

November 9, 2022 City Council Meeting Packet Information

Agenda Item Number:

1. Minutes included
2. No packet items
3. No Packet items
4. No packet items
5. Final Plat Included
6. Ordinance and maps included.
7. Ordinance and maps included.
8. Ordinance and maps included.
9. Ordinance included.
10. See #9
11. No packet items
12. Resolution included. For information on this Resolution see the October 12, 2022 city council meeting minutes.
13. No packet items
14. No packet items
15. Resolution included. The detailed schedule is still being updated at this time.
16. No packet items
17. No packet items
18. No packet items

Note: Items included in this packet are as of the posting of this packet and are subject to change.

SMITHFIELD CITY COUNCIL

OCTOBER 12, 2022

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, October 12, 2022. The meeting began at 6:30 P.M. and Mayor Kristi Monson was in the chair. The opening remarks were made by Jon Wells.

The following council members were in attendance: Deon Hunsaker, Sue Hyer, Jon Wells and Wade Campbell.

Curtis Wall was excused.

City Manager Craig Giles, Police Chief Travis Allen, Fire Chief Jay Downs, Public Works Director Doug Petersen and City Recorder Justin Lewis were also in attendance.

VISITORS: Dan Sundstrom, Jeff Barnes, Dave Anderson, Jamie Blaser, Lucy Harris, Stuart Reis, Merissa Cunningham, Sarah Fitzgerald, Jacke Greene, Lyle Coleman, Russell Smart, Diana Cannell, Brent Low, Josh Jensen, Dixie Neugebauer, Zane Hyer, Cimaron Neugebauer

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM SEPTEMBER 14, 2022.

A motion to approve the September 14, 2022 city council meeting minutes was made by Wade, seconded by Sue and the vote was unanimous.

Yes Vote: Hunsaker, Hyer, Wells, Campbell

No Vote: None

Absent: Wall

RECOGNITION OF RETIRING PUBLIC WORKS DIRECTOR DOUG PETERSEN.

Mayor Monson mentioned Doug has worked for the since April 1990 and is retiring in November.

Mayor Monson mentioned one of the things she admired the most about Doug was during her sixteen years as a council member and her time as mayor not one complaint was ever issued against Doug.

The city council and mayor presented Doug with a gift of appreciation for his service to the community.

DOUG PETERSEN: It has been a wonderful 32 ½ years. I am glad I did it. I wished I would have done it sooner. I worked for a construction company before this job. I came to the city because of the benefits of the job. Now that I am retiring, I am very thankful for the pension. The city has been good to me. I have never had a bad experience with a mayor or council member. Robert Chambers was the mayor when I was hired. Jim Gass was the City Manager at that time. Joel Downs was the Public Works Director. I have been treated well for many years. It has been

a great opportunity to serve. I have always been loyal to the city. I told Mayor Chambers when I was hired, I would be here until I retired. I am excited to retire. Thank you. It has been a wonderful experience. I appreciate the department heads. It has been a pleasure to work with them. I want to especially thank Craig Giles. He has been a great addition to the public works department. He has made a huge difference to the department in his time with the city. It is nice to have new equipment. I have been part of the annual budget process for many years. We have been frugal with our money. It was nice to be involved in the decision-making process. There are good people throughout the city. I wish I could thank all of the mayors and council members from the past and thank them individually. I respect all of them. I was told you don't want to live in the city you work for. I am glad I moved here. I grew up in Hyde Park. I love living here. I will die here.

RESIDENT INPUT

MAYOR: Jack is the president of our Tree Committee.

JACK GREENE: We held a tree planting event on Saturday, October 8th. The work done before this event was considerable. It started with Jeff Barnes. He wrote a grant. The grant was approved. The city was able to purchase 26 trees at an average cost of \$300 per tree. A lot of time was spent on the grant. Time was spent determining the best location for the trees. A lot of shovel work was done on Saturday. I would estimate Jeff spent around 80 hours of his own time on this project. Gordon Clark volunteered the use of his backhoe to dig the holes for the trees. His wife, Jennifer, is on the Tree Committee. Deon Hunsaker helped. Hayden Downs helped as well. I would like to thank the city office staff as well. There were approximately 40 volunteers who helped on Saturday. We are using information from the Tree Management Plan which was created in 2017. It is on the city website for people to review. According to the US Forest Service the 958 trees owned by the city in 2016 would have a replacement value of \$4,181,215.

JAMIE BLASER: I wanted to involve a family member in a Christmas celebration. They observe the Hindu holiday of Diwali. I was not aware of this holiday. I am trying to learn about it. I grew up in Cache Valley. I learned one of their favorite foods is butter chicken. There is a festival of lights which represents conquering darkness. Houses are decorated inside and outside. On the final day of the celebration, October 24th, the celebration would include fireworks. We are asking to be allowed to light fireworks during this celebration.

CHIEF DOWNS: Meet with me and my department to discuss your request.

LUCY HARRIS: I want to offer my thoughts on the flashing speed limit sign discussion for later in this meeting. I lived in San Diego for 25 years. These signs are effective. From driving in a big city with a commute I know they are effective.

DISCUSSION WITH REPRESENTATIVES OF CAPSA ON OCTOBER BEING DOMESTIC VIOLENCE AWARENESS MONTH.

Sarah Fitzgerald is the information officer for CAPSA.

October is domestic violence awareness month.

The color purple is used to represent this month.

CAPSA started in 1976 as a rape crisis team.

At least 2,000 people were helped in the last year.

Over 8,000 calls were answered.

Three hundred people were helped to escape danger.

Four hundred people used the crisis center.

Over 18,000 people were taught during educational events.

In the last year, Smithfield had 279 crisis calls and 84 clients helped.

One in three women and one in seven men will be a victim of domestic violence in their lifetime.

Mayor Monson asked if the numbers were higher during COVID-19? Sarah replied in 2020 the most amount of calls for help were answered.

AUDIT PRESENTATION FOR FISCAL YEAR 2022, WHICH IS THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2022, BY REPRESENTATIVES OF ALLRED JACKSON.

Diana Cannell from the firm Allred Jackson reviewed the audited financial statements for the period ending June 30, 2022.

There were not any findings for the fiscal year.

There are many state compliance items which are tested. The city passed all of them which is hard to do where there are so many and so many different people involved.

The city has not had any findings for the last two fiscal years. The staff, department heads, council and mayor should be commended for this.

Some state compliance items are making sure the minutes are posted in the allotted time, proper budget notice is given, and voting is not done on items not listed on the agenda. These are the types of things which are considered state compliance.

Total assets of the city increased just under eleven million dollars in the last fiscal year. This is not an increase to cash only. This includes a significant increase in capital assets.

Capital assets are contributed capital from subdivisions. The developer installs the infrastructure and then turns it over to the city. The fair market value of the infrastructure is included in the

financials of the city. The value shows as revenue in the income statement as well as being an asset of the city. The city has not and does not pay this cost.

Liabilities of the city increased around one million dollars. This was mainly an increase in pension changes. This is not a cash expense but is a reporting requirement of the State of Utah. They inform each city, which is part of the Utah Retirement System, how much has to be included in their financials.

Page 29 a “Statement of Revenues, Expenditures and Changes in Fund Balances” was reviewed. Revenue and expenses were higher than the previous fiscal year.

Page 37 a “Statement of Revenues, Expenses, and Changes in Fund Net Position” shows impact fees and developer contributions.

The city is allowed to have an Unreserved Fund Balance of 35%. The city had a balance of approximately 30% on June 30, 2022. One way to make sure to stay below the 35% threshold is to transfer funds to the General Capital Improvement Fund. Typically funds are saved in this fund to pay for big long-term projects which are saved up for, sometimes, for several years. Funds can be transferred in and out of this account as needed.

A new requirement of the State of Utah Auditor’s Office is to include information on leases in the financial statements. This can be seen on Page 61. The city has some operating leases for ambulances and police department vehicles. This is a new item for this fiscal year and moving forward.

Another hot topic item with the state is a tax versus a fee. The state is monitoring fees closely. Changes to laws are being considered which might make it where some fees are no longer allowed. The key factor is the fee equitable? Water use charges on a tiered rate are considered equitable because the fee is based on actual usage. In some cases the state is considering an across-the-board fee charging everyone the same amount a tax as opposed to a fee. The city is considering it a fee while the state is considering it a tax. The city should review fees to make sure there are not any potential issues in this regard.

PRESENTATION BY REPRESENTATIVES OF ZIONS BANK ON THE SANITARY SEWER RATE STUDY.

Seth Benson from Zions Public Finance made a presentation on the sewer utility rate.

The objective of the study was to determine what monthly cost must be charged in order to pay for current expenses as well as long term capital improvements. The capital improvements come at a significant cost and rate increases over time are needed to pay for these projects. Inflation is currently a big factor and must be included in the analysis. The goal is to keep enough funds on hand to pay for projects while at the same time effecting the residents in the most minimal manner possible.

It is recommended that 180 days of cash be kept on-hand at all times. This is in case something bad were to happen there would be enough funding on hand to pay cash for day-to-day activities in the fund.

A sufficient debt service coverage ratio is also required. At this time, the city does not have any debt in the sewer fund. The city has no intent to issue any bonds in the sewer fund at this time.

Seth reviewed the following slideshow presentation.

Slide 2 - OBJECTIVES

- Pay for needed capital improvements and repairs to system
- Keep up with inflationary costs
- Minimize impacts to ratepayers
- 180 days cash on hand
- Sufficient debt service coverage ratios
- Fees are easy to understand, implement and collect

Slide 3 – SEWER CAPITAL PROJECTS

12 projects identified by the City’s Wastewater Capital Improvement Plan and City Staff which total \$11,292,152 (\$2022) increased 3% annually for inflation

Slide 4 – SEWER CAPITAL PROJECTS

Project ID	Cost	Year
Wastewater Collection Improvement Project #1	\$524,000	2024
Wastewater Collection Improvement Project #2	\$218,000	2024
Wastewater Collection Improvement Project #4	\$2,179,152	2024
Regional Collector Line & Force Main Project #1	\$803,000	2025
Northwest Regional Lift Station (0.5 MGD)	\$1,200,000	2026
Wastewater Master Plan Update	\$50,000	2028
Wastewater Collection Improvement Project #5	\$2,105,000	2034
Wastewater Collection Improvement Project #6	\$662,000	2034
Wastewater Collection Improvement Project #7	\$435,000	2034
Wastewater Collection Improvement Project #8	\$1,169,000	2034
Regional Collector Line & Force Main Project #2	\$747,000	2034
Southwest Regional Lift Station (0.5 MGD)	\$1,200,000	2034
Total	\$11,292,152	

Slide 5 – CURRENT SEWER RATES

Base Fees

Per ERU \$40.00 per month

Slide 6 – CURRENT SEWER RATES ARE NOT SUSTAINABLE

	2022	2023	2024	2025	2026	2027	2028
Net Revenue	\$573,750	\$380,001	\$261,578	\$220,476	\$175,852	\$127,484	\$75,140
Capital Expenses	0	0	(\$3,099,050)	(\$877,460)	(\$1,350,611)	0	(\$59,703)
Beg Cash Bal	0	\$2,039,369	\$2,689,370	(\$148,102)	(\$805,086)	(\$1,979,844)	(\$1,852,360)
Ending Cash Bal	\$2,039,369	\$2,689,370	(\$148,102)	(\$805,086)	(\$1,979,844)	(\$1,852,360)	(\$1,836,923)
Days Cash on Hand	459	467	(24)	(122)	(286)	(255)	(241)

*Financial projections hold current rates constant

*Operating costs are increasing at 5% per year (based on historical data)

Slide 7 – PROPOSED SEWER RATE SCHEDULE

		FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Base Rates	Current	0.0%	25%	10%	5%	0%	0%	0%
Per ERU	\$40.00	\$40.00	\$50.00	\$55.00	\$57.75	\$57.75	\$57.75	\$57.75

Slide 8 – PROPOSED SEWER SUSTAINABILITY PLAN

	2022	2023	2024	2025	2026	2027	2028
Net Revenue	\$573,750	\$676,147	\$1,176,668	\$1,335,818	\$1,324,654	\$1,310,750	\$1,293,905
Capital Expenses	0	0	(\$3,099,050)	(\$877,460)	(\$1,350,611)	0	(\$59,703)
Beg Cash Bal	0	\$2,309,369	\$2,985,516	\$1,063,133	\$1,512,492	\$1,495,536	\$2,806,286
Ending Cash Bal	\$2,309,369	\$2,985,516	\$1,063,133	\$1,521,492	\$1,495,536	\$2,806,286	\$4,040,488
Days Cash on Hand	459	519	169	231	216	386	530

Slide 9 – SEWER RATE CITY COMPARISON

<u>City</u>	<u>Monthly Residential Rate</u>
Logan	\$36.51
Providence	\$38.99
Hyrum	\$46.00
Hyde Park	\$50.00
Richmond	\$75.00

Seth stated Slide 9 is for reference purposes only to show what other cities are charging. Each city has its own expenses and capital project plans which make the rate in every city different.

Jon asked for clarification on if the rate needs to be changed now in order to not drop below 180 days of cash on hand in FY2024 if the three capital projects are completed in that fiscal year? Seth stated that is correct.

Craig mentioned Fiscal Year 2022 is almost half over so the soonest the rate increase could be implemented is January 2023. Seth stated the modeling is based on the new rate structure being in place by January 2023.

Jon mentioned he wanted to minimize the impact to the residents as well. The biggest increase would be now with smaller increases in FY2024 and FY2025. Yet there are not increases projected for FY2026, FY2027 or FY2028. Jon wondered if the increase could be spread out more over time.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 22-19, AN ORDINANCE REZONING CACHE COUNTY PARCEL NUMBER 08-117-0018 FROM A-10 (AGRICULTURAL 10-ACRE) TO RM (MULTIPLE-FAMILY RESIDENTIAL). THE PARCEL IS LOCATED AT APPROXIMATELY 250 EAST 900 SOUTH AND IS APPROXIMATELY 10.76 ACRES.

The planning commission reviewed the request and recommended approval.

Brent Low stated he purchased the land approximately fifteen years ago. His family moved to the city in the 1860's. The intent when the land was purchased was to build one home on it.

John Meikle has been farming the land for the last fifteen years. The parcel is now a hassle to farm because it is not contiguous with other parcels to the east like it used to be.

Parcels to the east and west are currently zoned multi-family so it makes no sense to build one home between multi-family housing projects.

Wade stated he understood the situation and the reality of what is happening in the area.

A motion to adopt Ordinance 22-19, an Ordinance rezoning Cache County Parcel Number 08-117-0018 from A-10 (Agricultural 10-Acre) to RM (Multiple-Family Residential) was made by Wade, seconded by Sue and the vote was unanimous.

Yes Vote: Hunsaker, Hyer, Wells, Campbell

No Vote: None

Absent: Wall

DISCUSSION ON SOLAR POWERED FLASHING SPEED LIMIT SIGNS.

Mayor Monson mentioned there is a speeding problem throughout the city.

Mayor Monson thanked Marissa Cunningham for providing information for the city council to review.

Mayor Monson mentioned she talked to the police department. Mayor Monson wants to see more speeding tickets issued with less warning tickets issued. People in the city need to slow down. Main Street is a problem as well.

Speed bumps are not allowed on city roads. They would need to be anchored to the road which causes road damage. Also, snowplow trucks would be damaged when they hit them, drivers could be hurt and the road would be damaged.

It has been mentioned to install flashing speed limit signs. The police department has one portable device which can be used in this regard.

The cost to purchase and install two solar powered flashing speed limit signs is approximately \$9,000.

Some neighborhoods have mentioned they might be able to pay for one of the signs if the city would pay for the other sign.

The city staff and mayor are receiving more calls about people speeding all over the city. It is not isolated to one road or area of the city.

Grant funding could be considered to help fund the purchase of the signs.

Jon mentioned the \$9,000 price is for two permanent signs not for a portable trailer which could be put in different areas of the city.

Batteries have to be replaced in the signs on a long-term basis and they are expensive to replace.

Wade stated there is not a magic answer to correct his problem.

Wade mentioned he noticed these types of flashing signs when he was travelling through Weston, Idaho. They work in most cases but some people will never comply. Troublesome areas of the city should be identified and those areas dealt with.

Mayor Monson asked how the location of these types of signs should be identified? Right now there are requests for at least ten different areas of the city in this regard. Should grants be applied for? Donations from neighborhoods considered? Wade replied grants should be applied for first. Neighborhoods willing to donate funds could be prioritized because there are not enough funds to put in signs in all of the requested locations.

Mayor Monson mentioned adding a couple of these signs could be considered in the new budget next year. Determining the location will be hard. Wade replied including some funding in the new budget next year is a good option.

Jon stated where the new budget won't be considered for several months it gives the staff and council time to look for grant opportunities.

Mayor Monson asked what will happen if there is not any grant funding available? Wade replied then the city can budget to install two or three signs per year.

Mayor Monson asked how much would be budgeted yearly for this project? Wade replied he felt \$10,000 a year is reasonable.

Jon stated he had concerns asking neighborhoods to help pay for these signs. It is a good idea but there are neighborhoods in the city which cannot afford to contribute to this type of project. It would feel like these areas are being discriminated against.

Wade stated he supported neighborhoods participating in the project because a lot of residents will say don't increase my taxes or fees to pay for these in other parts of the city which do not benefit me.

Jon stated criteria will need to be put in place to determine the priority list for these types of signs.

Deon stated he passed two flashing speed limit signs on council day. Both times he looked down to check his speed. The signs will not get rid of all of the problems. The public needs to be educated on this issue. Sadly, the State of Utah recently set a record for the number of motorcycle fatalities in one year. Society needs to change. This is not just a Smithfield City problem. People throughout the state need to be educated in this regard.

Deon expressed concern for how it will be determined where these signs are installed. Some residents will be upset if signs are installed in new areas when other areas expressed their concerns long before now and nothing was done for them.

Mayor Monson asked the council how they would like to proceed? Wade replied the city has time to look for grant opportunities before the next budget cycle.

Wade mentioned he likes people who make demands to be part of the solution. If they are willing to pay for one of the two signs in their area they are being involved in the solution.

Sue stated the residents needs to be educated on this issue in the city.

Craig stated a written policy will need to be put in place in regard to these types of signs and their location if the council is going to proceed in this regard.

Mayor Monson asked if any council member was willing to help with this project? Sue replied she is willing to help.

Jon mentioned people need to slow down in all areas of the city and these types of signs will work in the areas they are installed.

DISCUSSION AND POSSIBLE APPROVAL OF A CONSULTANT FOR A CULINARY WATER RATE STUDY, WATER IMPACT FEE STUDY, STORM WATER IMPACT FEE STUDY AND PARKS IMPACT FEE STUDY.

Craig informed the council the last impact fee studies were completed five years ago. It is time to have the studies redone.

It is proposed to have rate studies done on the culinary water rate, water impact fees, storm water impact fees and park impact fees.

The request is to hire Zions Public Finance to complete the studies.

Each study will cost approximately \$5,000.

Jon mentioned some cities charge a road impact fee. Could Smithfield consider this fee? The city receives Class "C" Road Funds but the amount is not increasing very much and could decrease as more electric cars are on the road. Mayor Monson asked if this study could be completed at the same time? Craig replied it could.

Wade asked how the studies would be paid for? Craig replied each enterprise fund would pay for its study with the exception of the proposed road impact fee study. It would be paid for out of the general fund.

Deon stated where the culinary water rate was recently raised, he did not support having a culinary water rate study completed.

A motion to approve Zions Public Finance to complete the following studies: culinary water, water impact fee, storm water impact fee, park impact fee and road impact fee was made by Jon seconded by Wade and the motion passed by a vote of 3-1.

Yes Vote: Hyer, Wells, Campbell

No Vote: Hunsaker

Absent: Wall

CITY MANAGER REPORT

Craig updated the council on a couple of projects.

On the 600 West sewer project, all of the pipe should be installed by the middle of the week of October 17th.

On October 15th and 16th; 100 North will be closed to mill and overlay the road to UDOT (Utah Department of Transportation) specifications. The intent is to pave the trail and a significant portion of 600 West at that time as well.

DWA Construction is mobilizing to start the Central Park wellhouse project. They will work on the project throughout the winter months. Summit Creek will be bored at the end of October. The road, 100 West, will be closed for approximately two weeks for this project.

The Birch Creek well repair project is progressing. The repair company has removed the first 280 feet of casing. The bowls are at a depth of approximately 600 feet. The joints not submerged in water were not lubed so they have been slower to remove than normal. The casing should be able to be removed faster once the casing in water is started to be pulled.

Wade asked if residential water use has decreased since the city asked people to quit watering outside with culinary water? Craig replied many people have quit outside watering but some have not. Flows have been maintained and the reservoirs are staying full.

Wade asked what will happen with the road repair work at about 800 North Main Street? Craig replied UDOT will notify the city the specific type of repair they want completed in the area. They have not done so to this point.

COUNCIL MEMBER REPORTS

Deon mentioned the tree planting project done by the Tree Committee was a good project. Lots of trees were planted along the trail at Forrester Acres. They will be a benefit long term.

The Lions Club held a blood drive on Monday, October 10th. The goal was to have 41 people participate. Thirty-eight people signed up. Thirty-five units of blood were donated. The goal was to get thirty-one units. Each unit of blood can save up to three lives so enough for 105 lives was collected. The Lions Club hosts four blood drives per year. The next blood drive will be held on the Monday before Christmas.

Sue mentioned the senior ball was going to be a senior brunch this year. The event has been rescheduled from October to Saturday, November 12th starting at 11:30 A.M. The event will be held at a church located at 600 East 120 South. A flyer is being distributed to the city in this regard.

Jon mentioned the historical cabin was open on Monday, October 10th for Founder's Day. Around 100 to 150 people stopped by. Around eight to ten volunteers helped with the event.

Jansen Bennett and Alena Franco, from the State of Utah, toured the Douglass Mercantile Building and reviewed the building renovation plans. Historical reconstruction was discussed.

A T-Mobile grant was submitted. The maximum amount of the grant, if received, is \$50,000.

The senior citizen program is back meeting on a weekly basis. Mayor Monson was the guest speaker this week. Around 60 to 75 people attend on a weekly basis. Every Tuesday at noon a meal and program is held at the Senior Center at Mack Park.

Wade mentioned around 500 people attended the 100-year anniversary celebration of the fire department.

The department is currently having staffing challenges with the paramedics. Two have recently accepted employment elsewhere. Departments throughout the state are increasing wages in order to be able to fill positions. Employees have recently left to take positions in Logan, Ogden and Salt Lake City.

Mayor Monson thanked those who recently attended the fire department, library or historical society celebrations.

Mayor Monson thanked the residents who have recently cut back on outside culinary water use. It has made a difference. Some local companies with electronic signs helped advertise the restriction. The restriction was necessary because one of the wells had a mechanical failure and

is being repaired. Information on the restriction was posted on social media, sent out via email, put in *The Herald Journal* and advertised by local businesses to help get the word out.

Mayor Monson read the following section of city municipal code:

“13.04.250 Scarcity of Water, In time of scarcity of water, whenever it shall, in the judgment of the mayor and the governing body, be necessary, the mayor shall by proclamation limit the use of water to such extent as may be necessary. It is unlawful for any person, his family, servants or agents, to violate any proclamation made by the mayor in pursuance of this chapter.”

Craig mentioned if a Proclamation is issued and people don't comply it could result in a Class "B" Misdemeanor being issued with a \$1,000 fine.

Mayor Monson mentioned she had a question-and-answer period when she visited the senior center. Those in attendance were asked if they read the city newsletter. A few stated they did. The seniors were asked if they are active on social media. Very few said they are. A discussion was held on having a newsletter which is disseminated at the senior center once a month or so. It would include a calendar of upcoming events as well as what is happening in the city. A recent newsletter was sent out to the entire city which included information on the new logo as well as an update on garbage service.

Jon asked Lyle Coleman when irrigation water is going to be turned off for the year? Lyle replied the Highline Canal will be turned off on October 15th and the Smithfield Irrigation Company intends to turn their system off around October 25th. The irrigation watering season ends on October 31st.

Jon mentioned the cemetery will only have water until October 15th as that is when the upper canal will be closed for the season.

Mayor Monson mentioned there is still an outdoor culinary water watering restriction in place at this time until the well repair is completed.

****Wade made a motion to adjourn at 7:59 P.M.****

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, October 12, 2022**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Curtis Wall

1. Approval of the city council meeting minutes from September 14, 2022.
2. Recognition of retiring Public Works Director Doug Petersen.
3. Resident Input
4. Discussion with representatives of CAPSA on October being Domestic Violence Awareness Month.
5. Audit presentation for Fiscal Year 2022, which is the period of July 1, 2021 through June 30, 2022, by representatives of Allred Jackson.
6. Presentation by representatives of Zions Bank on the sanitary sewer rate study.
7. Discussion and possible vote on Ordinance 22-19, an Ordinance rezoning Cache County Parcel Number 08-117-0018 from A-10 (Agricultural 10-Acre) to RM (Multiple-Family Residential). The parcel is located at approximately 250 East 900 South and is approximately 10.76 Acres.
8. Discussion on solar powered flashing speed limit signs.
9. Discussion and possible approval of a consultant for a culinary water rate study, water impact fee study, storm water impact fee study and parks impact fee study.
10. City Manager Report
11. Council Member 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) 792-7990, at least three (3) days before the date of the meeting.

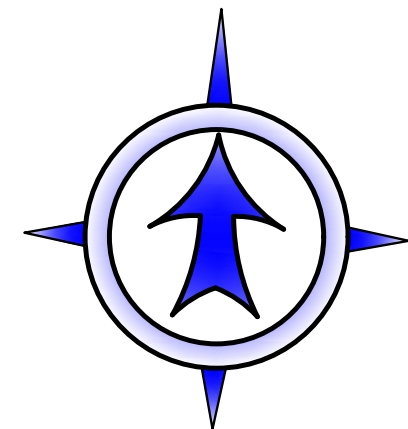
A FINAL PLAT FOR:
GREGORY STABLES SUBDIVISION PHASE 2

A PART OF THE NORTHEAST QUARTER OF SECTION 28, T13N, R1E, S.L.B.&M.

ALSO LOTS 7,8,9, and 10, BLOCK 37, PLAT "A"

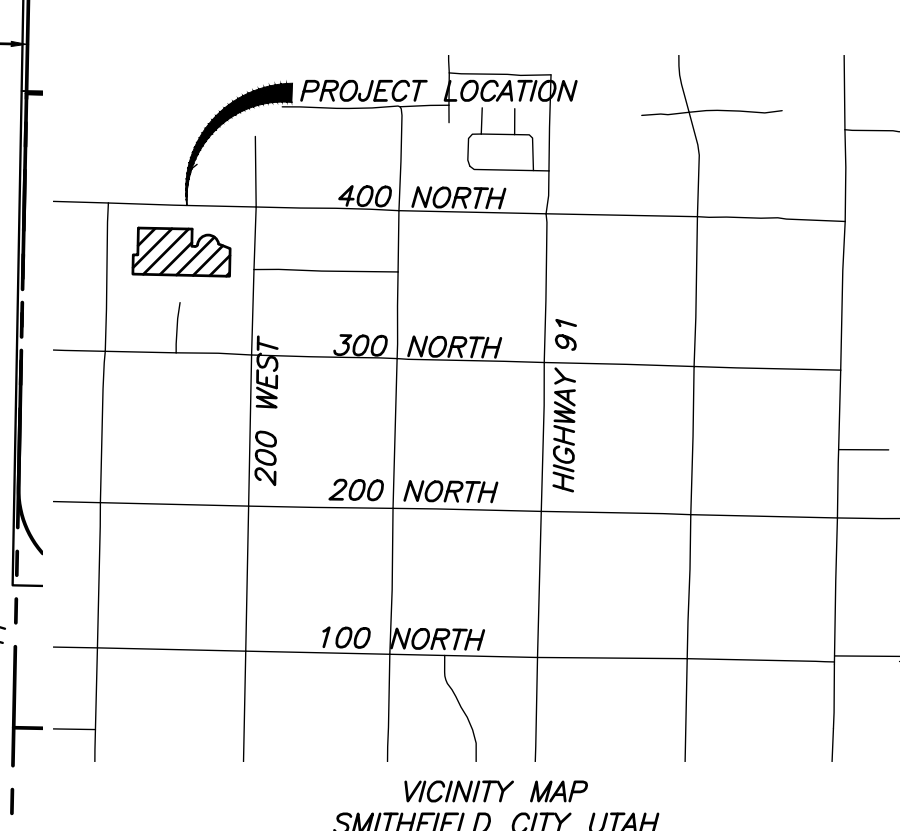
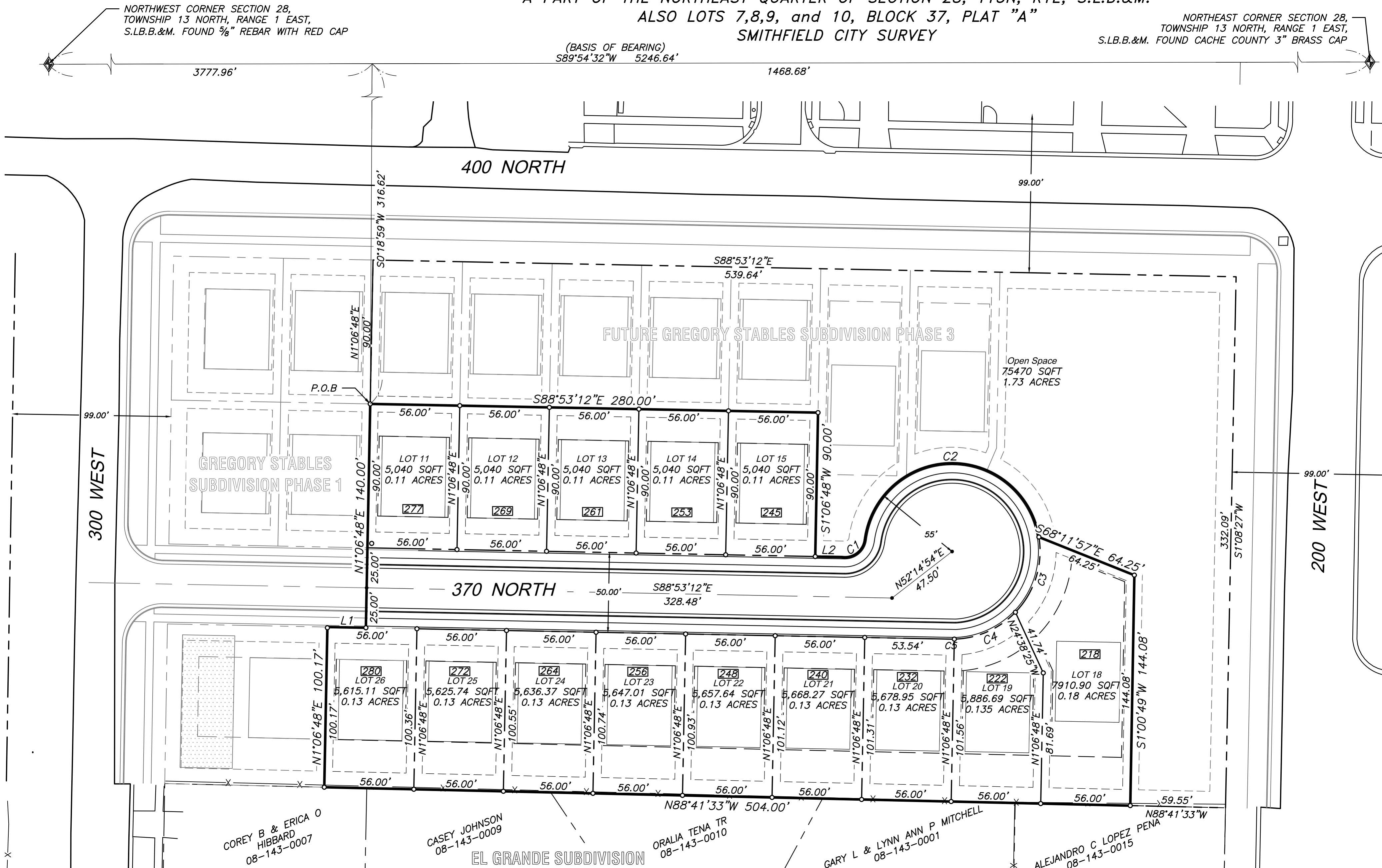
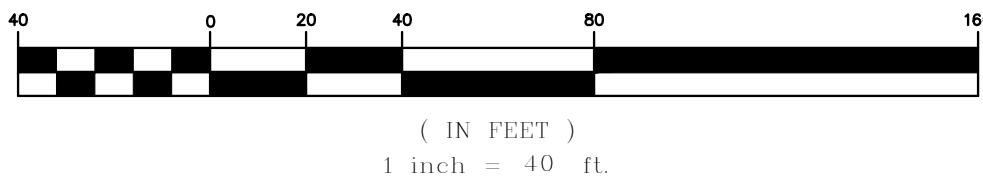
SMITHFIELD CITY SURVEY

NORTHEAST CORNER SECTION 28,
TOWNSHIP 13 NORTH, RANGE 1 EAST,
S.L.B.&M. FOUND CACHE COUNTY 3" BRASS CAP



OCTOBER 12, 2022

GRAPHIC SCALE



Record Owners: Gregory Stables LLC.
30 South Main Street
Smithfield, UT. 84333

GENERAL NOTES:

- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE 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:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or any other provision of law.
- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing 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 in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.

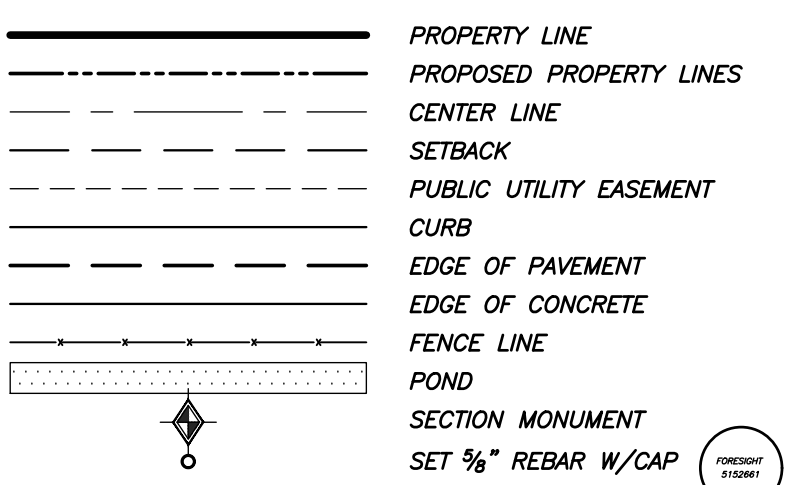
Notes:

- Building setback lines as follows:
Front and rear setback=20.00'
Side yard setback=6.00'
Side yard along road=20.00'
Rear along the El Grande Subdivision=30.00'
Minimum distance between buildings=15.00'
- Public utility easements as follows:
Along the El Grande Subdivision=10.00'
Side along road=10.00'
Front=10.00'
Side=5.00'
- Storm water detention shall be the two ponds on the west side of the subdivision and the green space area

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	19.82	12.50	90°50'58"	N52° 50' 04"E	17.81
C2	156.80	55.00	163°20'33"	N89° 04' 52"E	108.84
C3	51.08	55.00	53°12'29"	N17° 21' 22"E	49.26
C4	42.80	55.00	44°35'14"	N66° 15' 13"E	41.73
C5	2.46	55.00	2°33'58"	N89° 49' 49"E	2.46

Parcel Line Table		
Line #	Length	Direction
L1	24.07	S88° 53' 12"E
L2	16.82	S88° 53' 12"E

LEGEND:



CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS _____ DAY OF _____ A.D. 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST

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

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

ROCKY MOUNTAIN POWER	_____ DATE
COMCAST	_____ DATE
QUESTAR GAS	_____ DATE
QWEST	_____ DATE

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: GREGORY STABLES SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND TO SMITHFIELD CITY, CACHE COUNTY, UTAH.

_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2022.

COUNTY RECORDERS NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

BOOK: _____ PAGE: _____

CACHE COUNTY RECORDER

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL THIS _____ DAY OF _____ A.D. 2022 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 _____, 2022.

SMITHFIELD CITY ATTORNEY

POSTMASTER

PRESENTED TO THE SMITHFIELD CITY POSTMASTER THIS _____ DAY OF _____ A.D. 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

POSTMASTER

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: GREGORY STABLES SUBDIVISION PHASE 2 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOTS 7,8,9 AND 10 BLOCK 37, PLAT "A" OF THE SMITHFIELD CITY SURVEY.

BEGINNING AT A POINT ON THE EAST LINE OF THE GREGORY STABLES SUBDIVISION PHASE 1 POINT LOCATED SOUTH 89°54'32" WEST, A DISTANCE OF 1,468.68 FEET AND SOUTH 00°18'59" WEST, A DISTANCE OF 316.62 FEET FROM THE BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 28 FROM WHICH THE 5/8" REBAR MONUMENTING THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 28 BEARS SOUTH 89°54'32" WEST, A DISTANCE OF 5246.64 FEET; THENCE SOUTH 88°53'12" EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 01°06'48" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 88°53'12" EAST, A DISTANCE OF 16.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 08°15'34" EAST, A RADIAL DISTANCE OF 12.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°50'58", A DISTANCE OF 19.82 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 163°20'33"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 156.80 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 68°11'57" EAST, A DISTANCE OF 64.25 FEET; THENCE SOUTH 01°00'49" WEST, A DISTANCE OF 144.08 FEET TO THE NORTH LINE OF THE EL GRANDE SUBDIVISION; THENCE NORTH 88°41'33" WEST, ALONG SAID SUBDIVISION A DISTANCE OF 504.00 FEET TO THE SOUTHEAST CORNER OF THE GREGORY STABLES SUBDIVISION PHASE 1; THENCE RUNNING ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°06'48" EAST, A DISTANCE OF 100.17 FEET; (2) SOUTH 88°53'12" EAST, A DISTANCE OF 24.07 FEET; (3) NORTH 01°06'48" EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.42 ACRES IN 14 LOTS.

DRAFT

SIGNATURE _____ DATE _____

REGISTERED LAND SURVEYOR
JEFF C. NIELSEN
STATE OF UTAH

UTILITY EASEMENT DEDICATION

THE UNDERSIGNED BEING THE OWNERS OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES)" OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

_____, HAVE EXECUTED THIS DEDICATION

THE _____ DAY OF _____, 2022.

CORPORATE ACKNOWLEDGMENT

state of UTAH
County of CACHE

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public in and for said County of _____ in said State of Utah and after being duly sworn, acknowledged to me that _____ of said Corporation and that _____ signed the Owner's Dedication freely, voluntarily and in behalf of said Corporation and for the purposes therein mentioned.

NOTARY PUBLIC

FORESIGHT
LAND SURVEYING

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

Drawn by JH 21-021.dwg 10/12/22

ORDINANCE NO 22-20

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 GC (General Commercial) to M-1 (Manufacturing).

Approximate Property Location: 881 South 200 West

Cache County Parcel Number: 08-109-0016

BEG 19 CHS E & 599.13 FT N FROM SW COR OF SE/4 SEC 33 T 13N R 1E & TH W 610 FT TH N 10 CHS & 54.27 FT TH E 610 TH S 10 CHS & 54.27 FT TO BEG CONT 10.0 AC SUBJ TO BNDRY LN W/0017 ENT 1209332: BEG ON W LN OF 200 W ST S89°50'38"W 1437.56 FT & N1°22'45"E 441.50 FT FROM SE COR SD SEC 33 TH N88°43'13"W 600.87 FT TH N1°09'29"E 714.80 FT TO END

10.00 ACRES

APPROVED by the Smithfield City Council this 9th day of November, 2022.

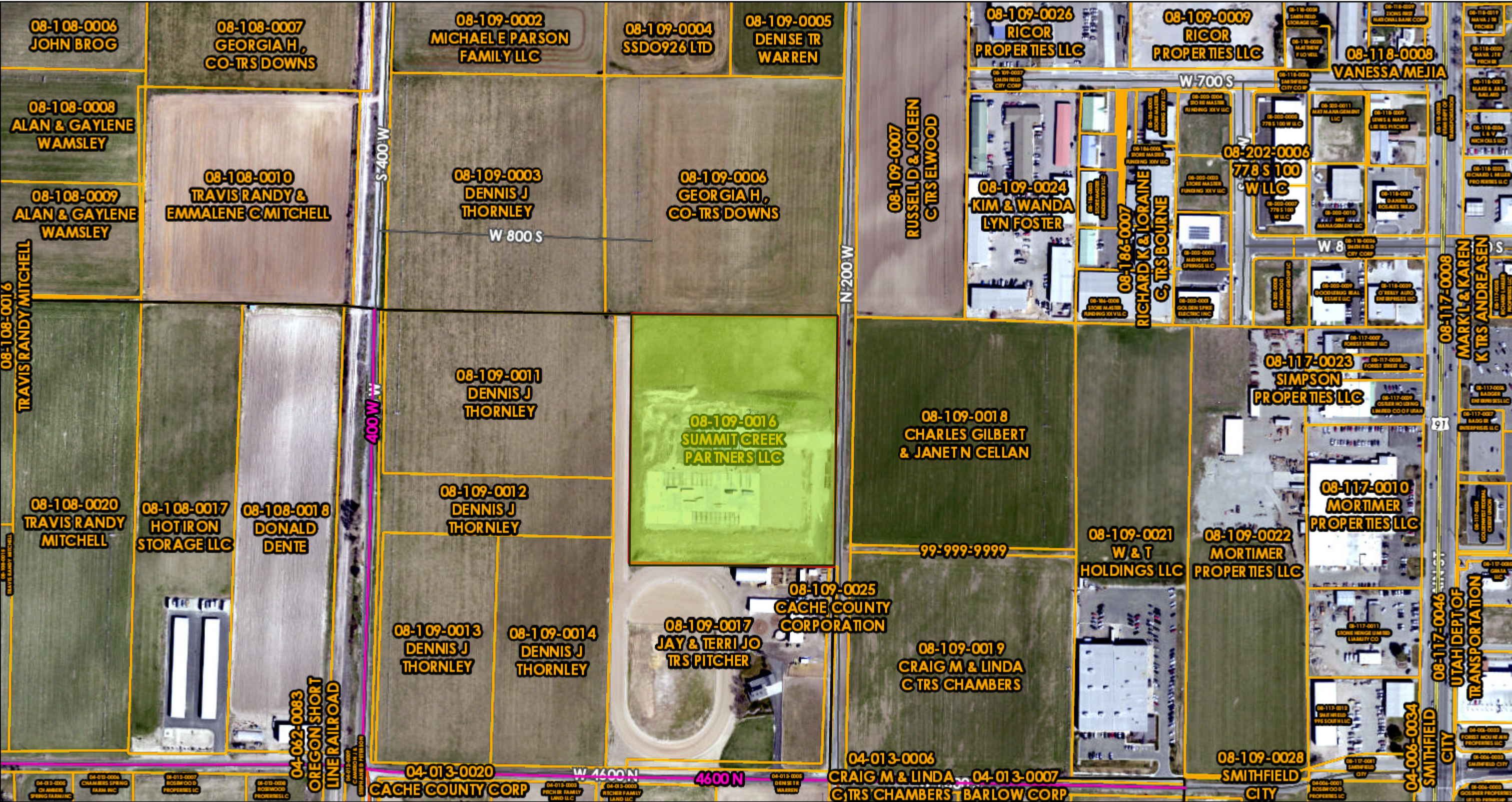
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

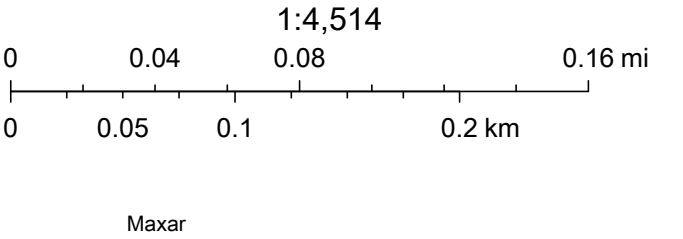
Justin B. Lewis, City Recorder

Parcel Map



10/4/2022, 5:06:04 PM

<div></div> Override 1	<div></div> County Boundary	UTCACH049024.sid	UTCACH039018.sid	UTCACH036033.sid	UTCACH034038.sid	UTCACH030042.sid	UTCACH023042.sid	UTCACH018038.sid	UTCACH010038.sid
<div></div> Override 1	<div></div> Cache Parcels	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1
Class B Surface Type	2022 Imagery (Valley Floor)	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2
<div></div> ASPHALT	<div></div> Red: Band_1	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3
<div></div> GRAVEL	<div></div> Green: Band_2	UTCACH042027.sid	UTCACH038042.sid	UTCACH036027.sid	UTCACH031027.sid	UTCACH026027.sid	UTCACH018042.sid	UTCACH018030.sid	UTCACH010030.sid
<div></div> DIRT	<div></div> Blue: Band_3	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1
<div></div> Municipal Boundaries		Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2
		Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3



ORDINANCE NO 22-21

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 CC (Community Commercial).

Approximate Property Location: 1050 South Main Street

Cache County Parcel Number: 04-006-0001

A PART OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT SOUTH LINE OF PARCEL 08-117-0041 LOCATED SOUTH 00°21'35" EAST, A DISTANCE OF 196.62 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND RUNNING THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 245.10 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 8.50 FEET; THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 16.86 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 91; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 650.12 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH LINE OF HARRIS PROFESSIONAL PLAZA PHASE 1; THENCE NORTH 89°28'53" WEST, A DISTANCE OF 519.09 FEET ALONG SAID NORTH LINE; THENCE NORTH 01°40'22" EAST, A DISTANCE OF 627.13 FEET; THENCE SOUTH 89°28'53" EAST, A DISTANCE OF 235.72 FEET; THENCE NORTH 00°21'35" WEST, A DISTANCE OF 50.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.727 ACRES.

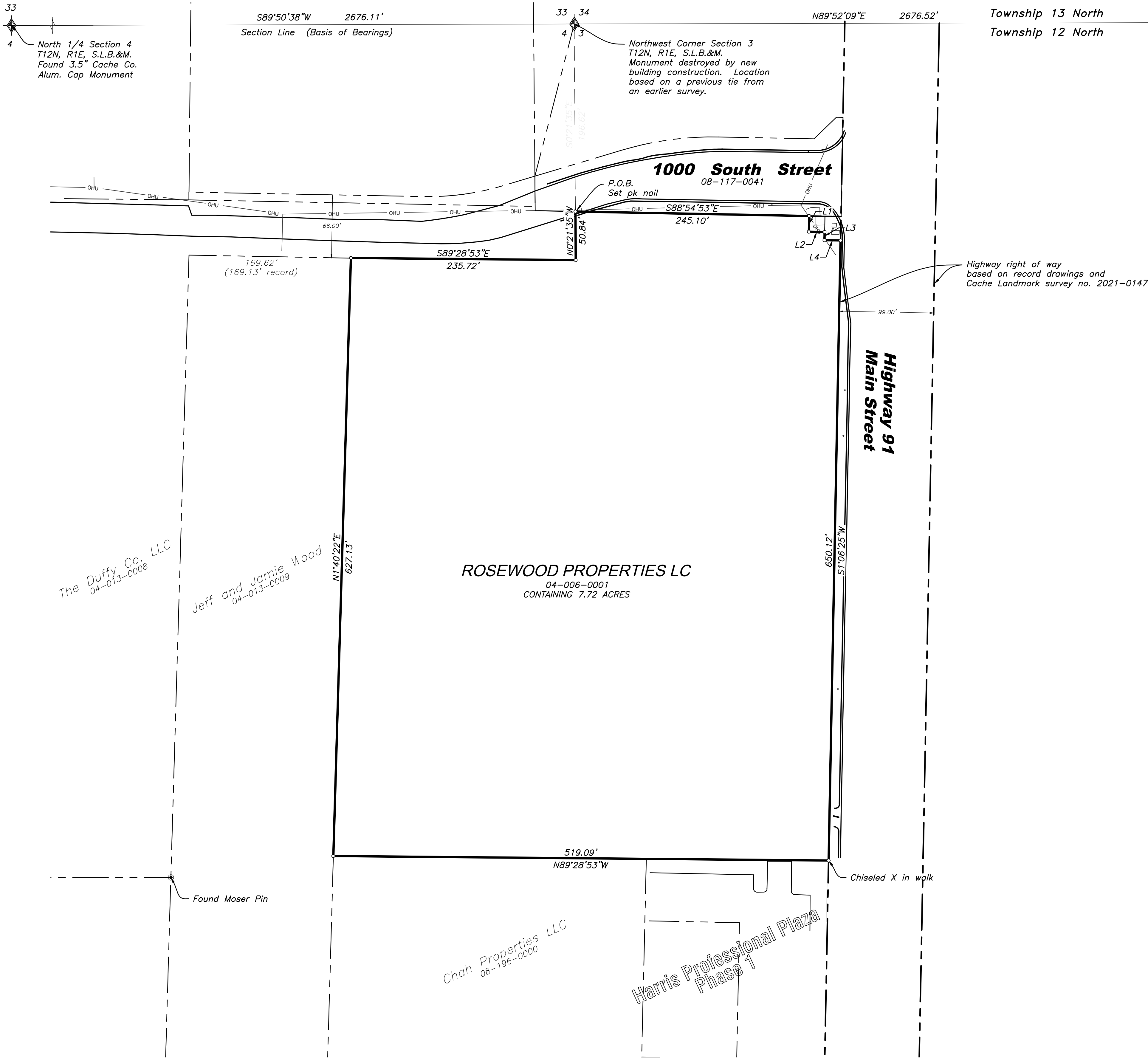
APPROVED by the Smithfield City Council this 9th day of November, 2022.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

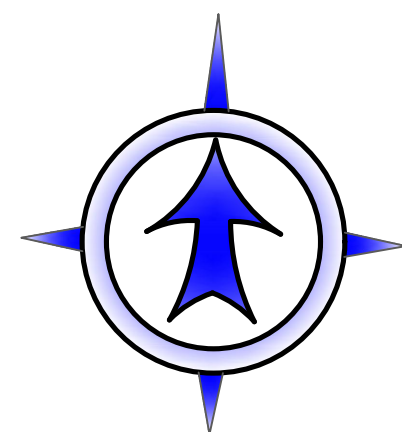


As-Surveyed Boundary Description

A PART OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT SOUTH LINE OF PARCEL 08-117-0041 LOCATED SOUTH 00°21'35" EAST, A DISTANCE OF 196.62 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND RUNNING THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 245.10 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 8.50 FEET; THENCE SOUTH 88°54'53" EAST, A DISTANCE OF 16.86 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 91; THENCE SOUTH 01°06'25" WEST, A DISTANCE OF 650.12 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH LINE OF HARRIS PROFESSIONAL PLAZA PHASE 1; THENCE NORTH 89°28'53" WEST, A DISTANCE OF 519.09 FEET ALONG SAID NORTH LINE; THENCE NORTH 01°40'22" EAST, A DISTANCE OF 627.13 FEET; THENCE SOUTH 89°28'53" EAST, A DISTANCE OF 235.72 FEET; THENCE NORTH 00°21'35" WEST, A DISTANCE OF 50.84 FEET TO THE POINT OF BEGINNING. CONTAINING 7.727 ACRES.

Record Legal Description

BEG AT NW COR NW/4 SEC 3 T 12N R 1E & TH E 19 RDS TH S 40 RDS TH W 17.5 RDS TH N 40 RDS TO BEG LESS 1 SQ RD TO SMITHFIELD IRRIG CO CONT 4.56 AC
ALSO: BEG 2.40 CHS S OF NE COR OF NE/4 SEC 4 T 12N R 1E W 11.75 RDS S 38 RDS E TO SEC LINE N ON SEC LINE TO BEG CONT 2.79 AC
CONT 7.35 AC IN ALL
LESS AND EXPECTING THE FOLLOWING DESCRIBED PARCEL
Beginning at the northeast corner of the Grantor's property, which point is on the westerly right of way line of US-91, which point is also 283.56 feet N.89°52'09"E. along the section line and 201.84 feet South from the Northwest Corner of said Section 3; thence along the Grantor's easterly boundary line and said westerly right of way line S.01°03'15"W. 25.00 feet; thence N.88°56'45"W. 16.86 feet; thence N.01°29'42"E. 25.00 feet to the Grantor's northerly boundary line and the southerly right of way line of 1000 South Street; thence along said northerly boundary and southerly right of way line S.88°56'45"E. 16.67 feet, more or less, to the point of beginning. CONT 0.01 AC NET 7.34 AC



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- FENCE LINE
- CURB
- EDGE OF PAVEMENT
- FOUND REBAR
- SECTION MONUMENT
- SET 3/8" REBAR W/CAP

SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

Jeff Nielsen
R.L.S. No. 5152661

10/6/2022
Date

Parcel Line Table

Line #	Length	Direction
L1	16.50	S1° 06' 25"W
L2	16.50	S88° 54' 53"E
L3	8.50	S1° 06' 25"W
L4	16.86	S88° 54' 53"E

Survey Narrative
The purpose of this survey was to establish and set the property corners on parcel 04-006-0001. The survey was ordered by Scott Archibald for Rosewood Properties LC. The control used to establish the property corners was the deed dimensions and occupation lines for the west line, highway right of way drawings and records of surveys for the east line and deed dimensions and dedication descriptions for the North line along 1000 South Street. On the North side of the property there are some major discrepancies in the deed calls. The current deed for this parcel describes as beginning at the Northwest corner of the Northwest quarter of Section 3 which would include the entire right of way for 1000 South Street. In my judgement that call was incorrect. I obtained more favorable results for the North line of this parcel by holding the South line of parcel 08-117-0041 which is a dedication parcel for 1000 South Street. The basis of bearings for this survey was the North line of the Northeast quarter of Section 4, Township 12 North, Range 1 East of the Salt Lake Base and Meridian which was assumed to bear South 89°50'38" West. The fieldwork on this project was completed in October 2022.

FORESIGHT
LAND SURVEYING

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

A PROPERTY SURVEY FOR:
Rosewood Properties LC

1000 SOUTH HIGHWAY 91
Smithfield, Cache County, Utah
A PART OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER
SECTION 4, TOWNSHIP 12 NORTH, RANGE 1 EAST, S.L.B. & M.

Job Number: 22-279

Drawn By: JN

Date: 10/6/2022

Scale: 1"=40'

File: 22-279.dwg

Parcel Map

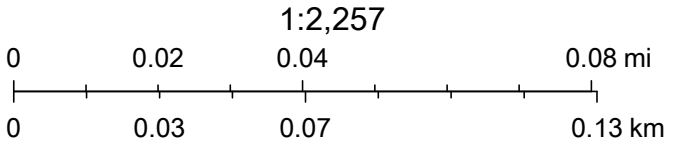


10/6/2022, 7:31:48 AM

- Override 1
- Cache Parcels
- Class B Surface Type
- 2022 Imagery (Valley Floor)
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary

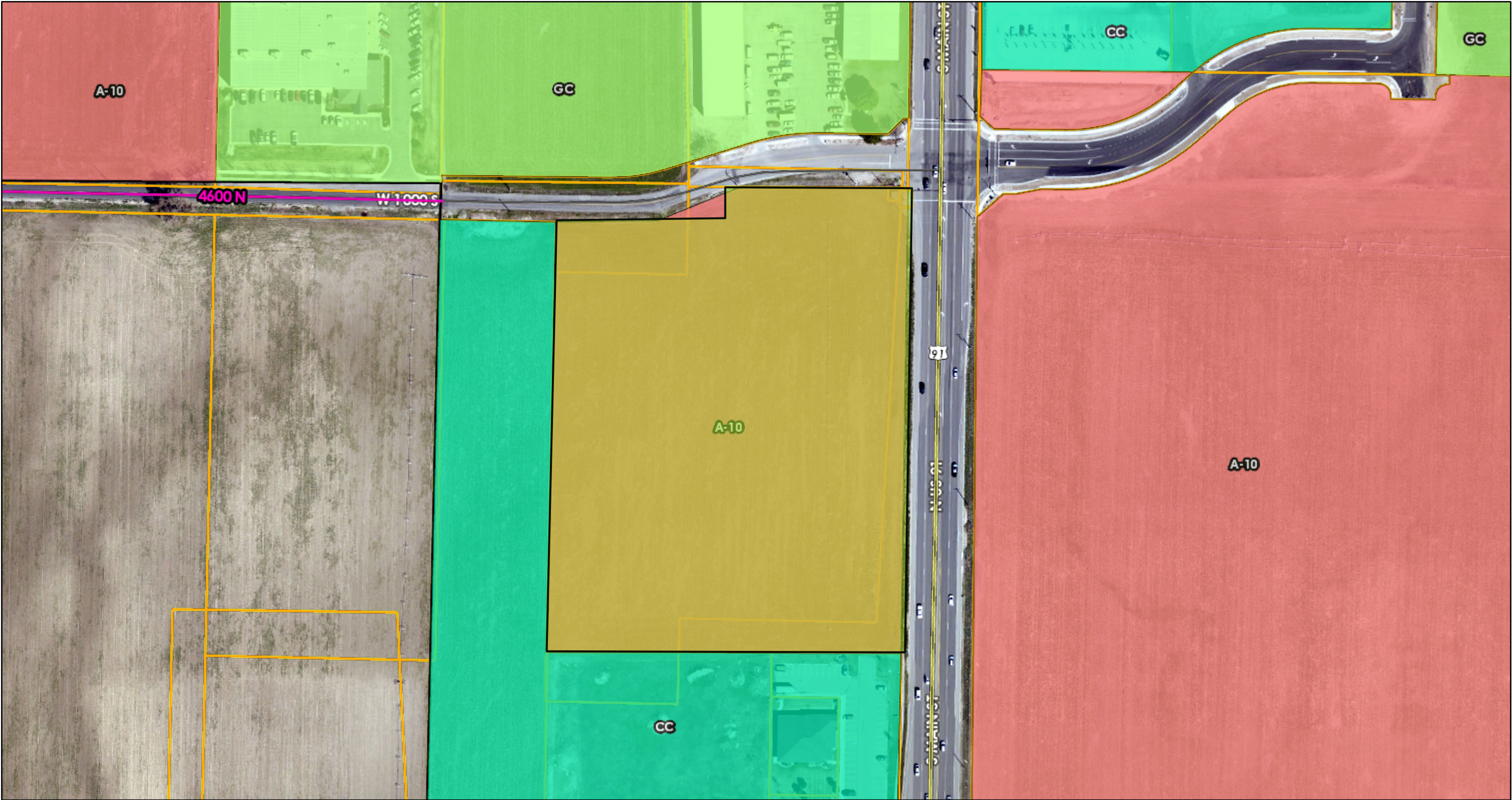
- Red: Band_1
- Green: Band_2
- Blue: Band_3

UTCACH049024.sid	UTCACH039018.sid	UTCACH036033.sid	UTCACH034038.sid	UTCACH030042.sid	UTCACH023042.sid	UTCACH018038.sid	UTCACH010038.sid
Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1
Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2
Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3
UTCACH042027.sid	UTCACH038042.sid	UTCACH036027.sid	UTCACH031027.sid	UTCACH026027.sid	UTCACH018042.sid	UTCACH018030.sid	UTCACH010030.sid
Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1
Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2
Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3



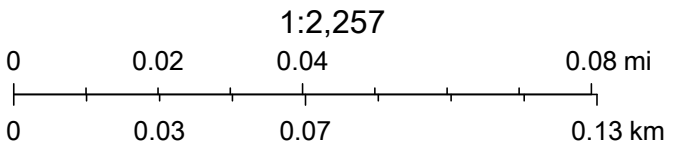
Maxar, Microsoft

Parcel Map



10/6/2022, 7:39:36 AM

<div>Override 1</div>	<div>RESIDENTIAL - 1 ACRE</div>	<div>Trenton Zoning</div>	<div>MIXED USE OVERLAY</div>	<div>GENERAL COMMERCIAL - GC</div>
<div>Wellsville Zoning</div>	<div>RESIDENTIAL- 1/2 ACRE</div>	<div>AGRICULTURAL</div>	<div>AGRICULTURAL - A-3</div>	<div>INSTITUTIONAL - I-1</div>
<div>NEIGHBORHOOD COMMERCIAL - NC</div>	<div>RESIDENTIAL - 12,000 SF</div>	<div>COMMERCIAL C1</div>	<div>AGRICULTURAL - A-5</div>	<div>MANUFACTURING - M1</div>
<div>COMMUNITY COMMERCIAL - C1 - C2</div>	<div>RESIDENTIAL - MULTIFAMILY</div>	<div>COMMERCIAL C2</div>	<div>AGRICULTURAL - A-10</div>	<div>MULTIPLE FAMILY RESIDENTIAL - RM</div>
<div>GENERAL COMMERCIAL - GC</div>	<div>RECREATIONAL PLANNED DEVELOPMENT</div>	<div>PARK</div>	<div>CENTRAL BUSINESS DISTRICT - CB</div>	<div>RESIDENTIAL AGRICULTURAL - RA-1</div>
<div>HIGHWAY COMMERCIAL - CH</div>	<div>RESIDENTIAL CRITICAL AREA</div>	<div>RESIDENTIAL</div>	<div>COMMERCIAL PROFESSIONAL</div>	<div>RESIDENTIAL AGRICULTURAL - RA-2</div>
<div>MANUFACTURING</div>	<div>FOREST RECREATION - 40 ACRE</div>	<div>Smithfield Zoning</div>	<div>COMMUNITY COMMERCIAL - CC</div>	<div>RESIDENTIAL R-1-10</div>
<div>RESIDENTIAL AGRICULTURE - 5 ACRE</div>		<div>PUD OVERLAY</div>		



Maxar, Microsoft

ORDINANCE NO 22-22

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) and R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to MPC (Master Planned Community).

Approximate Property Location: 700 West 600 North

Cache County Parcel Number: 08-042-0003

Beginning at a point located East 247.50 feet (record: 3.75 chains) from the West 1/4 Corner of Section 21, T13N, R1E, S.L.B. & M; thence North 240.90 feet; thence East 808.50 feet; thence South 1,329.90 feet to the south line of mid deed; thence along said deed the following 2 (two) courses and distances: West 808.50 feet; thence North 1,089.00 feet to the point of beginning. CONT 24.68 AC

Cache County Parcel Number: 08-042-0025

Beginning at a point on the north line of said deed located North 240.90 feet and East 1,056.00 feet from the West 1/4 Corner of Section 21, T13N, R1E, S.L.B. 65 M; thence along said deed the following 2 (two) courses and distances: East 808.50 feet; thence South 664.95 feet; thence West 808.50 feet; thence North 664.95 feet to the point of beginning. CONT 12.34 AC

Cache County Parcel Number: 08-042-0024

Beginning at a point on the south line of said deed located South 1,089.00 feet and East 1,056.00 feet from the West 1/4 Corner of Section 21, T13N, R1E, S.L.B. & M.; thence North 664.95 feet; thence East 808.50 feet to the east line of said deed; thence along said deed the following 2 (two) courses and distances: South 664.95 feet; thence West 808.50 feet to the point of beginning. CONT 12.34 AC

Cache County Parcel Number: 08-042-0007

Beginning at a point on the easterly right-of-way line of 800 West Street, located N0°16'37"W along the Section line 1,439.90 feet and East 275.83 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B. & M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence N1°00'45"W along said right-of-way line 77.92 feet; thence N89°59'58"E 1600.77 feet; thence S0°21'15"E 633.81 feet to the northerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder;

thence along said Plat the following 4 (four) courses and distances: S89°38'45"W 345.00 feet; thence S77°05'00"W 80.86 feet; thence S89°59'58"W 358.98 feet; thence along the arc of a 175.00 foot radius curve to the left 69.62 feet through a central angle of 22°47'33" (chord: S78°36'11"W 69.16 feet); thence N26°20'11"W 50.08 feet; thence northwesterly along the arc of a 9.00 foot radius non-tangent curve (radius bears: N23°35'28"W) to the right 12.33 feet through the central angle of 78°29'18" (chord: N74°20'49"W 11.39 feet); thence N35°02'16"W 205.45 feet; thence along the arc of a 9.00 foot radius curve to the right 15.78 feet through the central angle of 100°26'26" (chord: N15°10'57"E 13.83 feet); thence N38°17'37"W 51.22 feet; thence northwesterly along the arc of a 9.00 foot radius non-tangent curve (radius bears: N26°52'33"W) to the right 12.86 feet through a central angle of 81°50'17" (chord: N75°57'24"W 11.79 feet); thence N35°02'16"W 39.66 feet; thence along the arc of a 525.00 foot radius curve to the left 184.13 feet through a central angle of 20°05'42" (chord: N45°05'07"W 183.19 feet); thence N55°07'58"W 58.85 feet; thence along the arc of a 9.00 foot radius curve to the right 15.82 feet through a central angle of 100°44'30" (chord: N5°19'54"W 13.86 feet); thence N53°02'40"W 50.00 feet; thence southwesterly along the arc of a 9.00 foot radius non-tangent curve (radius bears: N44°58'00"W) to the right 12.63 feet through a central angle of 80°24'09" (chord: S85°14'05"W 11.62 feet); thence N55°07'58"W 14.73 feet; thence along the arc of a 330.00 foot radius curve to the left 206.65 feet through a central angle of 35°52'47" (chord: N73°04'21"W 203.29 feet); thence S88°59'15"W 83.52 feet; thence along the arc of a 13.00 foot radius curve to the right 20.42 feet through a central angle of 90°00'00" (chord: N46°00'45"W 18.38 feet); thence S88°59'15"W 5.14 feet to the point of beginning. CONT 17.13 AC

APPROVED by the Smithfield City Council this 9th day of November, 2022.

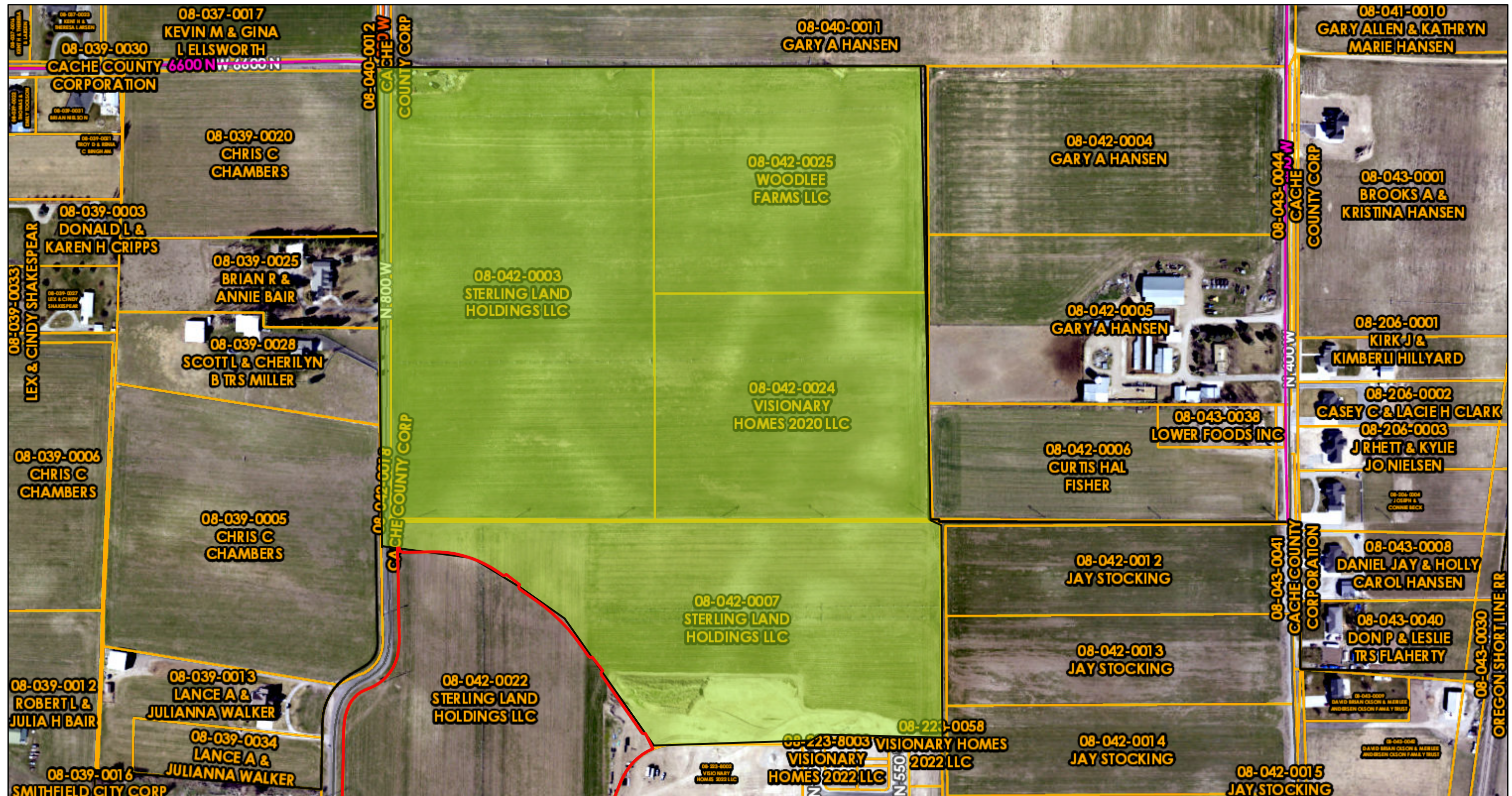
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor
















































ATTEST:

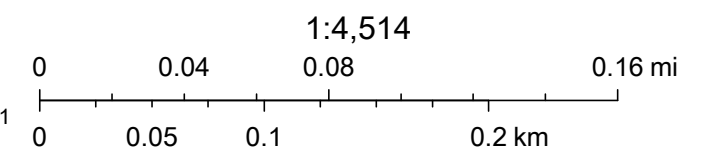
Justin B. Lewis, City Recorder

Parcel Map



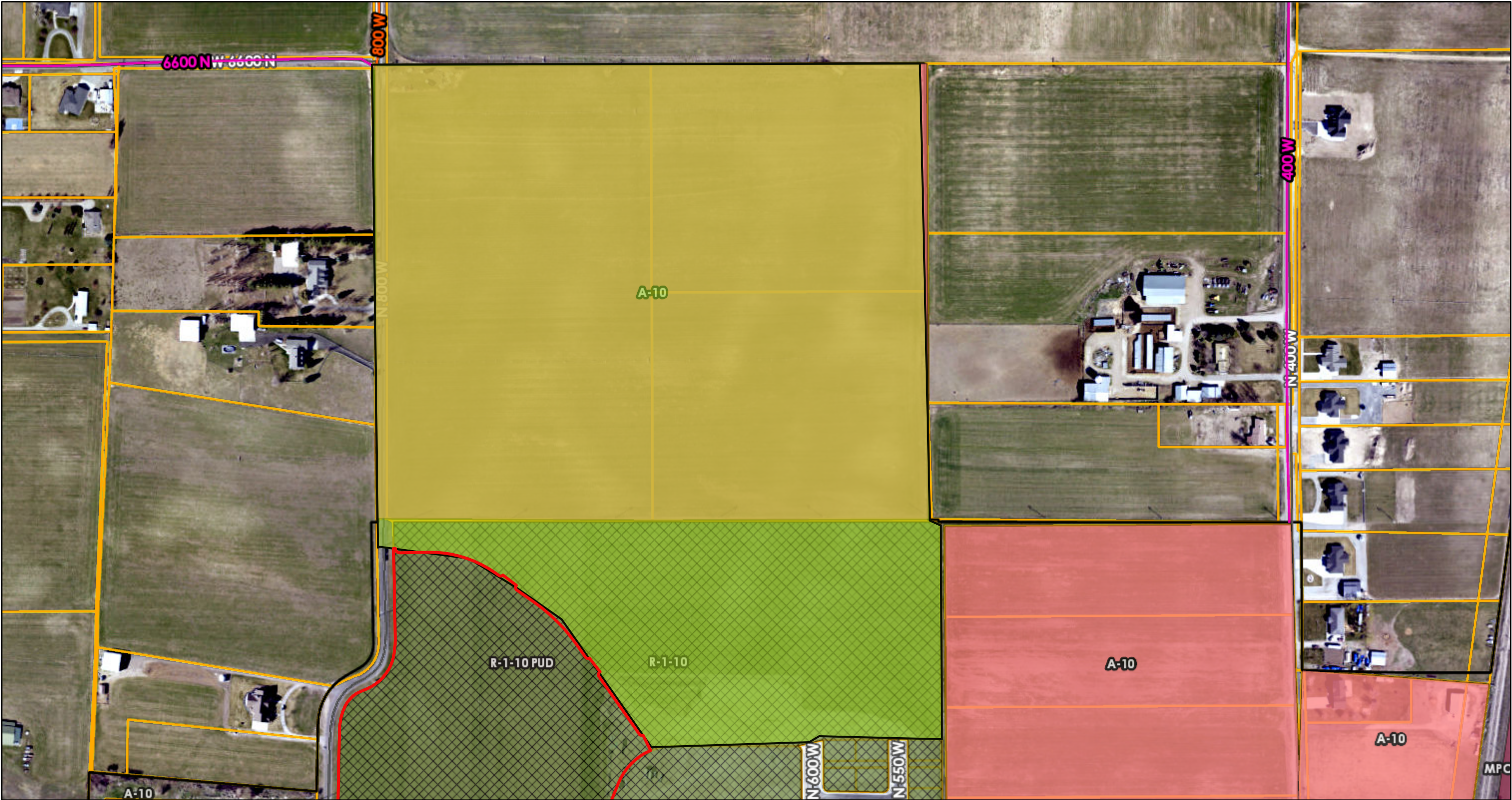
10/6/2022, 7:54:31 AM

- | | | | | | | | | | | | |
|------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | Override 1 |  | County Boundary | UTCACH049024.sid | UTCACH039018.sid | UTCACH036033.sid | UTCACH034038.sid | UTCACH030042.sid | UTCACH023042.sid | UTCACH018038.sid | UTCACH010038.sid |
|  | Override 1 |  | Cache Parcels |  |  |  |  |  |  |  |  |
| Class B Surface Type | 2022 Imagery (Valley Floor) |  | Green: Band_2 |  | Green: Band_2 |  | Green: Band_2 |  | Green: Band_2 |  | Green: Band_2 |
|  | ASPHALT |  | Red: Band_1 |  | Blue: Band_3 |  | Blue: Band_3 |  | Blue: Band_3 |  | Blue: Band_3 |
|  | GRAVEL |  | Green: Band_2 |  | Blue: Band_3 |  | Blue: Band_3 |  | Blue: Band_3 |  | Blue: Band_3 |
|  | DIRT |  | Blue: Band_3 | UTCACH042027.sid | UTCACH038042.sid | UTCACH036027.sid | UTCACH031027.sid | UTCACH026027.sid | UTCACH018042.sid | UTCACH018030.sid | UTCACH010030.sid |
|  | Municipal Boundaries |  | Red: Band_1 |  | Red: Band_1 |  | Red: Band_1 |  | Red: Band_1 |  | Red: Band_1 |
| | |  | Green: Band_2 |  | Green: Band_2 |  | Green: Band_2 |  | Green: Band_2 |  | Green: Band_2 |
| | |  | Blue: Band_3 |  | Blue: Band_3 |  | Blue: Band_3 |  | Blue: Band_3 |  | Blue: Band_3 |



Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Parcel Map



10/6/2022, 7:56:14 AM

- Override 1

Override 1

Wellsville Zoning

NEIGHBORHOOD COMMERCIAL - NC

COMMUNITY COMMERCIAL - C1 - C2

GENERAL COMMERCIAL - GC

HIGHWAY COMMERCIAL - CH

MANUFACTURING

RESIDENTIAL AGRICULTURE - 5 ACRE

RESIDENTIAL - 1 ACRE

RESIDENTIAL- 1/2 ACRE

RESIDENTIAL - 12,000 SF

RESIDENTIAL - MULTIFAMILY

RECREATIONAL PLANNED DEVELOPMENT

RESIDENTIAL CRITICAL AREA

FOREST RECREATION - 40 ACRE

Trenton Zoning

AGRICULTURAL

COMMERCIAL C1

COMMERCIAL C2

PARK

RESIDENTIAL

Smithfield Zoning

PUD OVERLAY

MIXED USE OVERLAY

AGRICULTURAL - A-3

AGRICULTURAL - A-5

AGRICULTURAL - A-10

CENTRAL BUSINESS DISTRICT - CB

COMMERCIAL PROFESSIONAL

COMMUNITY COMMERCIAL - CC

GENERAL COMMERCIAL - GC

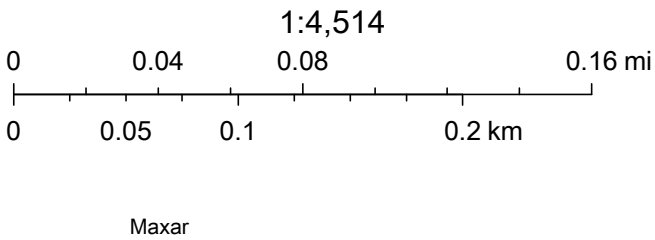
INSTITUTIONAL - I-1

MANUFACTURING - M1

MULTIPLE FAMILY RESIDENTIAL - RM

RESIDENTIAL AGRICULTURAL - RA-1

RESIDENTIAL AGRICULTURAL - RA-2



MASTER PLAN

- 1 Single Family Lot
- 2 Townhome
- 3 Developed Park
- 4 Open Space
- 5 Trails
- 6 Monumentation
- 7 Detention



Village At Fox Meadows MPC | Visionary Homes

Smithfield, Ut



SITE DEVELOPMENT SUMMARY

SINGLE FAMILY

50' Lots	38
60' Lots	60
72' Lots	29
<hr/>	
TOTAL SINGLE FAMILY (33%)	127 Lots

MULTIFAMILY

Townhomes	257 Units
<hr/>	
TOTAL MULTIFAMILY (67%)	257 Units
<hr/>	
TOTAL HOMES	384

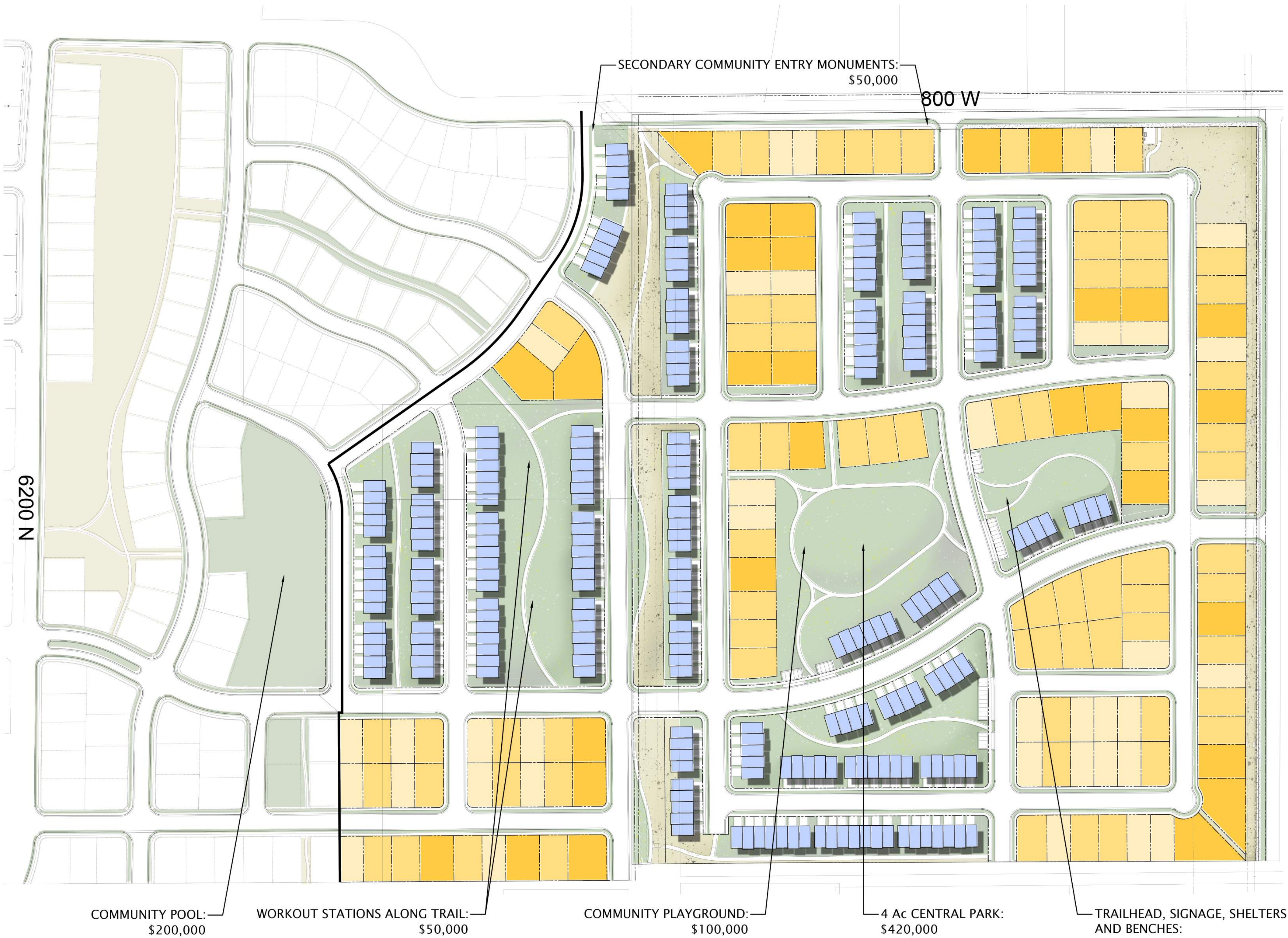
PROJECT DATA

TOTAL SITE AREA:	65.72 Ac
TOTAL ROW AREA:	18.87 Ac
NET ACREAGE:	46.85 Ac

DENSITY CALCULATIONS

OPEN SPACE:	
Open Space Provided:	19.68 Ac (42%)
Open Space Required:	2.35 Ac (5%)
20% BONUS DENSITY:	1.2 Additional Unit/Ac
TRAILS:	
Trails Provided:	18,083 LF (3.42 Miles)
	3.32 Ac
10% BONUS DENSITY:	0.6 Additional Unit/Ac
RECREATIONAL FACILITIES:	
Cost of Recreational Facilities:	\$845,000.00
Total Project Costs:	\$9,575,500.00
10% BONUS DENSITY:	0.6 Additional Unit/Ac

BASE DENSITY:	6 Unit/Ac
BONUS DENSITY:	2.4 Unit/Ac
TOTAL DENSITY:	8.4 Unit/Ac



PARKING:
PER CODE
17.81.050N

MINIMUM RESIDENT PARKING SPACES
SINGLE FAMILY AND MULTIFAMILY
REQUIRED: 768
PROVIDED: 768

GUEST PARKING SPACES PER UNIT
MULTIFAMILY
REQUIRED: 129
PROVIDED: 514

OFF STREET PARKING
REQUIRED: 0
PROVIDED: 39



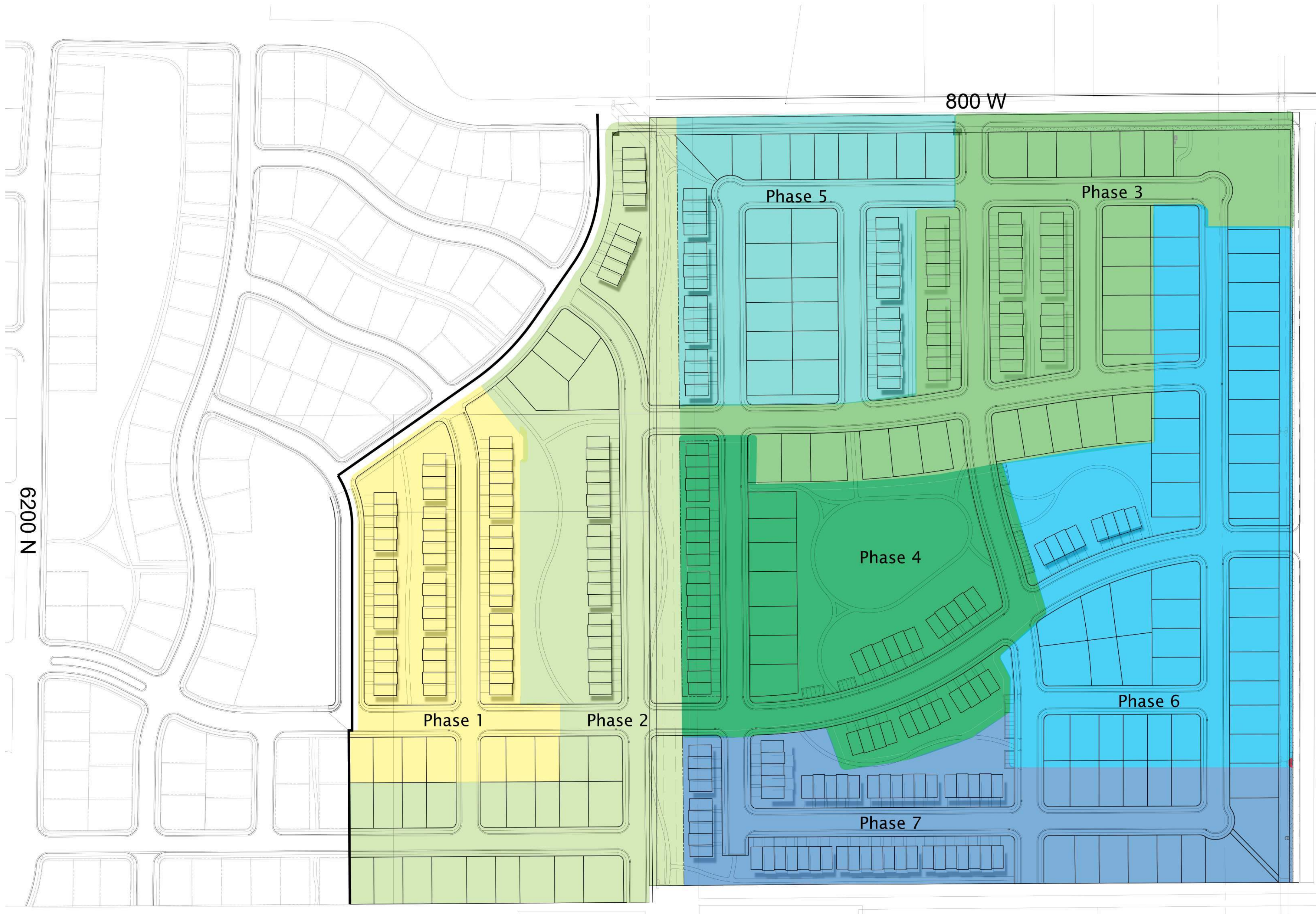
Village At Fox Meadows MPC | Visionary Homes

Smithfield, Ut



PHASING PLAN

- Phase 1 (2023)
- Phase 2 (2024)
- Phase 3 (2025)
- Phase 4 (2026)
- Phase 5 (2027)
- Phase 6 (2028)
- Phase 7 (2029)



AMENITIES, OPEN SPACE, AND TRAILS PLAN

- Parks
- Open Space
- 8' Primary Trails
- 8' Secondary Trails
- 8' Park Trails

All open spaces are privately owned and maintained by the HOA.

RECOMMENDED TREES

- Acer campestre, Hedge Maple
- Acer rubrum, Red Maple
- Acer tataricum, Tatarian Maple
- Crataegus crus-galli, Cockspur Hawthorne
- Koelreuteria paniculata, Golden Raintree
- Malus sp., Crabapple
- Prunus serrulata, Flowering Cherry
- Platanus acerifolia, London Planetree
- Syringa reticulata, Japanese Tree Lilac
- Tilia cordata, Littleleaf Linden
- Ulmus americana, Frontier Elm
- Zelkova serrata, Japanese Zelkova

TREE PLANTING NUMBERS

Trees should be planted at a density of 3 trees per acre, per lot, or every 60'.



SINGLE FAMILY HOMES

AUBURN



MADISON



SUMAC



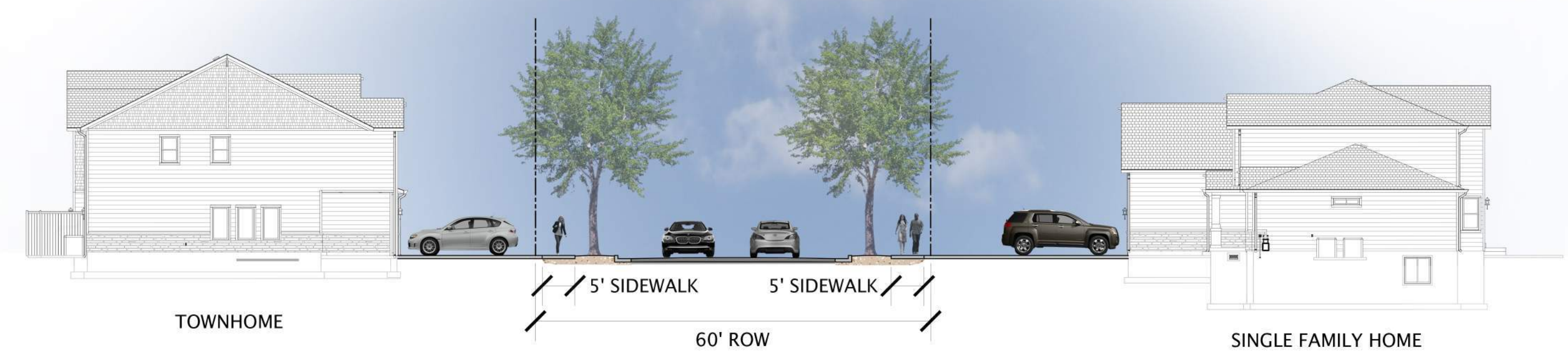
SUMMERLYN



TOWNHOMES



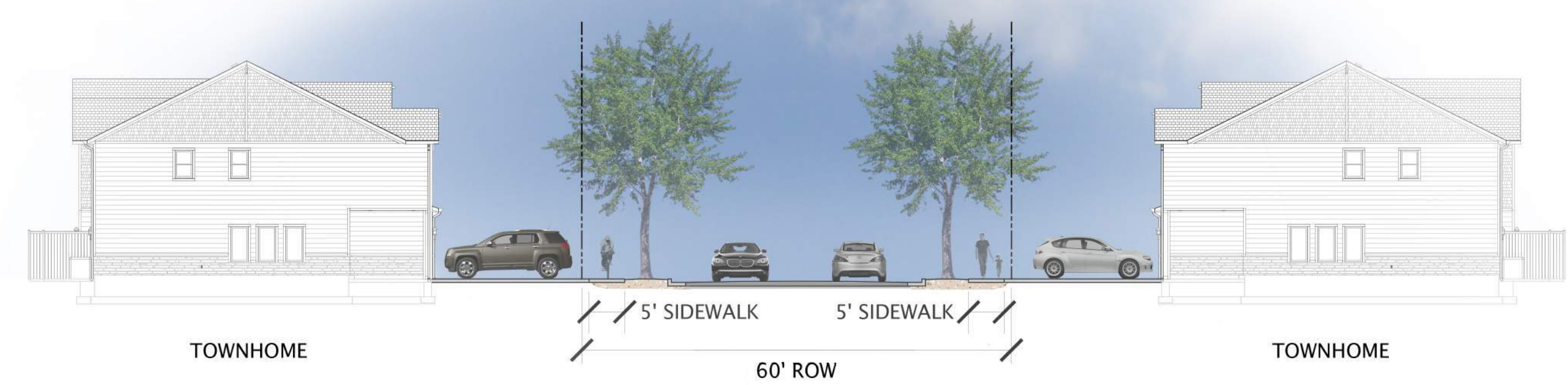
SECTIONS



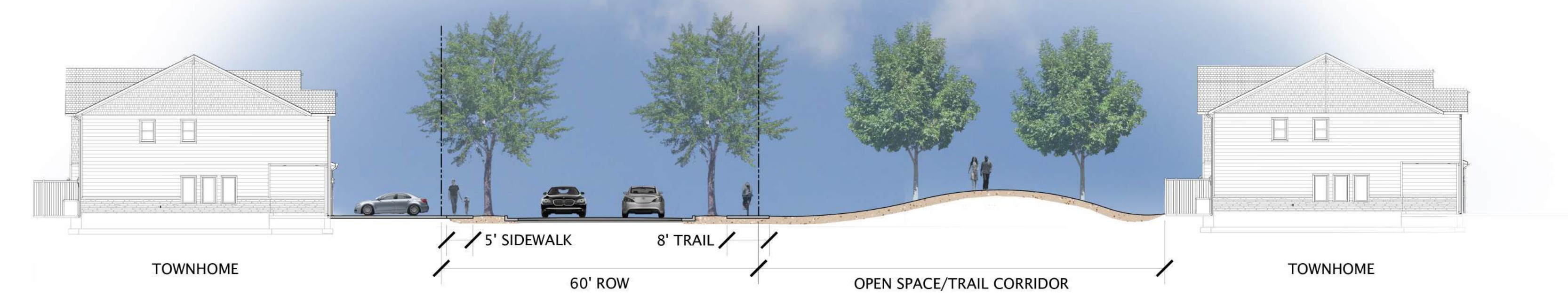
60' ROW | Townhome & Single Family

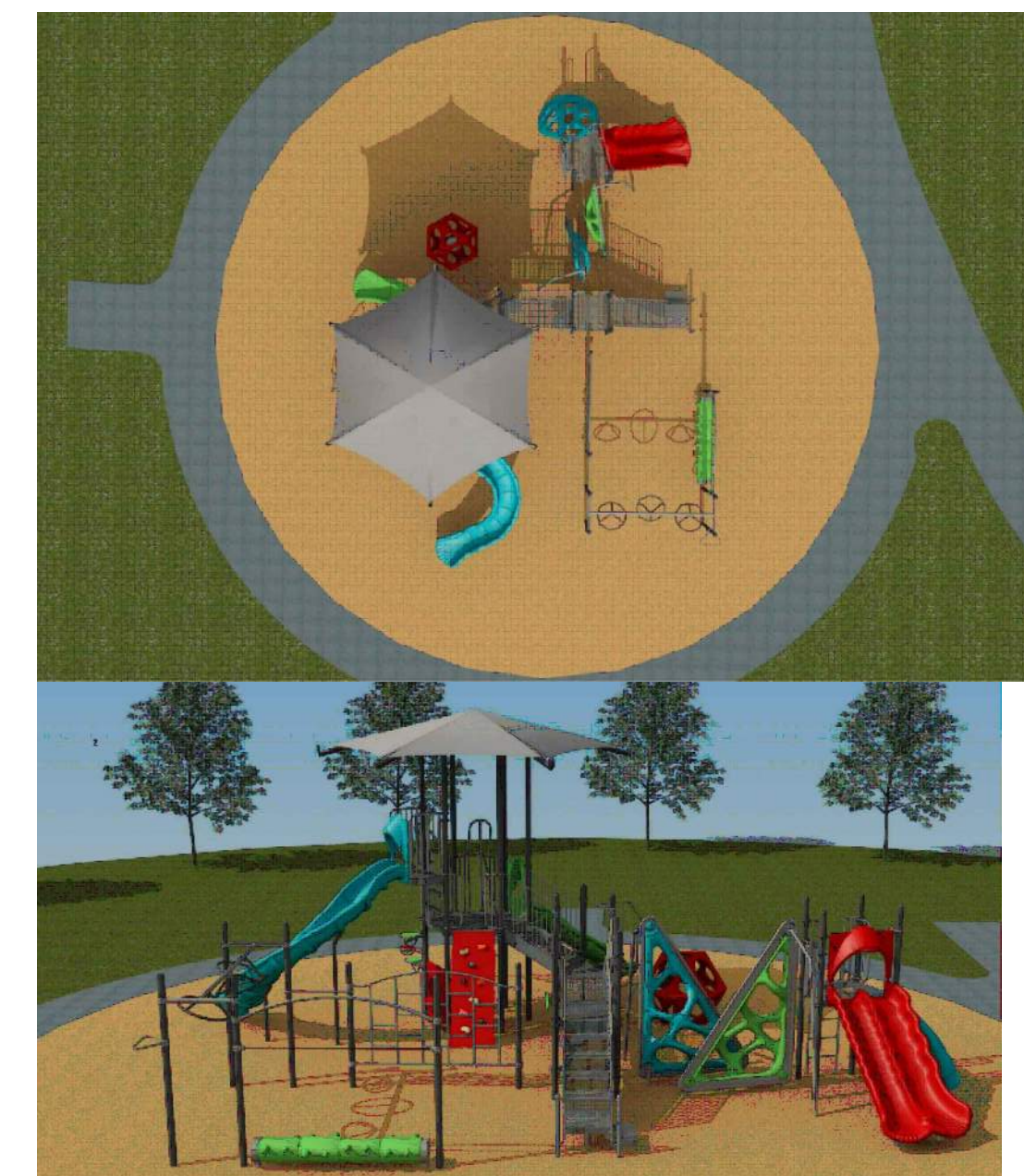
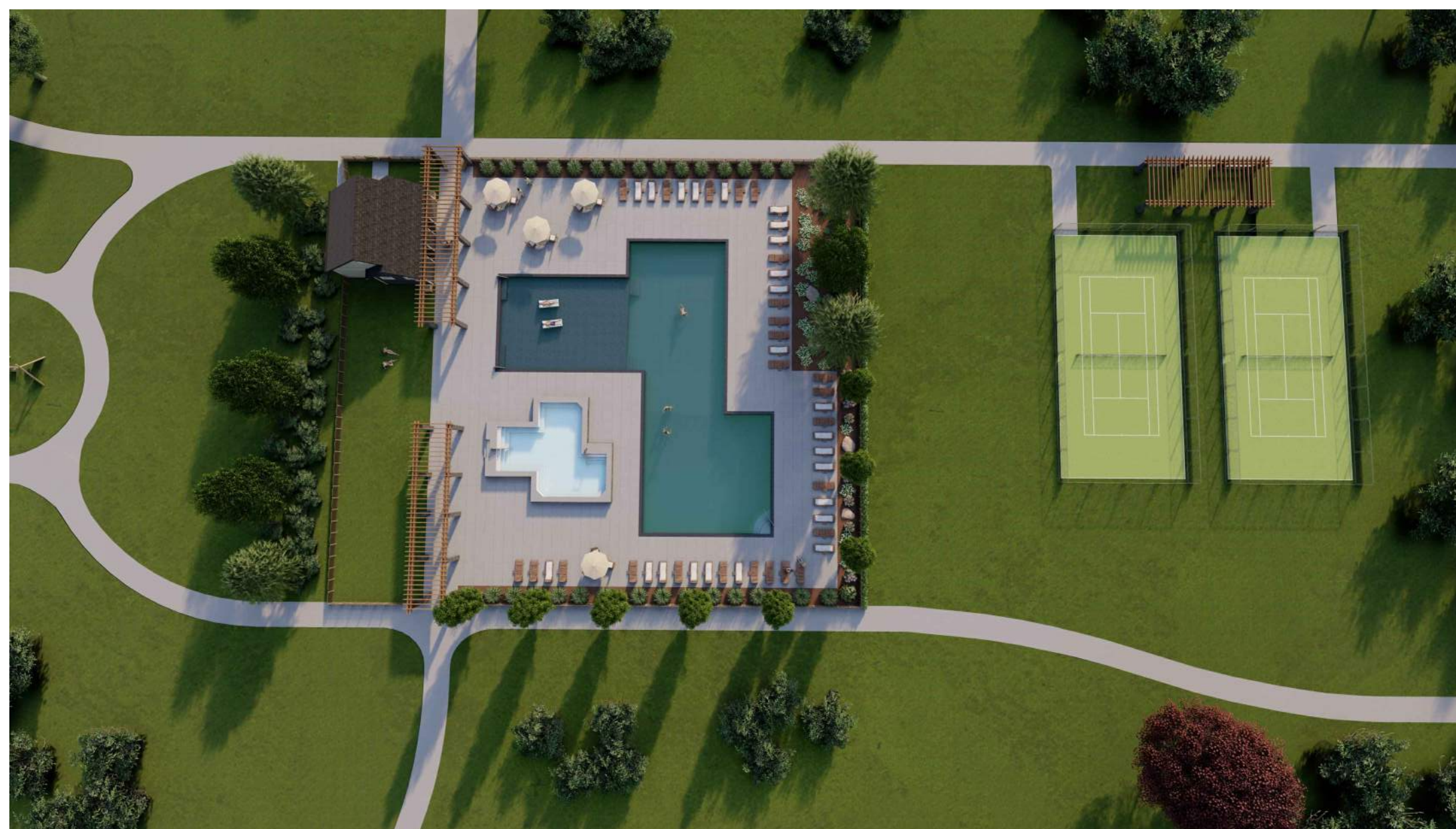
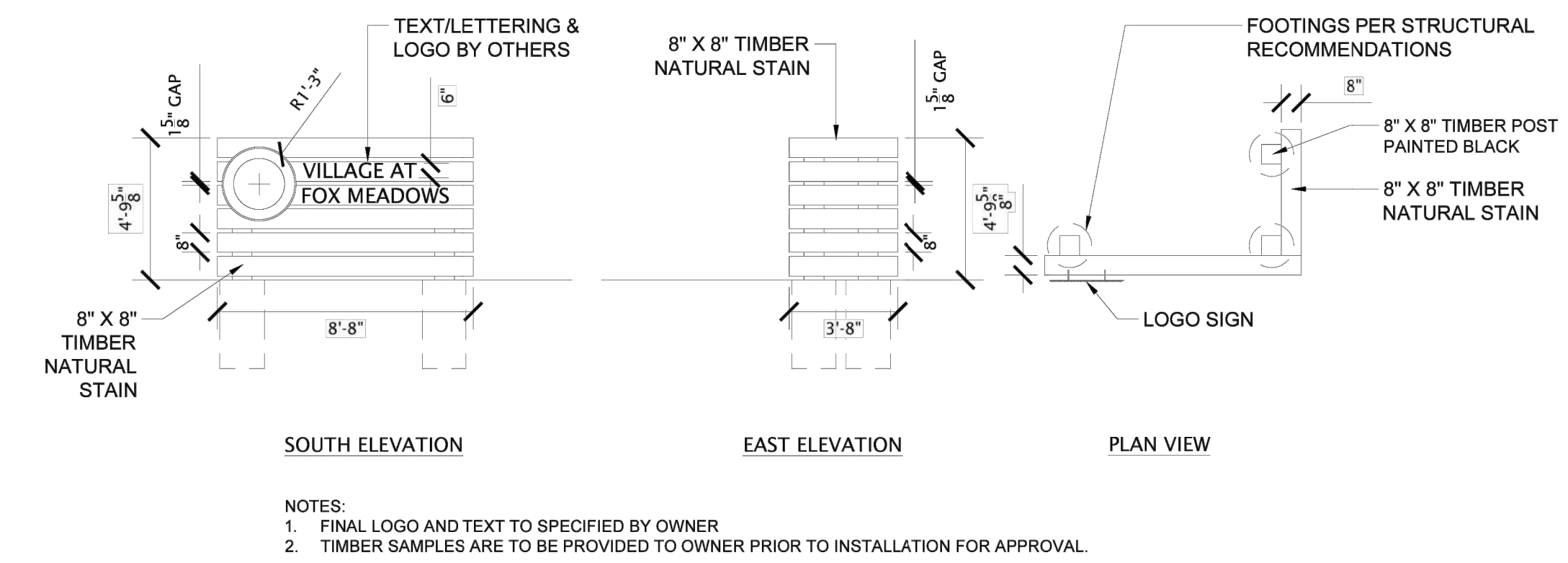


66' ROW | Townhome, Trail & Townhome

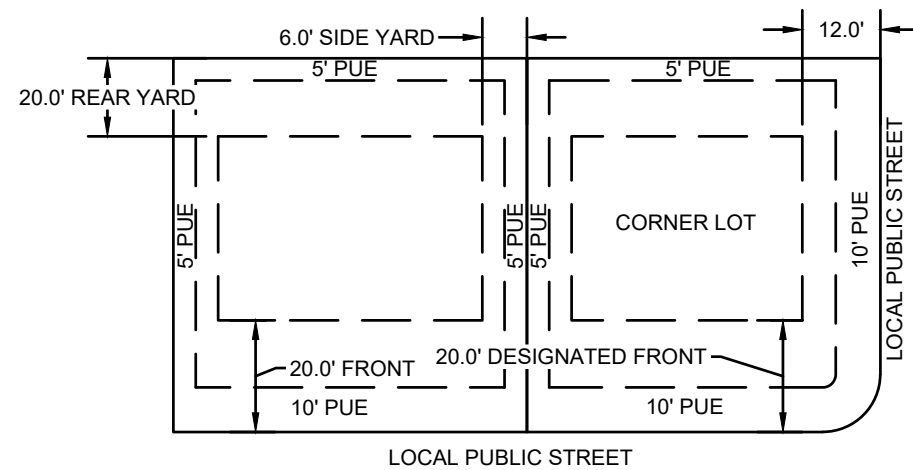


60' ROW | Townhome & Townhome





NW1/4 AND SW1/4 OF SECTION 21
TOWNSHIP 13 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



PUE & SETBACK DETAIL



GENERAL NOTES:

1. CURRENT ZONE: RESIDENTIAL SINGLE FAMILY
2. SETBACKS:
 - FRONT: 20'
 - BACK: 20'
- SIDE: 6' (WITH 15' BETWEEN HOUSES)
 - STREET SIDE: 12'
3. ALL PUBLIC RIGHT OF WAYS TO BE DEDICATED TO SMITHFIELD CITY.
4. ALL DRIVEWAYS WILL BE LIMITED COMMON SPACE.
5. ALL REMAINING OPEN SPACE SHALL BE PRIVATELY OWNED COMMON SPACE AND MANAGED BY THE HOA.

PROJECT CONTACTS:

1. DEVELOPER:

VISIONARY HOMES/LAND HAVEN, INC
50 EAST 2500 NORTH
NORTH LOGAN, UTAH 84341

2. CIVIL ENGINEER/SURVEYOR:

CIVIL SOLUTIONS GROUP, INC
MICHAEL TAYLOR, PE
CURTIS BROWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

ACREAGE NOTES:

- TOTAL ACREAGE: 65.92 ACRES
- ROADS: 12.52 ACRES (19.0%)
- OPEN SPACE: 11.80 ACRES (17.9%)

BOUNDARY DESCRIPTION

PARCEL #1

A PORTION OF THE NW1/4 AND THE SW1/4 OF SECTION 21, TOWNSHIP 13 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF 800 WEST STREET LOCATED N01°37'37" ALONG THE SECTION LINE 1,517.81 FEET AND EAST 251.89 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, T13N, R1E, S1B & M.; THENCE N02°29'26" W (DEED: NORTH) 1,330.89 FEET; THENCE ALONG THE EXTENSION OF, AND ALONG AN EXISTING FENCE LINE THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: S88°55'30" 108.00 FEET; THENCE N89°42'00" 435.50 FEET; THENCE S89°54'00" 503.00 FEET; THENCE S89°58'00" 547.40 FEET; THENCE S0°14'00" 627.00 FEET; THENCE S0°20'00" 173.00 FEET; THENCE S0°05'00" W 138.00 FEET; THENCE S0°32'00" 391.90 FEET; THENCE S89°58'58" W 1,589.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 48.59+/- ACRES

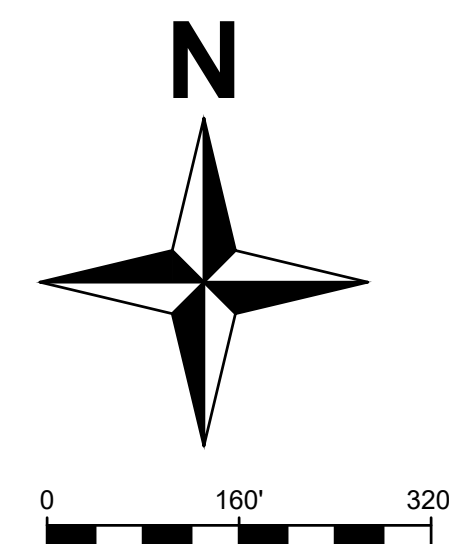
PARCEL #2

A PORTION OF THE SW1/4 OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SMITHFIELD, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF FOX MEADOWS SUBDIVISION,
 PHASE 4, LOCATED N0°1637'W ALONG THE SECTION LINE 218.00 FEET AND EAST
 102.12 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, T13N, R1E, S.L.B.M.
 (BASIS OF BEARING S0°071'11"E ALONG THE SECTION LINE BETWEEN THE
 SOUTHWEST CORNERS OF SECTIONS 21 AND 22 WEST 1/4 OF SECTION 20,
 T13N, R1E, S.L.B.M. BEARING N16°02'W 85.50 FEET, THEN N1°02'41"E 40.41 FEET,
 THEN THE ARC OF A 167.00 FOOT RADIUS CURVE TO THE RIGHT 71.99 FEET THROUGH A
 CENTRAL ANGLE OF 2°42'01" (CHORD: N31°32'44"E 71.44 FEET) TO A POINT OF
 COMPOUND CURVATURE; THENCE ALONG THE ARC OF AN 87.00 FOOT RADIUS
 CURVE TO THE RIGHT 83.40 FEET THROUGH A CENTRAL ANGLE OF 4°41'50"
 (CHORD: N5°16'18"E 83.40 FEET) TO A POINT OF COMPOUND CURVATURE;
 THENCE ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT 131.38 FEET THROUGH A
 CENTRAL ANGLE OF 56°56'38" (CHORD: N39°20'54"E 126.10 FEET) TO A POINT OF
 COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 233.00 FOOT RADIUS
 CURVE TO THE LEFT 49.05 FEET THROUGH A CENTRAL ANGLE OF 10°23'04" (CHORD:
 N5°01'08"E 46.96 FEET); THENCE N1°00'45"W 34.19 FEET; THENCE N89°30'58"E
 10.00 FEET; THENCE N89°30'58"E 10.00 FEET; THENCE N89°30'58"E 10.00 FEET;
 THENCE N89°03'07"W 47.79 FEET; THENCE S5°15'02"W 1.96 FEET; THENCE
 N89°31'51"W 52.77 FEET TO THE NORTHEAST CORNER OF SAID FOX MEADOWS
 SUBDIVISION, PHASE 4; THENCE ALONG SAID PLAT THE FOLLOWING 3 (THREE)
 COURSES AND DISTANCES: N89°31'51"W 278.92 FEET; THENCE ALONG THE ARC OF
 A 4,035.00 FOOT RADIUS CURVE TO THE RIGHT 75.86 FEET THROUGH A CENTRAL
 ANGLE OF 4°34'45" (CHORD: N89°31'51"W 75.86 FEET); THENCE N86°13'40"W 277.16
 FEET TO THE POINT OF BEGINNING.

LESS THE VILLAGE AT FOX MEADOWS P.U.D PHASES 1,2,3 AND 4

CONTAINS: 17.13+/- ACRES



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP SHALL DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" x 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.

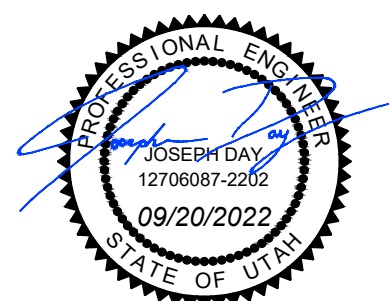


CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

VILLAGE AT FOX MEADOW MPC SUBDIVISION
PRELIMINARY PLAT
700 NORTH 800 WEST
SMITHFIELD, UTAH 84335

[illegible]

PROJECT #: 21-169
DRAWN BY: J. DAY
PROJECT MANAGER: M. TAYLOR
ISSUED: 09/20/2022



SURVEY OVERVIEW

SHEET 1 OF 7

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	11.71	20.00	033°33'26"	N17° 16' 09"W	11.55
C2	109.90	40.00	157°24'53"	S44° 39' 34"W	78.45
C3	11.71	20.00	033°33'26"	S73° 24' 43"E	11.55
C4	17.34	11.00	090°18'00"	S44° 39' 34"W	15.60
C5	17.14	11.00	089°16'19"	S45° 33' 16"E	15.46
C6	17.22	11.00	089°42'00"	S45° 20' 28"E	15.52
C7	18.37	11.00	095°39'42"	S41° 58' 43"W	16.31
C8	177.38	2060.00	004°56'01"	S3° 23' 07"E	177.33
C9	323.93	2030.00	009°08'34"	S4° 58' 35"E	323.59
C10	17.42	11.00	090°45'29"	S44° 25' 50"W	15.66
C11	88.92	2000.00	002°32'50"	S2° 13' 20"E	88.91
C12	81.01	2000.00	002°19'15"	S4° 39' 22"E	81.01
C13	75.81	2000.00	002°10'18"	S8° 54' 09"E	75.80
C14	54.52	2000.00	001°33'43"	S8° 46' 09"E	54.52
C15	300.26	2000.00	008°36'06"	S5° 14' 58"E	299.98
C16	50.64	2060.00	001°24'31"	N8° 50' 28"W	50.64
C17	15.75	11.00	082°03'13"	N49° 09' 49"W	14.44
C18	17.34	11.00	090°18'00"	S44° 39' 34"W	15.60
C19	17.29	11.00	090°03'29"	S45° 31' 11"E	15.56
C20	18.94	11.00	098°40'44"	N40° 06' 43"E	18.69
C21	16.20	11.00	084°23'44"	S51° 25' 31"E	14.78
C22	90.23	1000.00	005°10'11"	N83° 47' 31"E	90.20
C23	20.61	11.00	107°20'58"	N22° 10' 52"E	17.72
C26	353.07	833.00	024°17'06"	N19° 21' 04"W	350.43
C27	15.93	11.00	082°58'55"	N48° 41' 58"W	14.58
C29	323.96	1030.00	018°01'15"	N80° 26' 28"E	322.62
C30	353.55	1090.00	018°35'04"	N80° 43' 23"E	352.01
C32	17.27	11.00	089°56'31"	N44° 28' 49"E	15.55
C33	17.29	11.00	090°03'29"	N45° 31' 11"W	15.56
C34	17.27	11.00	089°56'31"	N44° 28' 49"E	15.55
C35	15.61	11.00	081°19'16"	S49° 53' 17"E	14.33
C37	18.27	11.00	095°10'27"	S38° 21' 34"W	16.24
C38	268.55	1060.00	014°30'57"	S78° 41' 19"W	267.83
C39	112.11	1060.00	006°03'35"	S74° 27' 38"W	112.05
C40	12.90	11.00	067°10'35"	N68° 55' 17"W	12.17
C41	18.78	11.00	097°50'24"	S40° 53' 22"W	16.58
C42	89.24	767.00	006°39'59"	S11° 21' 49"E	89.19
C43	91.90	767.00	006°51'54"	S18° 07' 45"E	91.84
C44	11.71	20.00	033°33'26"	N16° 17' 17"E	11.55
C45	65.96	767.00	004°55'38"	S24° 01' 31"E	65.94

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C46	99.28	767.00	007°24'58"	S30° 11' 49"E	99.21
C47	12.57	11.00	065°27'55"	S66° 38' 16"E	11.90
C48	42.98	1120.00	002°11'55"	N81° 43' 43"E	42.97
C49	71.59	1120.00	003°39'45"	N84° 39' 33"E	71.58
C50	16.66	11.00	086°47'32"	N43° 05' 39"E	15.11
C51	17.22	11.00	089°40'58"	S45° 08' 36"E	15.51
C52	17.34	11.00	090°19'02"	N44° 51' 24"E	15.60
C53	17.22	11.00	089°40'58"	S45° 08' 36"E	15.51
C54	11.71	20.00	033°33'26"	S16° 28' 36"W	11.55
C55	56.36	40.00	080°43'31"	S8° 57' 35"E	51.81
C56	41.70	40.00	059°43'30"	N86° 06' 53"E	39.83
C57	11.71	20.00	033°33'26"	N73° 01' 51"E	11.55
C58	17.26	11.00	089°53'19"	N45° 14' 46"W	15.54
C59	17.30	11.00	090°06'41"	S44° 45' 14"W	15.57
C60	17.26	11.00	089°53'19"	N45° 14' 46"W	15.54
C61	22.68	11.00	118°09'00"	S23° 44' 31"W	18.87
C62	133.17	1060.00	007°11'54"	S86° 24' 58"W	133.08
C63	17.22	11.00	089°40'58"	N45° 08' 36"W	15.51
C66	92.10	1220.00	004°19'32"	N80° 39' 55"E	92.08
C67	93.98	1220.00	004°24'50"	S85° 02' 06"W	93.96
C73	1.29	40.00	001°51'09"	S32° 19' 45"W	1.29
C74	71.19	1900.00	002°08'48"	N4° 44' 36"W	71.18
C75	72.02	1900.00	002°10'18"	N6° 54' 09"W	72.01
C76	52.07	1900.00	001°34'13"	N8° 46' 24"W	52.07
C77	195.27	1900.00	005°53'19"	S6° 36' 51"E	195.19
C78	346.38	767.00	025°52'29"	S20° 58' 04"E	343.44
C80	128.33	1800.04	004°05'05"	S7° 11' 06"E	128.30
C81	47.43	1860.04	001°27'39"	S8° 29' 50"E	47.42
C82	60.00	1860.04	001°50'54"	S6° 50' 33"E	60.00
C83	60.00	1860.04	001°50'54"	S4° 59' 40"E	60.00
C84	29.82	1860.04	000°55'07"	S3° 36' 39"E	29.82
C85	72.21	1860.04	002°13'27"	S2° 02' 22"E	72.20
C86	22.60	1860.04	000°41'47"	S0° 34' 45"E	22.60
C88	292.06	1860.04	008°59'48"	S4° 43' 45"E	291.76
C89	17.28	11.00	090°00'00"	S45° 32' 55"E	15.56
C90	17.28	11.00	090°00'51"	N45° 29' 52"W	15.56
C91	18.17	11.00	094°38'17"	S42° 10' 34"W	16.17
C92	17.28	11.00	089°59'09"	S44° 30' 08"W	15.55
C93	16.89	11.00	087°59'34"	S46° 30' 30"E	15.28
C94	71.83	1800.04	002°17'10"	S1° 22' 08"E	71.82

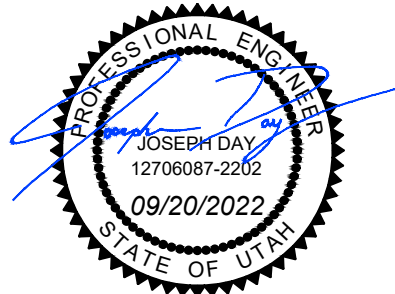
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C95	17.28	11.00	090°00'00"	S44° 27' 05"W	15.56
C96	17.29	11.00	090°03'29"	S45° 31' 11"E	15.56
C98	23.56	1960.04	000°41'20"	N0° 35' 01"W	23.56
C99	76.07	1960.04	002°13'25"	N2° 02' 23"W	76.06
C100	63.23	1960.04	001°50'54"	N4° 59' 40"W	63.22
C101	63.23	1960.04	001°50'54"	N6° 50' 33"W	63.22
C102	62.64	1960.04	001°49'52"	N8° 40' 56"W	62.63
C108	19.34	40.00	027°41'52"	N19° 13' 04"E	19.15
C109	100.25	753.00	007°37'40"	N3° 54' 46"W	100.17
C110	17.35	11.00	090°23'09"	N44° 15' 31"E	15.61
C111	460.49	767.00	034°23'56"	N18° 08' 02"W	453.60
C112	493.82	800.00	035°22'01"	S17° 38' 59"E	486.01
C114	488.40	800.00	034°58'45"	N17° 50' 37"W	480.85
C116	500.70	833.00	034°26'21"	S18° 06' 49"E	493.19
C117	17.21	11.00	089°39'16"	S45° 43' 17"E	15.51
C118	17.23	11.00	089°45'12"	N44° 34' 29"E	15.52
C119	17.34	11.00	090°19'02"	N44° 51' 24"E	15.60
C120	99.63	2488.89	002°17'36"	N1° 41' 43"W	99.62
C121	189.09	1986.15	005°27'17"	N6° 48' 45"W	189.02
C123	109.61	40.00	157°00'12"	S45° 14' 46"E	78.39
C124	17.55	11.00	091°26'03"	N44° 05' 33"E	15.75
C125	16.97	11.00	088°23'56"	S45° 59' 28"E	15.34
C126	24.11	833.00	001°39'30"	N0° 47' 43"W	24.11
C127	24.44	767.00	001°49'31"	S0° 52' 44"E	24.43
C128	86.50	1120.00	004°25'31"	N73° 38' 36"E	86.48
C129	114.57	1120.00	005°51'39"	N83° 33' 36"E	114.52
C136	22.12	14.00	090°31'19"	N45° 45' 05"W	19.89
C137	206.63	330.00	035°52'36"	N73° 04' 27"W	203.28
C138	16.88	11.00	087°54'31"	N80° 54' 36"E	15.27
C139	210.73	230.00	052°29'45"	N63° 12' 13"E	203.44
C140	183.24	200.00	052°29'45"	N63° 12' 13"E	176.90
C141	17.68	11.00	092°05'18"	S9° 05' 19"E	15.84
C142	43.26	170.00	014°34'43"	S44° 14' 42"W	43.14
C143	112.50	170.00	037°55'02"	S70° 29' 34"W	110.46
C144	2.55	535.00	000°16'22"	S54° 59' 47"E	2.55
C145	50.02	535.00	005°21'24"	S52° 10' 53"E	50.00
C146	13.05	535.00	001°23'50"	S48° 48' 16"E	13.05
C147	63.11	535.00	006°45'33"	S44° 43' 35"E	63.08
C148	97.51	535.00	010°26'34"	S36° 07' 31"E	97.38
C149	16.16	11.00	084°09'34"	S72° 59' 01"E	14.74

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C150	131.64	302.00	024°58'29"	S77° 25' 27"W	130.60
C151	121.24	280.00	024°48'36"	S77° 30' 24"W	120.30
C152	28.59	16.00	102°23'23"	S16° 09' 25"W	24.94
C153	99.22	252.00	022°33'35"	S78° 37' 54"W	98.58
C154	21.55	16.00	077°10'45"	N73° 37' 39"W	19.96
C155	87.24	225.00	022°12'59"	S78° 53' 28"W	86.70
C156	229.81	200.00	065°50'06"	N57° 04' 55"E	217.37
C157	61.16	165.00	021°14'16"	N79° 22' 50"E	60.81
C158	17.21	11.00	089°38'47"	N45° 10' 38"W	15.51
C159	17.35	11.00	090°21'13"	S44° 49' 22"W	15.60
C160	17.23	11.00	089°44'03"	S45° 13' 17"E	15.52
C161	17.33	11.00	090°15'57"	S44° 46' 43"W	15.59
C162	17.23	11.00	089°44'03"	N45° 13' 17"W	15.52
C163	17.33	11.00	090°15'57"	N44° 46' 43"E	15.59
C164	17.23	11.00	089°44'03"	S45° 13' 17"E	15.52
C165	17.33	11.00	090°15'57"	N44° 46' 43"E	15.59
C166	17.32	11.00	090°11'40"	N45° 27' 05"W	15.58
C167	17.24	11.00	089°48'20"	S44° 32' 55"W	15.53
C168	17.32	11.00	090°11'40"	N45° 27' 05"W	15.58
C169	17.24	11.00	089°48'20"	S44° 32' 55"W	15.53
C170	17.28	11.00	090°00'00"	N44° 27' 05"E	15.56
C171	17.28	11.00	090°00'00"	S45° 32' 55"E	15.56
C172	17.24	11.00	089°48'20"	N44° 32' 55"E	15.53
C173	17.32	11.00	090°11'40"	N45° 27' 05"W	15.58
C174	33.88	40.00	048°31'58"	N18° 53' 51"W	32.88
C175	56.51	40.05	080°51'19"	S83° 39' 16"E	51.94
C176	11.71	20.00	033°33'26"	S72° 40' 22"W	11.55
C177	17.28	11.00	090°00'00"	N45° 32' 55"W	15.56
C178	17.28	11.00	090°00'00"	S44° 27' 05"W	15.56
C179	17.32	11.00	090°11'40"	N45° 27' 05"W	15.58
C180	17.24	11.00	089°48'20"	N44° 32' 55"E	15.53
C181	109.73	40.00	157°10'22"	S45° 31' 11"E	78.42
C184	155.76	170.00	052°29'45"	N63° 12' 13"E	150.37
C185	65.61	535.00	007°01'37"	S51° 37' 09"E	65.57
C186	160.62	535.00	017°12'07"	S39° 30' 17"E	160.02

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

MARK: DATE: DESCRIPTION:

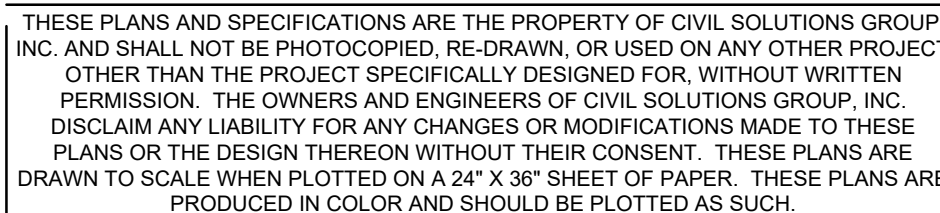
PROJECT #: 21-169
DRAWN BY: J. DAY
PROJECT MANAGER: M. TAYLOR
ISSUED: 09/20/2022



CURVE
TABLES



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.





GENERAL NOTES:

1. CONSTRUCTION TO BE COMPLETED IN PHASES
2. ALL EXISTING GRADE IS A CLASS 1 SLOPE
3. THERE ARE NO KNOWN ACTIVE OR ABANDONED WELLS ON OR WITHIN 100' OF THE PROPERTY.
4. THERE ARE NO EXISTING DITCHES, CANALS, NATURAL DRAINAGE CHANNELS, OPEN WATERWAYS, OR PROPOSED ALIGNMENTS ON OR WITHIN 100' OF THE TRACT.
5. DRIVEWAY LOCATIONS, WIDTHS AND SECTIONS FOR ALL LOTS SHALL CONFORM TO CITY STANDARDS.
6. ALL SEWER LINES WILL BE A MINIMUM 8FT DEEP THROUGHOUT THE TRACT.
7. THE DEAD END ON 640 NORTH TO BE PRIVATELY OWNED AND MAINTAINED. SEE SHEET 1

① SITE SHEET KEY NOTES:

1. SEWER MAN HOLE
2. FIRE HYDRANT
3. STORM WATER STRUCTURE
4. STORM WATER POND
5. 60-FT ROW CROSS-SECTION (1/SHEET 7)
6. 60-FT ROW WITH TRAIL CROSS-SECTION (2/SHEET 7)
7. 60-FT ROW NORTH OF PARK CROSS-SECTION (3/SHEET 7)
8. 50-FT ROW CROSS-SECTION (4/SHEET 7)
9. 66-FT ROW WITH TRAIL CROSS-SECTION (5/SHEET 7)
10. CONNECTION TO EXISTING WATER LINE
11. CONNECTION TO EXISTING SEWER LINE
12. SEWER LIFT STATION
13. PRESSURE SEWER LINE
14. POND INLET
15. POND OUTLET
16. CAP AND BLOCK SEWER FOR FUTURE EXTENSION PER CITY STANDARDS
17. CAP AND BLOCK WATER FOR FUTURE EXTENSION PER CITY STANDARDS
18. 800 WEST 1/4-FT PARTIAL ROW CROSS-SECTION (6/SHEET 7)
19. 800 NORTH 7/4-FT PARTIAL ROW CROSS-SECTION (7/SHEET 7)

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: Woodlee Subdivision
Date: 25-Aug-22
Location: Smithfield, UT
Method: Rational

Post Development Area			
Condition	Area (acres)	Runoff Coefficient	Weighted Area
Roadway Hardscape	12.91	0.90	11.62
Rooftops (1,500 sq/lot) Townhomes (1,162sf)	2.18	0.90	7.36
Driveways (20x20'/per lot, 20'x18' per TH)	8.38	0.90	2.14
Landscaping (Remaining Grass & Mulch)	26.10	0.20	5.02
Total Area	49.59 acres		

Design Storm:	100 year, 24-hr storm	
Release Rate:	9.72	cfs

Duration (mm)	Intensity (mm/hr)	Pest Dev. Runoff (cfs)	Total Runoff (CWF)	Cumulative Allow. Discharge (CF)	Detention Storage (CWF)
5	5.40	141.17	42.351	2.915	39.436
10	10.80	106.66	83.997	5.830	58.167
15	34.00	88.89	107.290	9.745	71.251
30	81.20	59.81	107.290	17.461	89.789
60	1.41	36.86	132.700	34.582	97.718
120	0.81	21.04	151.523	69.964	81.559
180	0.57	14.10	160.934	104.946	55.989
240	0.34	8.63	192.933	160.939	26.959
300	0.21	5.48	237.167	419.783	182.616
720	0.13	3.29	284.223	839.566	555.343
2880	0.07	1.86	321.869	1,679.132	1,357.263


















Required Storage Volume Retention 97 719 Cubic Feet

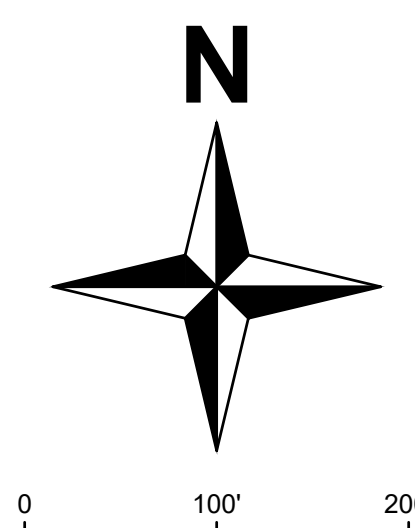
STORMWATER NARRATIVE:

THIS SITE WILL BE DESIGNED TO DETAIN THE 100-YR 24-HR STORM. THE SITE WILL BE TWO WATERSHEDS. THERE IS A PORTION OF THE VILLAGE AT FOX MEADOWS PHASE 4 SUBDIVISION THAT WAS NOT ACCOUNTED FOR IN THE STORM WATER DESIGN FOR THAT PROJECT AND WILL BE ROUTED TO THE PROPOSED POND B (SEE CALCULATIONS HEREON). PARCEL 2 WAS ACCOUNTED FOR IN THE STORM WATER RUNOFF CALCULATIONS AND DESIGN OF THE VILLAGE AT FOX MEADOWS AND WILL BE ROUTED TO THE EXISTING STORM DRAIN SYSTEM OF THAT SUBDIVISION. STORM WATER RUNOFF FROM PARCEL ONE WILL BE ROUTED TO BOTH PONDS A AND B (SEE CALCULATIONS HEREON). ALL STORM WATER RUNOFF WILL BE CONVEYED & STORED IN THE ABOVE CAPACITATIVE STORAGE BASINS AS SHOWN. THE SITE WILL DISCHARGE AT A RATE OF 0.2 CFS/ ACRE INTO AN EXISTING DITCH LOCATED WEST OF THE SITE ALONG 6600 NORTH

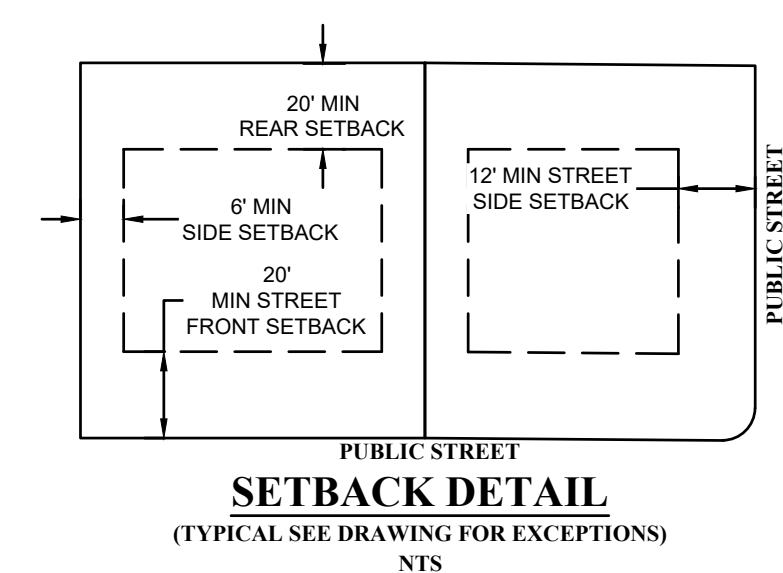
PROVIDED STORAGE VOLUME: 103,403 CF

LEGEND:

SUBDIVISION BOUNDARY		STORM DRAIN LINE	
PROPOSED PROPERTY LINE		CULINARY WATER LINE	
SETBACK LINE		WATER VALVE	
EXISTING PROPERTY LINE		FIRE HYDRANT	
EXISTING ROW CENTERLINE		WATER METER	
PROPOSED ROW CENTERLINE		STORM DRAIN BOX	
EXISTING ASPHALT		STORM WATER CATCH BASIN	
PROPOSED ASPHALT		SEWER MANHOLE	
SANITARY SEWER LINE			



0 100' 200'



PARKING NOTES:

1. THE 2 CAR GARAGE IN EACH TOWNHOUSE PROVIDES 514 PARKING STALLS.
2. THERE WILL BE 2 GUEST STALLS IN THE DRIVEWAY OF EACH TOWNHOUSE PROVIDING 514 GUEST STALLS.
3. 38 GUEST STALLS ARE PROVIDED AT THE OPEN SPACE PARKS.

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project:	Portion of The Village at Fox Meadows Phase 4 that flows north
Date:	25-Aug-22
Location:	Smithfield, UT
Method:	Rational

Post Development Area:					
Condition			Area (acres)	Runoff Coefficient	Weighted Area
Impervious			1.35	0.90	1.22
Landscaping (Remaining Grass & Mulch)			1.53	0.20	0.31
			Total Area	2.89 acres	
			Total Weighted Area:		1.53

Release Rate: 0.58 cfs

Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Cumulative		
			Total Runoff (cfs)	Allow. Discharge (cfs)	Detention Storage Req'd (cfs)
5	5.40	4.26	2,479	173	2,305
10	4.08	6.24	3,745	347	3,399
15	3.40	5.20	4,692	520	4,162
20	3.28	3.49	6,279	1,040	5,239
60	1.41	1.15	7,765	2,081	5,685
120	0.81	1.23	8,668	4,162	4,706
180	0.57	0.87	9,419	6,242	3,176
360	0.34	0.52	11,291	12,485	-1,193
720	0.21	0.32	13,361	24,971	-11,099
1440	0.13	0.19	16,534	49,939	-33,305
2880	0.07	0.11	18,837	99,878	-81,041

Required Storage Volume Retention 5.685 Cubic Feet

UTILITY GENERAL NOTES:

1. ALL LOTS TO BE SERVICED WITH A 1" Ø CULINARY WATER LATERAL WITH METER & A 4" Ø SANITARY SEWER LATERAL.
2. ALL TOWNHOMES TO BE SERVICED INDIVIDUALLY WITH A 1" Ø CULINARY WATER LATERAL WITH METER & A 4" Ø SANITARY SEWER LATERAL.

civilsolutionsgroup inc.



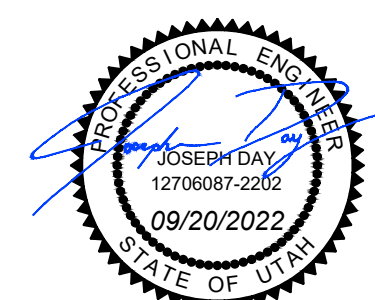
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

VILLAGE AT FOX MEADOW MPC SUBDIVISION
 SPECIAL MINORITY PLAN AT

PRELIMINARY PLAT
700 NORTH 800 WEST
SMITHFIELD, UTAH 84335

[illegible]

PROJECT #: 21-169
DRAWN BY: J. DAY
PROJECT MANAGER: M. TAYLOR
ISSUED: 09/20/2023



Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org
1-800-662-4111

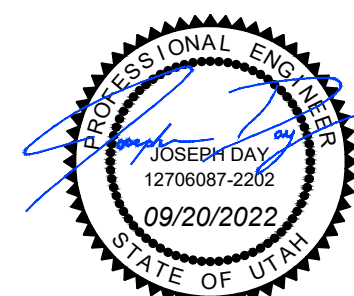
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. RESERVE ANY MODIFICATION FOR ANY CHANGES OR MODIFICATIONS MADE TO THE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

CIVIL PLAN

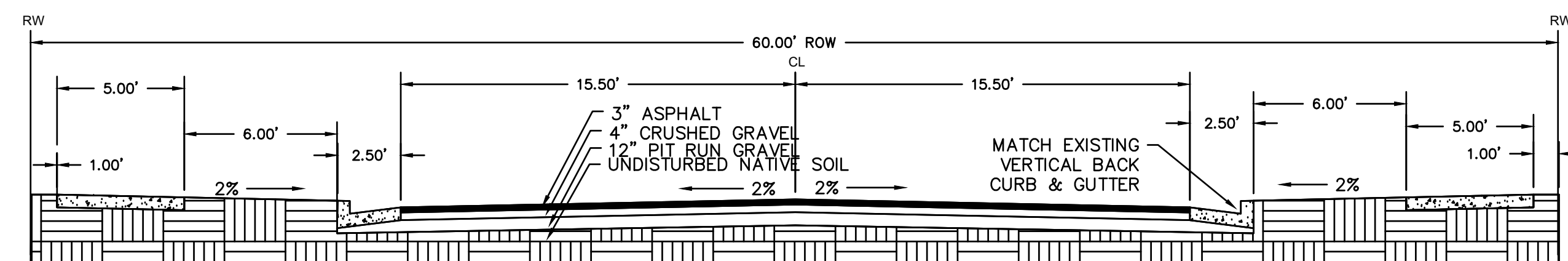
SHEET 5 OF 7

[illegible]

PROJECT #: 21-169
DRAWN BY: J. DAY
PROJECT MANAGER: M. TAYLOR
ISSUED: 09/20/2022

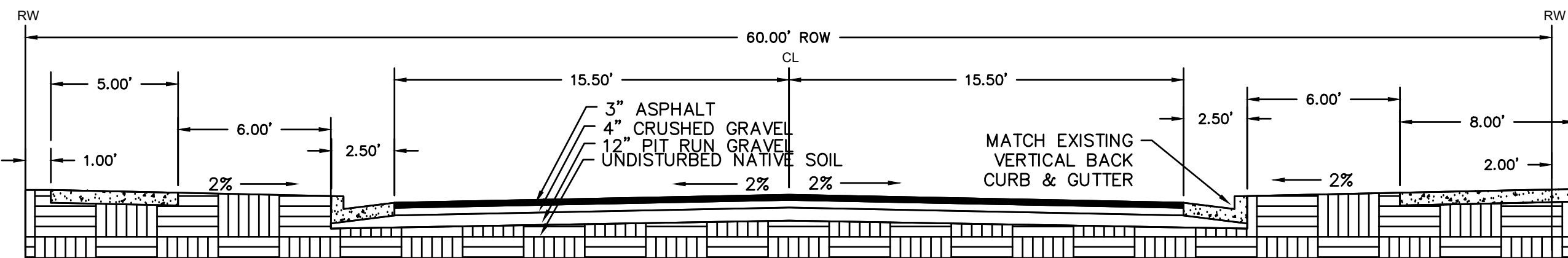


PHASING PLAN



1 TYPICAL 60' ROAD CROSS SECTION
NOT TO SCALE

ROADS
775 NORTH
750 NORTH
680 NORTH
640 NORTH - (FROM 775
WEST TO 700 WEST)
775 WEST
610 WEST
560 WEST
550 WEST

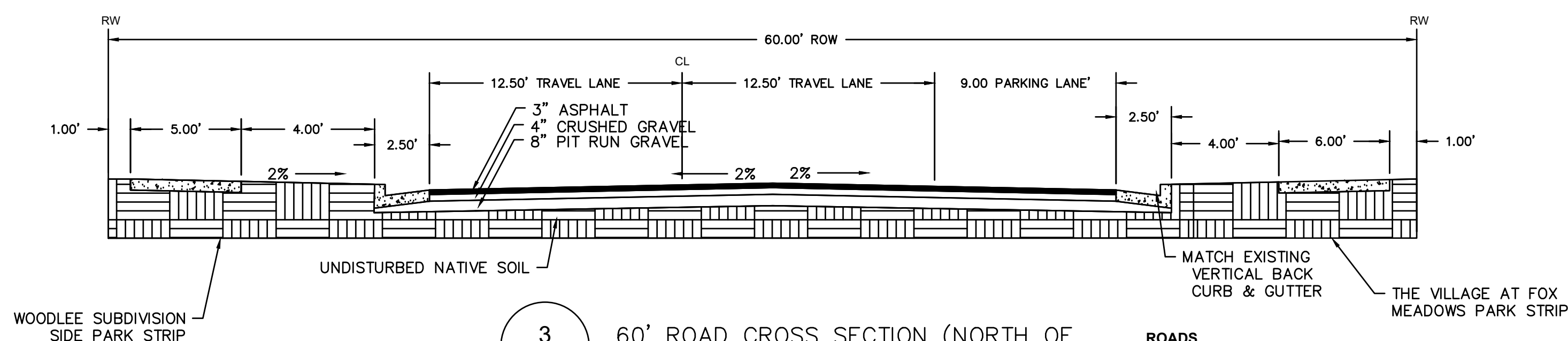


2

60' ROAD CROSS SECTION WITH TRAIL

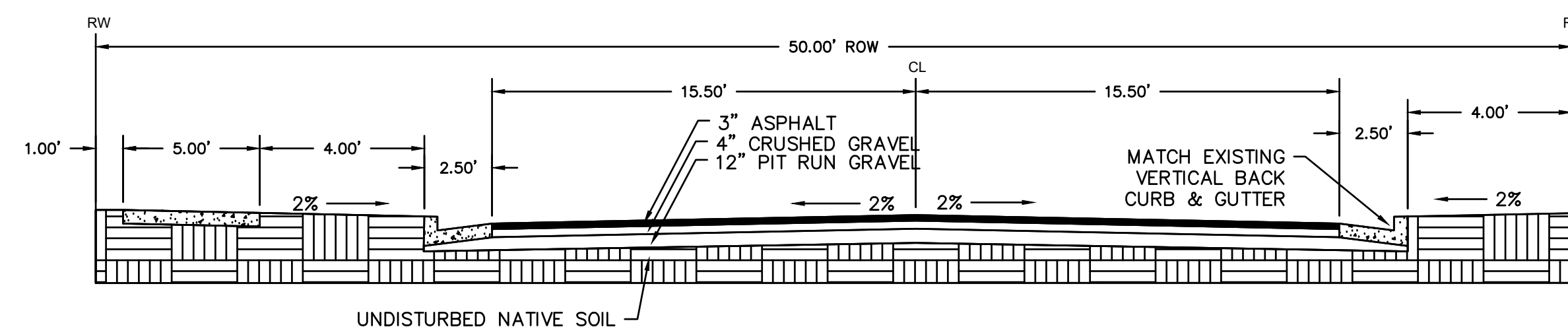
NOT TO SCALE

ROADS
725 NORTH
640 NORTH - (FROM 700
WEST TO 560 WEST)
610 NORTH
700 WEST



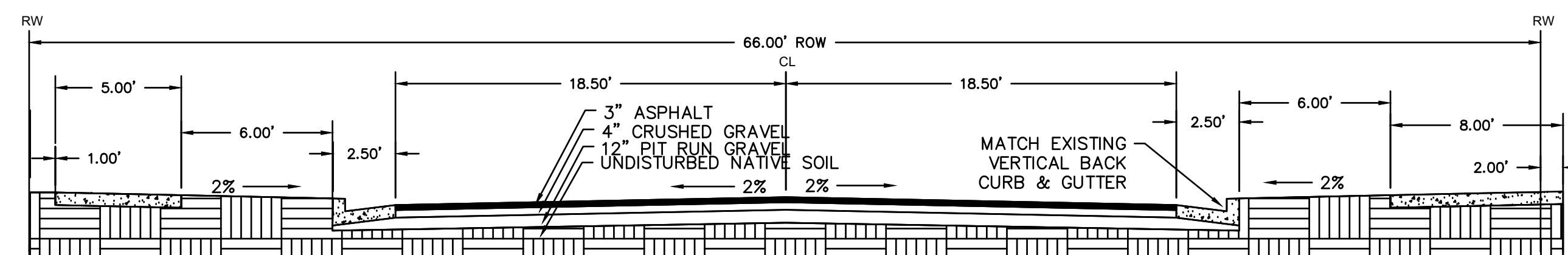
3 60' ROAD CROSS SECTION (NORTH OF
PARK)
NOT TO SCALE

ROADS
550 NORTH



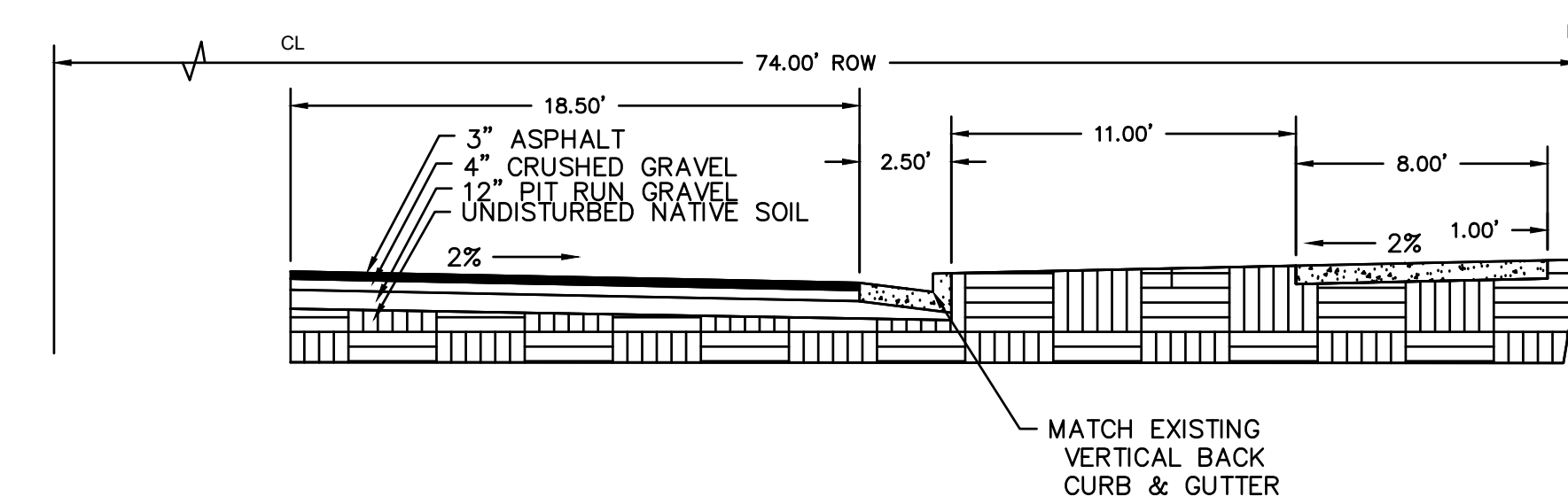
50' ROAD CROSS SECTION
NOT TO SCALE

ROADS
575 NORTH



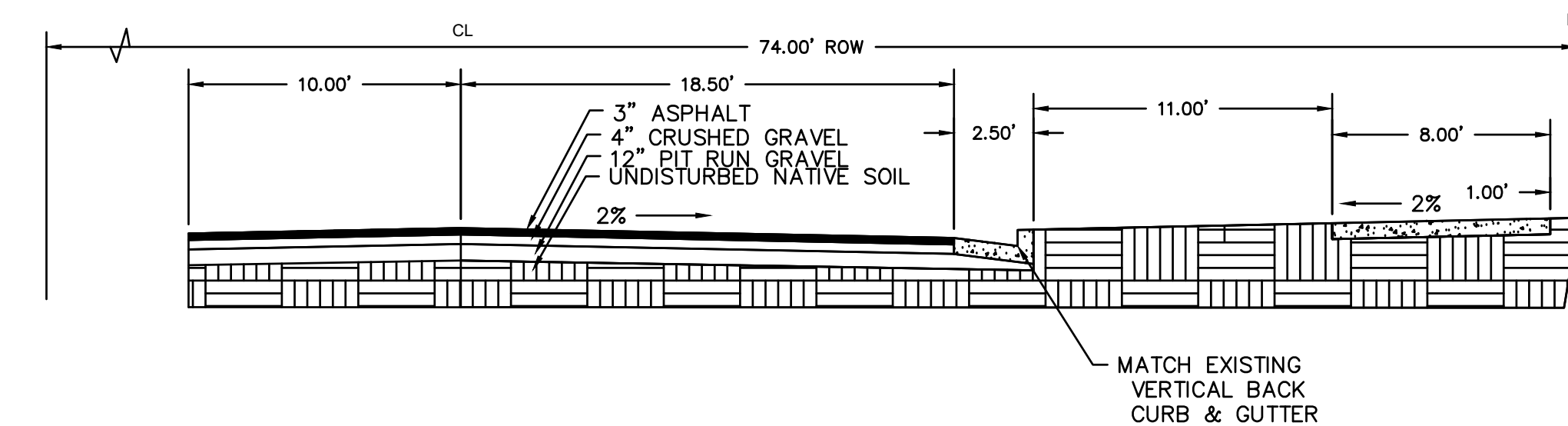
5 66' ROAD CROSS SECTION WITH TRAIL
NOT TO SCALE

ROADS
650 WEST/600 WEST




 800 WEST PARTIAL 74' ROAD CROSS
SECTION WITH TRAIL
 NOT TO SCALE

ROADS
800 WEST



7 800 NORTH PARTIAL 74' ROAD CROSS
SECTION WITH TRAIL
NOT TO SCALE

ROADS
800 NORTH

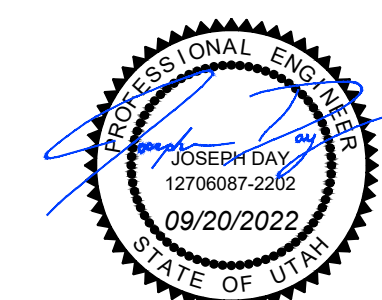
civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

VILLAGE AT FOX MEADOW MPC SUBDIVISION
PRELIMINARY PLAT
700 NORTH 800 WEST
SMITHFIELD, UTAH 84335

[illegible]

PROJECT #: 21-169
DRAWN BY: J. DAY
PROJECT MANAGER: M. TAYLOR
ISSUED: 09/20/2022



ROAD CROSS SECTIONS

SHEET 7 OF 7

ORDINANCE NO. 22-24

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 2 “ADMINISTRATION AND PERSONNEL”, CHAPTER 2.16 “CITY
OFFICERS GENERALLY” BY ADDING IN ITS ENTIRETY 2.16.170
“HEARING OFFICER”.**

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.

2.16.170 HEARING OFFICER

The Employee Appeal Hearing Officer shall conduct business in accordance with Utah Code Annotated 10-3-1105 and 10-3-1106, as amended and the provisions of the City Code relating to the Employee Appeal Hearing Officer. The Hearing Officer shall be a person with experience in law, human resources, mediation, or arbitration. The Hearing Officer is appointed by the City Manager with the advice and consent of city council and meets only as needed.

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 9th day of November, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

RESOLUTION 22-12

SMITHFIELD CITY'S PREVAILING FEE SCHEDULE

WHEREAS, Smithfield City, being an incorporated City, desires to provide a combined and complete schedule of fees charged by the City; and,

WHEREAS, Smithfield City has referenced several assessed fees throughout the Municipal Code as being identified on the most current prevailing fee schedule; and,

WHEREAS, these fees are changed from time to time; and,

WHEREAS, in the process of daily administration of the City, it is deemed to be more efficient to consolidate all assessed fees on one schedule,

NOW, THEREFORE, be it resolved;

That the Smithfield City Prevailing Fee Schedule be adopted setting forth the fees to be charged starting with the January 2023 monthly billing and at future listed dates specifically changes to the following Sewer Enterprise Fund Rates:

Monthly Base Rate Fee	Current	January 1, 2023
Residential	\$40.00	\$50.00
ERU Fee	\$40.00	\$50.00
Monthly Base Rate Fee	July 1, 2023	
Residential	\$55.00	
ERU Fee	\$55.00	
Monthly Base Rate Fee	July 1, 2024	
Residential	\$57.75	
ERU Fee	\$57.75	

Approved and signed this 14th day of December, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

RESOLUTION 22-13

SMITHFIELD CITY'S PREVAILING FEE SCHEDULE

WHEREAS, Smithfield City, being an incorporated City, desires to provide a combined and complete schedule of fees charged by the City; and,

WHEREAS, Smithfield City has referenced several assessed fees throughout the Municipal Code as being identified on the most current prevailing fee schedule; and,

WHEREAS, these fees are changed from time to time; and,

WHEREAS, in the process of daily administration of the City, it is deemed to be more efficient to consolidate all assessed fees on one schedule,

NOW, THEREFORE, be it resolved;

That the Smithfield City Prevailing Fee Schedule be adopted setting forth the fees to be charged from November 10, 2022 until a future update by the city council (See attached schedule).

Approved and signed this 9th day of November, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder