water and utility infrastructure are already stubbed to the property from a previous residence, and no additional burden on infrastructure is anticipated.

Mrs. Groll addressed concerns regarding spot zoning, noting that similar actions have occurred in the surrounding area. She stated that growth is inevitable and that Utah is currently short approximately 52,000 housing units. She emphasized the need for housing options that allow families, including adult children, to remain in the area. With rising property values and costs, she noted there is a shortage of affordable housing. She added that she has historically maintained stable tenants and believes this type of

development is a responsible way to manage growth and integrate new residents into the neighborhood.

Commissioner Price stated that a duplex may represent a reasonable compromise. She noted that some residents expressed support for a single-family home and that a duplex does not appear to be a significant departure from that. Speaking from personal experience as a long-time resident, she acknowledged the desire to maintain a small-town character while also recognizing the challenges of housing availability. She expressed concern about where future residents, including family members, will be able to live, and noted that limiting development options may make it difficult for families to remain in the community. She also observed that property owners may ultimately sell if maintaining large lots becomes burdensome. She expressed mixed feelings on the matter.

Commissioner Beckstead reiterated that while a duplex is a viable housing option, approval of the rezone would not guarantee that it would be the only development allowed on the property and could open the door to additional uses. He stated that he is generally not in favor of spot zoning.

**MOTION: Motion by Commissioner Price to recommend approval to the City Council for Ordinance 2026-04, an Ordinance rezoning Cache County Parcel Number 08-070-0041 from R-1- 10 (Single-Family Residential 10,000 Square Feet) to RM (Multiple-Family Residential). The parcel is located at 121 East 100 South and is 0.50 acres. Commissioner Beckstead seconded the motion. The motion was DENIED by a vote of 5-2.**

**Vote:**

**Yes: Heywood, Price**

**No: Beckstead, Henderson, Marshall, Meier, Thatcher**

**Absent: None**

**Commissioner Reports**

Chairman Marshall stated that he had distributed information to the Commission prior to the meeting for review. He briefly summarized his memo, which outlined the differences between legislative and administrative actions, including how conditional use permits fit within that framework, and clarified when and how public discussions are appropriate. He encouraged Commissioners to submit input in writing directly to the city staff so it can be properly disseminated and included as part of the public record.

Chairman Marshall also outlined the process and timeline for adoption of the new General Plan. He noted that the City Council held a public hearing at its previous meeting and received no public comment. The General Plan is scheduled to be considered for approval at the April 8th city council meeting. He encouraged continued public participation, noting that comments may still be submitted to Council members via email or phone.

He also reviewed a buildout analysis he prepared, explaining the methodology used to arrive at the figures presented. While noting that the analysis is not City-sponsored, he stated that it provides useful data points for consideration when evaluating future

development proposals. He added that the analysis offers insight into potential long-term growth and may assist in informing current decision-making.

Chairman Marshall highlighted a few calendar events:

- Friday, March 27<sup>th</sup>, 9:30 a.m. – 4:30 p.m. Regional Workshop that can discuss improving main streets and how to apply for grants and analytical assistance. He will be in attendance. If members are interested reach out to him for more information.
- Wednesday, April 8<sup>th</sup> – City Council meeting
- Wednesday, May 6<sup>th</sup> USU LAEP 6:00 p.m. kick-off meeting that a few members of the City Council and the Mayor will be attending. Students do focused studies for municipalities.

**MEETING ADJOURNED** at 7:13 p.m.

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James Marshall, Chairman



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96 South Main  
Smithfield, UT 84335**

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4. Discussion and possible vote on Ordinance 2026-04.
5. Commissioner Reports

Adjournment

**\*\*\*Items on the agenda may be considered earlier than shown on the agenda\*\*\***

In accordance with the Americans with Disabilities Act, individuals needing unique accommodations 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. 2026-05**

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 17.100 “SITE DEVELOPMENT AND LANDSCAPING”, ADDING SECTION 17.100.080 “DEDICATION OF RIGHT-OF-WAY WIDTH”.**

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.

**17.100.080 DEDICATION OF RIGHT-OF-WAY WIDTH**

When land abutting an existing roadway is to be developed, if the right-of-way width is not the width specified in the current Smithfield City Transportation Master Plan, then one-half (50%) of the specified right-of-way width from the centerline of the road must be dedicated to Smithfield City at the developer’s expense. If a right-of-way width is not defined in the Transportation Master Plan, then thirty-three (33) feet from the centerline of the existing roadway must be dedicated to Smithfield City at the developer’s expense. Subdivisions must continue comply with the following: Construction & Design Standards, Part I “Design Standards”, Chapter 2.0 “Street Design”, Section 2.1 “General”, Item (D) (2) “Street Widths”.

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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 13<sup>th</sup> day of May, 2026.

**SMITHFIELD CITY CORPORATION**

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Aaron Rudie, Mayor

**ATTEST:**

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Dana Lazcanotegui, City Recorder



# Smithfield City Staff Report

Community Development Department  
Administration • Engineering • Planning • Zoning

## 2026-05 Right-of-Way Dedication

April 15, 2026

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. This proposal constitutes a [legislative](#) decision and should be considered as such.

### Right-Of-Way Dedication on Single Development

Our municipal code currently requires the dedication of right-of-way and construction of infrastructure to the city when a parcel subdivides. Typically that involves half the dimension of the entire right-of-way plus ten feet of additional asphalt were none exists.

We have had various requests for the development of single empty lots, throughout the city. These lots have the requirement to connect to sewer and water within the street but not convey the future right-of-way. When this occurs, it makes the position of the city more difficult in the future. There are far more situations of parcels that have provided the right-of-way and those who have not (see image 1).

This proposed code (added to §17.100 Site Development and Landscaping) will require that any single lot, will be required to dedicate the predefined right-of-way to the city, if they develop said property regardless of subdivision.

All possible road widths can be view by reviewing the links found in the [Constructions and Design Standards §Part III \(Part 2 Roadways\)](#). Various rights-of-way sections, reference different widths depending on the type of roadway and location.

Road way types include major and minor arterial, major and minor collector and standard interior. These can be referenced in the "Future Transportation Map."

When a municipality has single parcels that can be developed, that do not require a right-of-way dedication and the same right-of-way is required in all other developments, it will cause future complications and disputes when determining needed vehicular circulation.

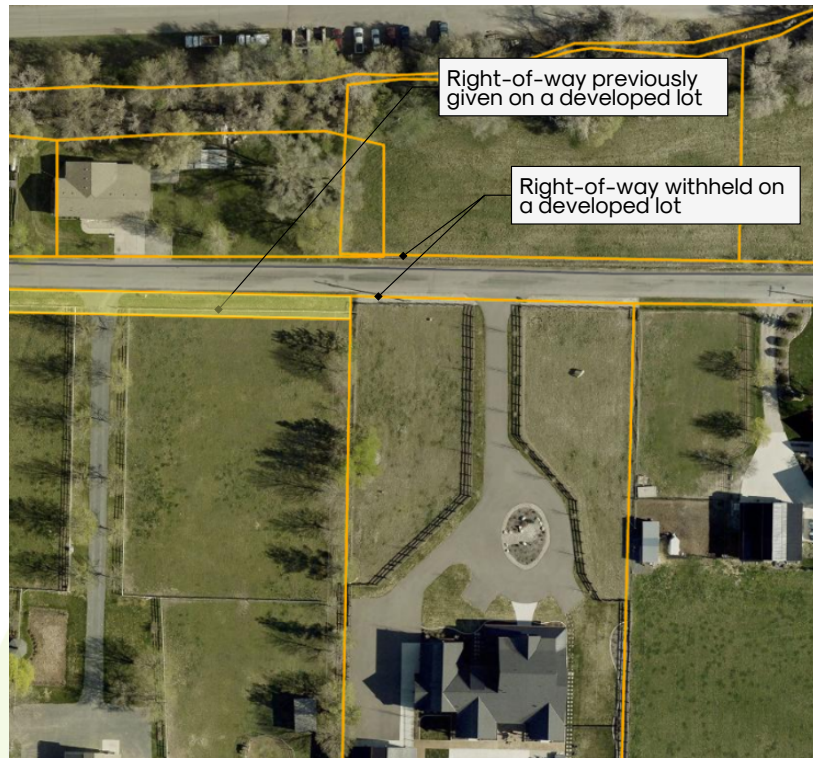
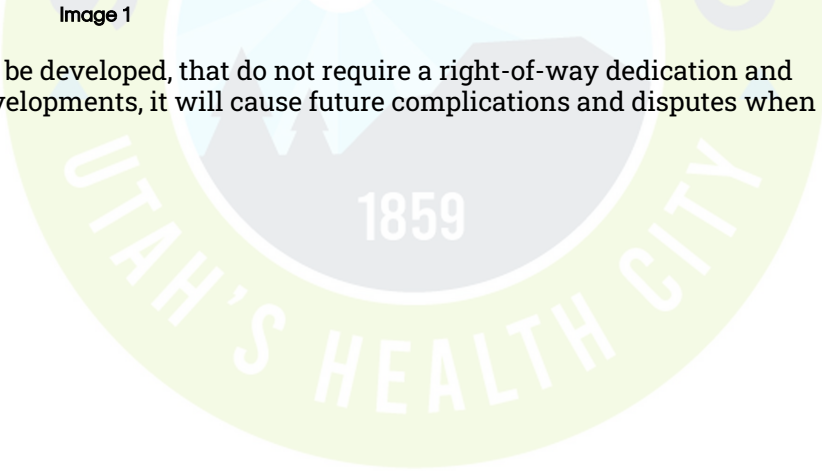


Image 1



**ORDINANCE NO. 2026-06**

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 17.56 “R-1 SINGLE FAMILY RESIDENTIAL ZONE”, ADDING SECTION 17.56.060 “DEVELOPMENT STANDARDS”.**

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.

**17.56.060 DEVELOPMENT STANDARDS**

1. Residential lots which are not part of a subdivision that do not have curb, gutter and sidewalk shall install the infrastructure as part of any new primary residential construction.
2. All new utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level in the event of construction of a new primary residence.

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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 13<sup>th</sup> day of May, 2026.

**SMITHFIELD CITY CORPORATION**

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Aaron Rudie, Mayor

**ATTEST:**

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Dana Lazcanotegui, City Recorder



# Smithfield City Staff Report

Community Development Department  
Administration • Engineering • Planning • Zoning

## 2026-06 Infrastructure Development Standards

April 15, 2026

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. This proposal constitutes a [legislative](#) decision and should be considered as such.

### Single Residential Parcel Development

Our municipal code currently requires the dedication of right-of-way and construction of infrastructure to the city only when a parcel is subdivided. Typically that involves half the dimension of the entire right-of-way plus ten feet of additional asphalt were none exists.

In the case of single parcel development, right-of-way or infrastructure development is not required. As a result, sidewalk, curb and gutter construction is not continuous and creates conflict and controversy for for many portions of the city. The proposed code addition would delineate development requirements in the single family residential zone (added to §17.56 R-1 Single Family Residential Zone).

In the single family residential municipal code, it would require the installation of sidewalk, curb and gutter if the property experiences construction of a new primary residential home. In addition, it would also require that all above ground site utility transmission lines are placed below ground, if a new primary residential home is constructed on the parcel.

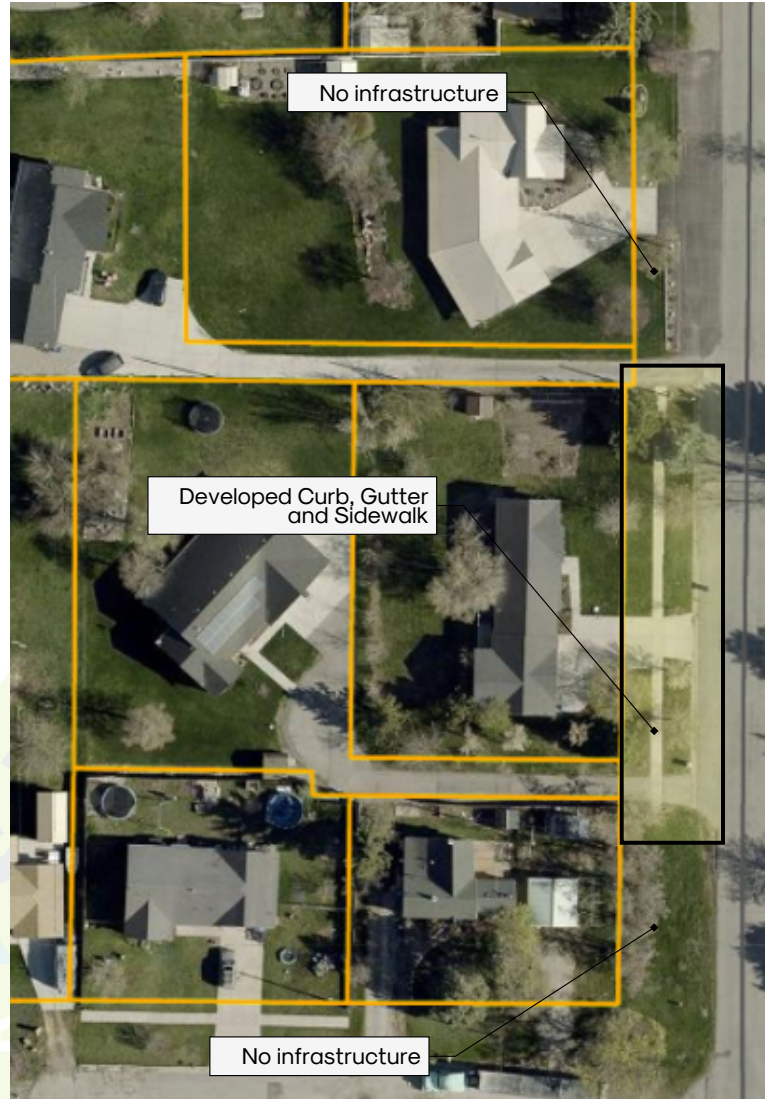


Image 1