## **SMITHFIELD CITY COUNCIL**

#### **FEBRUARY 8, 2023**

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, February 8, 2023. The meeting began at 6:30 P.M. and Mayor Kristi Monson was in the chair. The welcome/pledge of allegiance and thought/prayer was by Curtis Wall.

The following council members were in attendance: Curtis Wall, Sue Hyer, and Jon Wells.

Council Member Wade Campbell arrived during the meeting.

Council Member Deon Hunsaker was excused.

City Manager Craig Giles, Police Chief Travis Allen, Fire Chief Jay Downs, Planning Manager Brian Boudrero, City Engineer Clay Bodily and City Recorder Justin Lewis were also in attendance.

VISITORS: Lucy Harris, Bob Holbrook, Ashley Shaw (CAPSA), Myranda Garrett (CAPSA), Jeff Barnes, Brock Marchant (The Herald Journal), Nate Whittaker, Brett Brunson, Zander Papke, Scott Gibbons

# APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM JANUARY 11, 2023.

\*\*\*A motion to approve the January 11, 2023 city council meeting minutes was made by Sue, seconded by Curtis and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Wells No Vote: None Absent: Hunsaker, Campbell

### YOUTH COUNCIL REPORT

Zander Papke informed the council the youth council helped the Rec Center with the indoor triathlon.

The executive council of the youth council is having a legislative day on February  $22^{nd}$ .

A talent show for the senior citizens is being held at the senior center on Tuesday, March 7<sup>th</sup> at 12:30 P.M.

\*\*\*Council Member Wade Campbell arrived at the council meeting at 6:32 P.M.\*\*\*

# DISCUSSION WITH REPRESENTATIVES OF CAPSA ON APRIL BEING SEXUAL ASSAULT AWARENESS MONTH.

Ashley Shaw introduced herself and intern Myranda Garrett.

April is sexual assault awareness month.

This year the focus is "hope". Everyone needs to start by believing. Hope is when people are connected and supported.

CAPSA offers many different programs and services. The Outreach program was highlighted. It consists of six employees and four interns. Those employees are the first person who has a hard conversation about what happened with the survivor.

In 2022, there were 3.25 Code "R" calls per month in Cache Valley.

In 2022, there were 39 Code "R" exams at the local hospital.

In 2022, there were 631 assault victims who were assisted by CAPSA.

A teal ribbon is the symbol of April being sexual assault awareness month.

## DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 23-01, AN ORDINANCE REZONING CACHE COUNTY PARCEL NUMBER 08-105-0058 FROM GC (GENERAL COMMERCIAL) TO M-1 (MANUFACTURING). THE PARCEL IS LOCATED AT APPROXIMATELY 560 SOUTH 200 WEST AND IS APPROXIMATELY 4.92 ACRES. THE REQUEST WAS SUBMITTED BY BRETT BRUNSON.

Brett Brunson stated the request is to rezone the parcel to M-1 (Manufacturing) as his long-term goal is to develop the parcel. The M-1 zone allows for more options in regard to development than the GC zone does.

Sue asked Brett if his intent is to build storage units on the property? Brett replied that is correct.

Wade mentioned Brett owns the parcel to the east of this location where his business, Evolution Design, is located.

Jon asked Brett if he had any intention of expanding Evolution Design? Brett replied he did not have any intention to expand Evolution Design at this time.

\*\*\*A motion to adopt Ordinance 23-01, an Ordinance rezoning Cache County Parcel Number 08-105-0058 from GC (General Commercial) to M-1 (Manufacturing) was made by Wade, seconded by Curtis and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Wells, Campbell No Vote: None Absent: Hunsaker

# DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 23-02, A RESOLUTION UPDATING THE PREVAILING FEE SCHEDULE OF THE CITY.

Craig reviewed several of the proposed fee changes.

A new fee of \$25.00 would be added for "Delinquent Fee Home Occupation Non-Disruptive" business licenses. Currently, there is no fee in this regard.

Memorial Park benches with a stand would increase from \$2,000 to \$2,200.

Memorial Park Trees would increase from \$900 to \$1,100.

Several Rec Center fees would be increased. Expenses are increasing so the costs of each program must be increased to offset the expense increase.

On Fun Run/Races the fees for those wanting a shirt would be increased while those who elect to not receive a shirt would stay the same.

\*\*\*A motion to adopt Resolution 23-02, a Resolution updating the Prevailing Fee Schedule of the City was made by Wade, seconded by Sue and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Wells, Campbell No Vote: None Absent: Hunsaker

## DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 23-02, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 16 "SUBDIVISION REGULATIONS", CHAPTER 16.04 "GENERAL PROVISIONS", SECTION 16.04.060 "COMPLIANCE REQUIRED" AND CHAPTER 16.06 "MINOR SUBDIVISION", SECTION 16.06.050 "APPROVAL OF MINOR SUBDIVISION".

Brian mentioned there are two requested changes.

Item one is updating the verbiage in regard to the approval process for minor subdivisions. The code would be updated to reflect how the process flows with the staff, planning commission and city council.

Item two is clarifying when a second access road is required for new residential subdivisions as well as new multi-family developments.

Jon asked how the number of dwelling units was determined for requiring a second access road? Brian replied the numbers are based on federal fire code.

\*\*\*A motion to adopt Ordinance 23-02, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.060 "Compliance Required" and Chapter 16.06 "Minor Subdivision", Section 16.06.050 "Approval of Minor Subdivision" was made by Wade, seconded by Sue and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Wells, Campbell No Vote: None Absent: Hunsaker

## PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 23-04, AN ORDINANCE AMENDING THE SMITHFIELD CITY GENERAL PLAN BY ADOPTING MODERATE-INCOME HOUSING STRATEGIES.

Brian mentioned the staff was informed the moderate-income housing strategies adopted by the city council in January should have been adopted by Ordinance not just by a vote of the city council. Where the strategies are part of the General Plan a public hearing must be held and an Ordinance adopted so the strategies can be added to the General Plan.

\*\*\*The public hearing was opened at 6:48 P.M.\*\*\*

There were not any comments or questions.

\*\*\*The public hearing was closed at 6:48 P.M.\*\*\*

## DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 23-04.

Curtis asked why this Ordinance needs to be adopted when the council adopted the same strategies at the last city council meeting? Brian replied because the state said the strategies must be adopted by Ordinance so they can be included as part of the General Plan.

Jon stated Strategy "E" states the following: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. Jon asked what the city has done or intends to do in this regard? Brian replied the application process was simplified and detached accessory dwelling units are now allowed. Craig mentioned this is a strategy and a goal. The council can choose how they want to proceed in the future with this strategy.

Jon mentioned Strategy "L" states the following: Reduce, waive, or eliminate impact fees related to moderate income housing. Jon asked how this is being handled. Craig replied it will be considered by the council on a case-by-case basis. The criteria of what is considered moderate-income housing is listed in the General Plan. Curtis asked why it would be on a case-by-case basis? Shouldn't it be the same for everyone? Craig replied if a subsidized housing project is requested the subsidy is most likely coming from the federal government. A mechanism is in place to consider impact fees on these types of projects on a case-by-case basis.

\*\*\*A motion to adopt Ordinance 23-04, an Ordinance amending the Smithfield City General Plan by adopting Moderate-Income Housing Strategies was made by Curtis, seconded by Wade and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Wells, Campbell No Vote: None Absent: Hunsaker

## DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 23-03, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 16 "SUBDIVISION REGULATIONS", CHAPTER 16.04 "GENERAL PROVISIONS", SECTION 16.04.030 "DEFINITIONS".

Brian stated the purpose behind this Ordinance is to define what is considered a "Hard Surface Street". Previously, a compacted subbase was allowed. This does not work long term as the surface erodes over time. This type of material makes it hard for emergency apparatus, snowplow trucks and garbage trucks to utilize these types of surfaces long term. The request is to make the "Hard Surface Street" either asphalt or concrete only.

Jon stated the discussion on this at the planning commission was who would this apply too? What happens with subdivisions which have already been approved? Brian replied it only applies to new project requests moving forward. Previous approvals are based on the municipal code in place at that time.

\*\*\*A motion to adopt Ordinance 23-03, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.030 "Definitions" was made by Jon, seconded by Wade and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Wells, Campbell No Vote: None Absent: Hunsaker

## SELECTION OF MAYOR PRO TEMPORE

Mayor Monson mentioned the Mayor Pro Tempore fills in for the mayor when the mayor is absent at city council meetings or cannot attend other city related meetings.

Wade was selected by the city council and mayor as the Mayor Pro Tempore for calendar year 2023.

## CITY MANAGER REPORT

Craig mentioned the staff is constantly watching the current legislative session. Right now, there are 36 bills being considered which would affect the budget of the city.

There are several land-use, budget, police and retirement bills the staff is monitoring.

The Central Park wellhouse walls are built about eight feet high so far. There is another four feet to go. Once the walls are complete the indoor plumbing will be completed and the floor will be poured. The piping portion of the project will start at the end of February or start of March.

The staff has met with J-U-B Engineers to work on selecting a site for a new water tank. There are approximately five sites being considered. Once more information is gathered it will be brought before the council for consideration.

## COUNCIL MEMBER AND MAYOR REPORTS

Wade did not have any additional items to review or discuss.

Jon mentioned the legislature is again considering items in regard to secondary water metering. The staff and local irrigation companies are keeping a close eye on what is being proposed.

Sue did not have any additional items to review or discuss.

Curtis mentioned the training for the Healthy City certification is complete. The application needs to be submitted by August 1<sup>st</sup>. The city would then be recognized at the fall Utah League of Cities and Towns conference.

Curtis talked to Justin Anderson about the log issues with the senior center building. Justin is going to come down in April or May to review the building. At that time he will offer some ideas of what can be done to replace or redo the logs which have deteriorated and need to be replaced.

A bid has been obtained for new flooring in the senior center. Two bids will be received. The first bid was less than \$15,000, which was the amount of a previous bid from a couple of years ago.

A possible new grass program for the city is being considered. The grass seed can be purchased in Salt Lake. The grass saves around 25-30% on water consumption compared to other local grass varieties. It is a mix of two fescue grasses and one mini dwarf Kentucky bluegrass. Salt Lake City and Salt Lake County switched to this type of grass several years ago and have saved billions of gallons of water over that time. There are videos online explaining how to replace existing grass with this type of grass. Existing grass is killed and then the new seed is put down over the dead grass.

Curtis is presenting the concept of using this grass seed in the city at the next Smithfield Chamber of Commerce meeting.

The Ambassador program is being revamped this year and is being based off of what Nibley City is doing. Empowering Women is the theme for the year. A resident of the city has volunteered to oversee the program. The Arts Council is going to help update the parade float.

Mayor Monson asked the council their thoughts on relocating the senior center program into the basement of the city office building. A small kitchen could be added. The seniors would then have their own space which would not be used by anyone else.

Curtis mentioned himself and Jon had been at the senior luncheon. There is a rumor about razing the senior center building and making it into a parking lot. The senior center is a historical building. Around 72 people attend the weekly luncheon. Grant funding could be applied for to renovate the building. There is not a bathroom or drain in the basement of the city office building.

Curtis stated he did not think there was enough parking in the city office parking lot for the 72 or so seniors who attend the weekly luncheon.

Curtis mentioned the council had considered options in the past. One option was to build a new building by the Civic Center. The cost would have been over one million dollars so that is not an option because of financial constraints.

Curtis stated the Rec Center receives around \$11,000 - \$12,000 per year renting out the senior center and if the building is gone that revenue will be lost.

Curtis stated his opinion was no decision could or should be made until estimates are received to renovate the logs on the senior center. Grant funding could be applied for to make the repair. Wade replied he supported waiting to receive estimates to repair the existing building before any decision is made.

Mayor Monson mentioned there is an elevator and restroom on the main floor of the city office building so the access and bathroom facilities are fine at the city office building if the program were to be relocated there.

Jon mentioned the city has a lot of old buildings. Some of them have historical value. The historical value means different things to different people. The senior center is not the oldest city owned building but it is old. The building was built in 1948. The kitchen and restrooms have been renovated at some point. Curtis mentioned the appliances in the kitchen are newer and in good working order.

Jon stated he supported getting some cost estimates to repair the building and reviewing them before making any type of decision.

Curtis mentioned the city might want to consider an Asphalt Zipper as a future equipment purchase. The equipment could be used to help redo the roads in the cemetery. North Logan and the Cache County Road Department utilize this piece of equipment. Craig replied the staff has demoed this piece of equipment in the past. The cemetery roads need the base rebuilt before the new asphalt can be put down. The city would also need a loader for these types of projects and right now the city does not own a loader.

# DISCUSSION AND POSSIBLE APPROVAL OF LAZARO SOTO AS A COMMISSIONER ON THE SMITHFIELD CITY PLANNING COMMISSION.

Mayor Monson mentioned Lazaro Soto has an interest in serving and is willing to serve on the planning commission. Lazaro recently attended a planning commission meeting to understand how the process works.

Wade asked the council if any of them knew Lazaro where he was not in attendance at the council meeting? Jon replied that himself and Deon both know Lazaro.

Curtis mentioned Lazaro is related to current planning commission member Katie Bell. Lazaro is her son-in-law.

Curtis mentioned he did not like having two family members on a board with voting power. Mayor Monson mentioned there is nothing in the municipal code which prohibits Katie and Lazaro from serving on the same board at the same time. Curtis mentioned he would not support the request where it would put two family members on the same board at the same time.

\*\*\*A motion to appoint Lazaro Soto as a Commissioner on the Smithfield City Planning Commission was made by Jon, seconded by Wade and the motion passed by a vote of 3-1.\*\*\*

Yes Vote: Hyer, Wells, Campbell No Vote: Wall Absent: Hunsaker

## EXECUTIVE SESSION, UTAH CODE ANNOTATED 52-4-205 (A).

\*\*\*A motion to close the regular council meeting and open the executive session was made by Wade, seconded by Sue and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Wells, Campbell No Vote: None Absent: Hunsaker

The Executive Session opened at 7:27 P.M.

Those in attendance: Mayor Monson, Curtis Wall, Sue Hyer, Jon Wells, Wade Campbell, Craig Giles and Justin Lewis.

\*\*\*A motion to close the executive session and reopen the regular council meeting was made by Wade, seconded by Jon and the vote was unanimous.\*\*\*

The Executive Session closed at 8:31 P.M.

\*\*\*Wade made a motion to adjourn at 8:32 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, February 8, 2023**. The meeting will begin at 6:30 P.M.

Welcome/pledge of allegiance and thought/prayer by Curtis Wall

- 1. Approval of the city council meeting minutes from January 11, 2023.
- 2. Youth Council Report
- 3. Discussion with representatives of CAPSA on April being Sexual Assault Awareness month.
- 4. Discussion and possible approval of Lazaro Soto as a commissioner on the Smithfield City Planning Commission.
- Discussion and possible vote on Ordinance 23-01, an Ordinance rezoning Cache County Parcel Number 08-105-0058 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 560 South 200 West and is approximately 4.92 Acres. The request was submitted by Brett Brunson.
- 6. Discussion and possible vote on Resolution 23-02, a Resolution updating the Prevailing Fee Schedule of the City.

- 7. Public Hearing for the purpose of discussing Ordinance 23-04, an Ordinance amending the Smithfield City General Plan by adopting Moderate-Income Housing Strategies.
- 8. Discussion and possible vote on Ordinance 23-04.
- 9. Discussion and possible vote on Ordinance 23-02, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.060 "Compliance Required" and Chapter 16.06 "Minor Subdivision", Section 16.06.050 "Approval of Minor Subdivision".
- 10. Discussion and possible vote on Ordinance 23-03, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.030 "Definitions".
- 11. Selection of Mayor Pro Tempore
- 12. City Manager Report
- 13. Council Member and Mayor Reports
- 14. Executive Session, Utah Code Annotated 52-4-205.

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.

## **ORDINANCE NO 23-07**

## 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 MPC (Master Planned Community).

Approximate Property Location: 485 North 400 West

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

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

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

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

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

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

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

BEG 11.50 CHS N & 4 CHS E OF SE COR OF SW/4 SEC 21 T 13N R1E, W 15.8 CHS S 4 CHS E 11.80 CHS N 2.50 CHS E 4 CHS N 1.50 CHS TO BEG CONT 5.32 AC

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

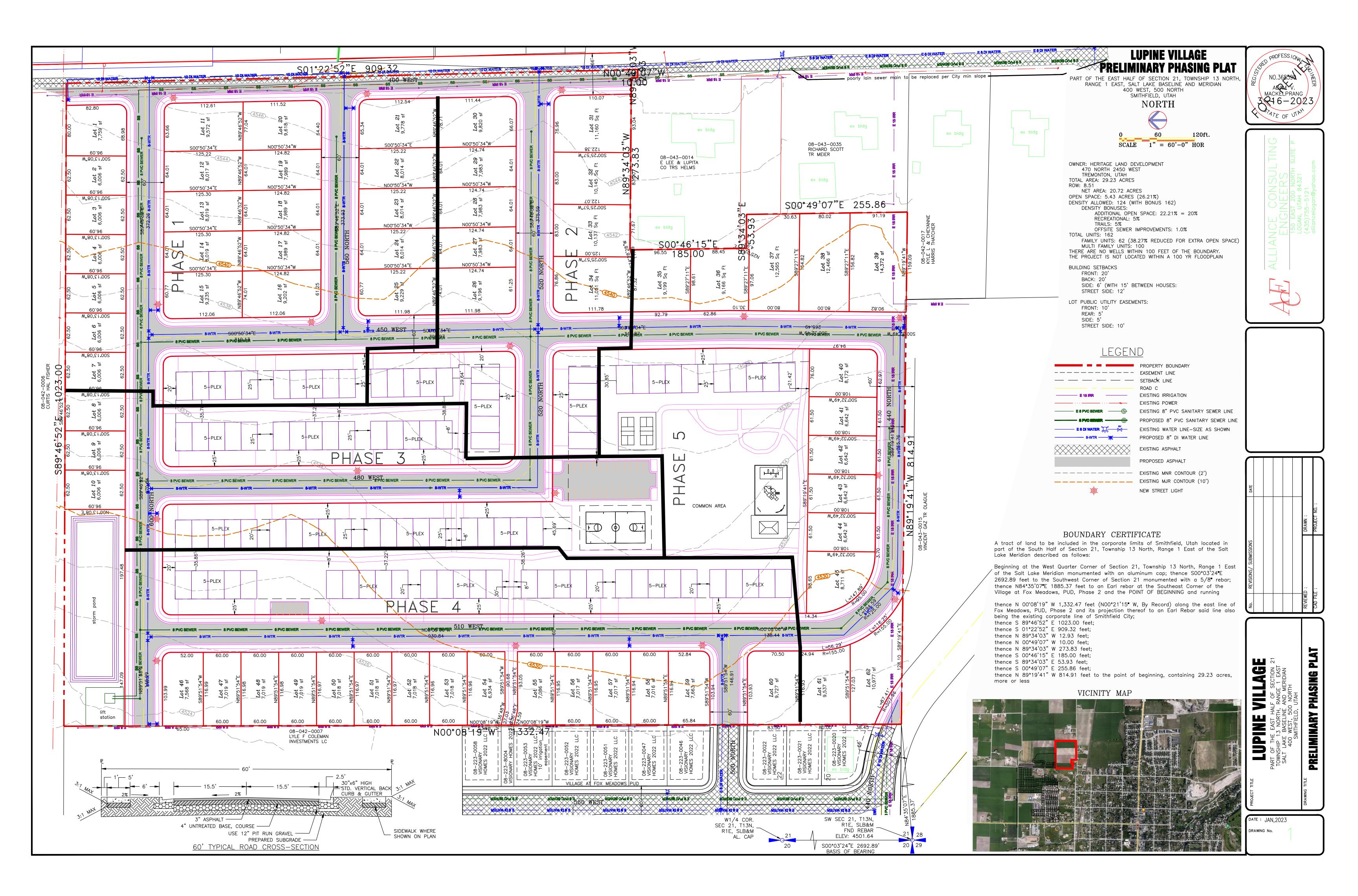
BEG 3.5 CHS N OF SW COR SE/4 SEC 21 T 13N R 1E & TH E 44 FT TH N 200 FT TH E 220 FT TO W LN OF ST TH N 64 FT TH W 4 CHS TH S 4 CHS TO BEG CONT 0.59 AC ALSO: BEG 3.5 CHS N OF SW COR OF SE/4 SEC 21 T 13N R1E, N 4 CHS W 12 CHS S 4 CHS E 12 CHS TO BEG 4.56 AC CONT 5.15 AC IN ALL

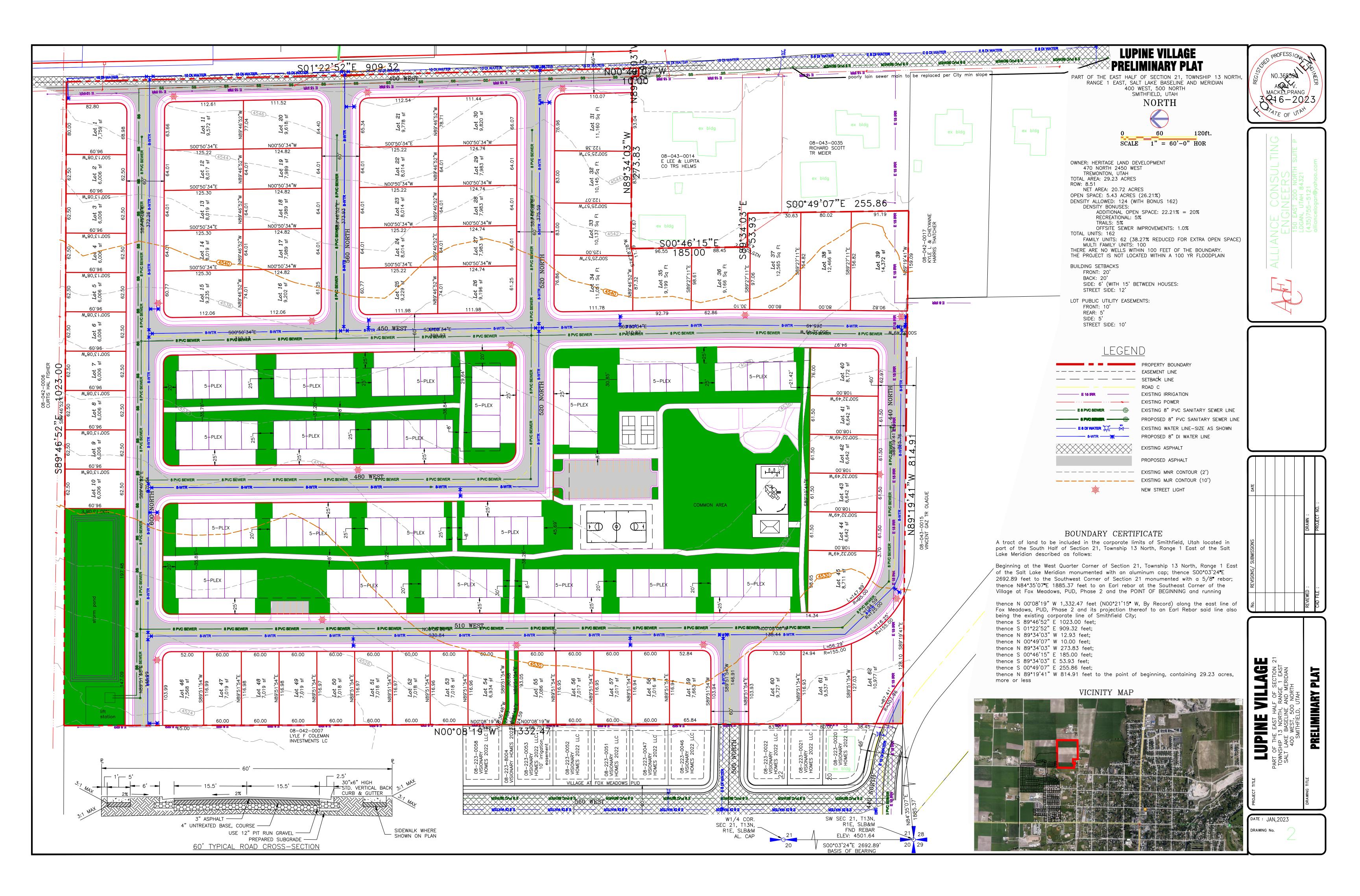
APPROVED by the Smithfield City Council this 8th day of March, 2023.

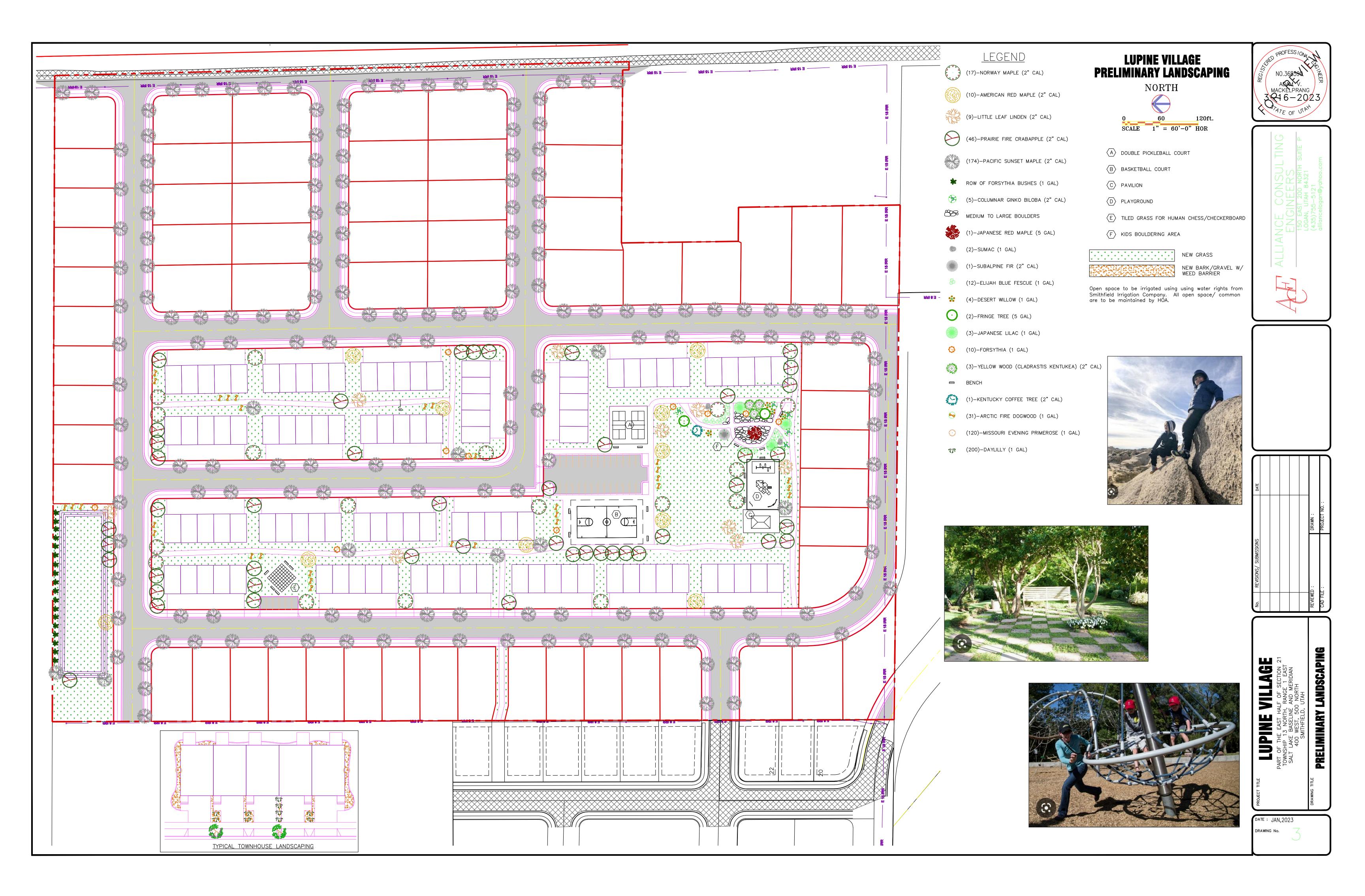
## SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

## ATTEST:







# Parcel Map



## 2/6/2023, 7:13:40 AM

- ASPHALT

Override 1

Class B Surface Type -----

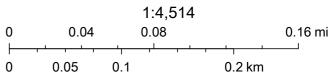
GRAVEL

DIRT

Cache Parcels

County Boundary

Municipal Boundaries



Maxar

## **ORDINANCE NO 23-09**

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

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

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from RM (Multiple-Family Residential) to RM (PUD) (Multiple-Family Residential Planned Unit Development Overlay Zone).

Approximate Property Location: 900 South 250 East

## Cache County Parcel Number: 08-117-0018

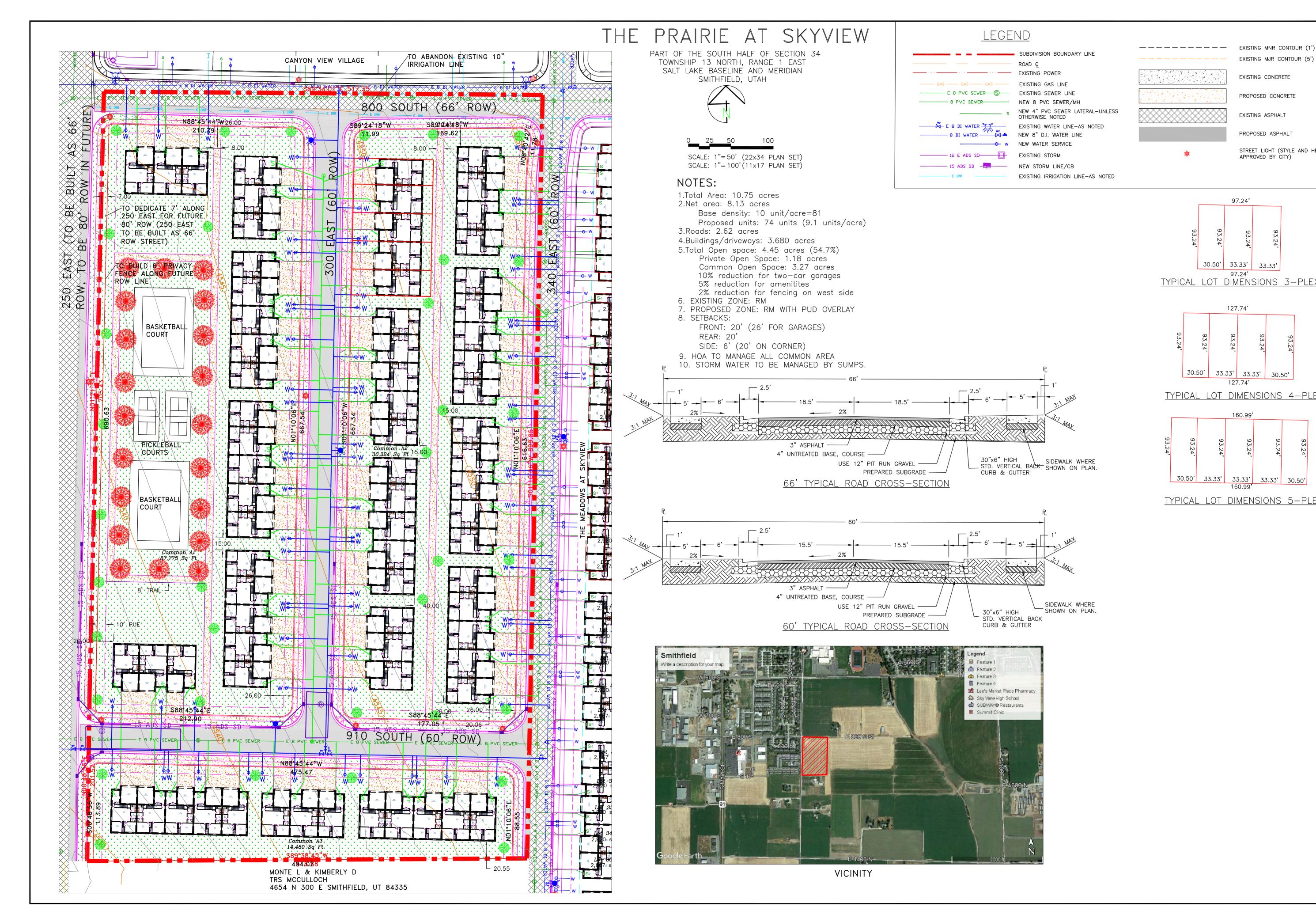
Commencing at the Southwest Corner of Section 34, Township 13 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with a rebar, thence N89°38'45"E 2676.36 feet to the South Quarter Corner of Section 34, Township 13 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with an Aluminum Cap; thence N01°10'06"E 440.22 feet along the boundary of Eastfield Subdivision to the 5/8" rebar and the POINT OF BEGINNING and running thence S89°38'45"W 518.68 feet continuing on the boundary of Eastfield Subdivision; thence along the east right of way line of 250 East Street the next two courses: 1) thence N00°48'56"E 201.57 feet; 2) thence N01°21'54"E 705.43 feet; thence South 89°34'01"E 517.35 feet; thence S01°10'06"W 899.85 feet along the boundary of The Meadows of Sky View Phase 1 and 2 to the point of beginning. CONT 10.76 AC

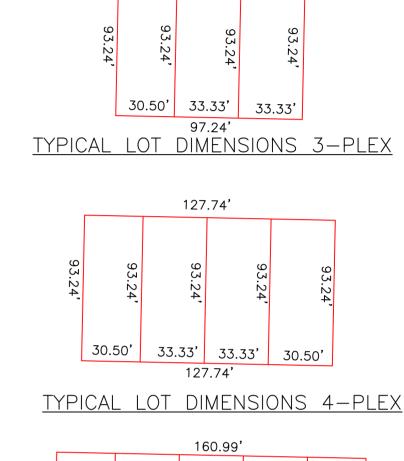
APPROVED by the Smithfield City Council this 22nd day of March, 2023.

## SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:





30.50' 33.33' 33.33'

160.99'

TYPICAL LOT DIMENSIONS 5-PLEX

33.33' 30.50'

EXISTING MNR CONTOUR (1')

EXISTING CONCRETE

PROPOSED CONCRETE

EXISTING ASPHALT

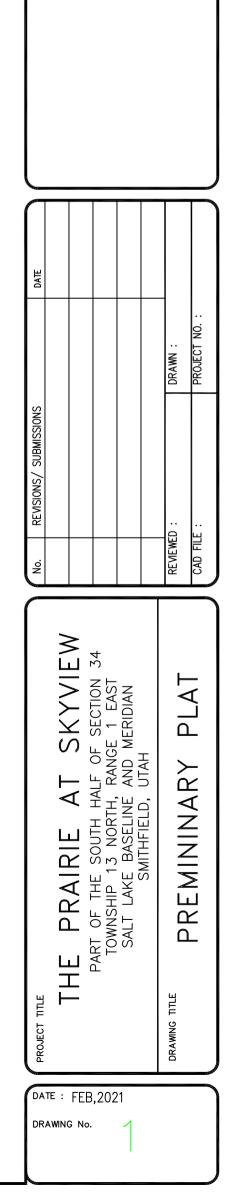
PROPOSED ASPHALT

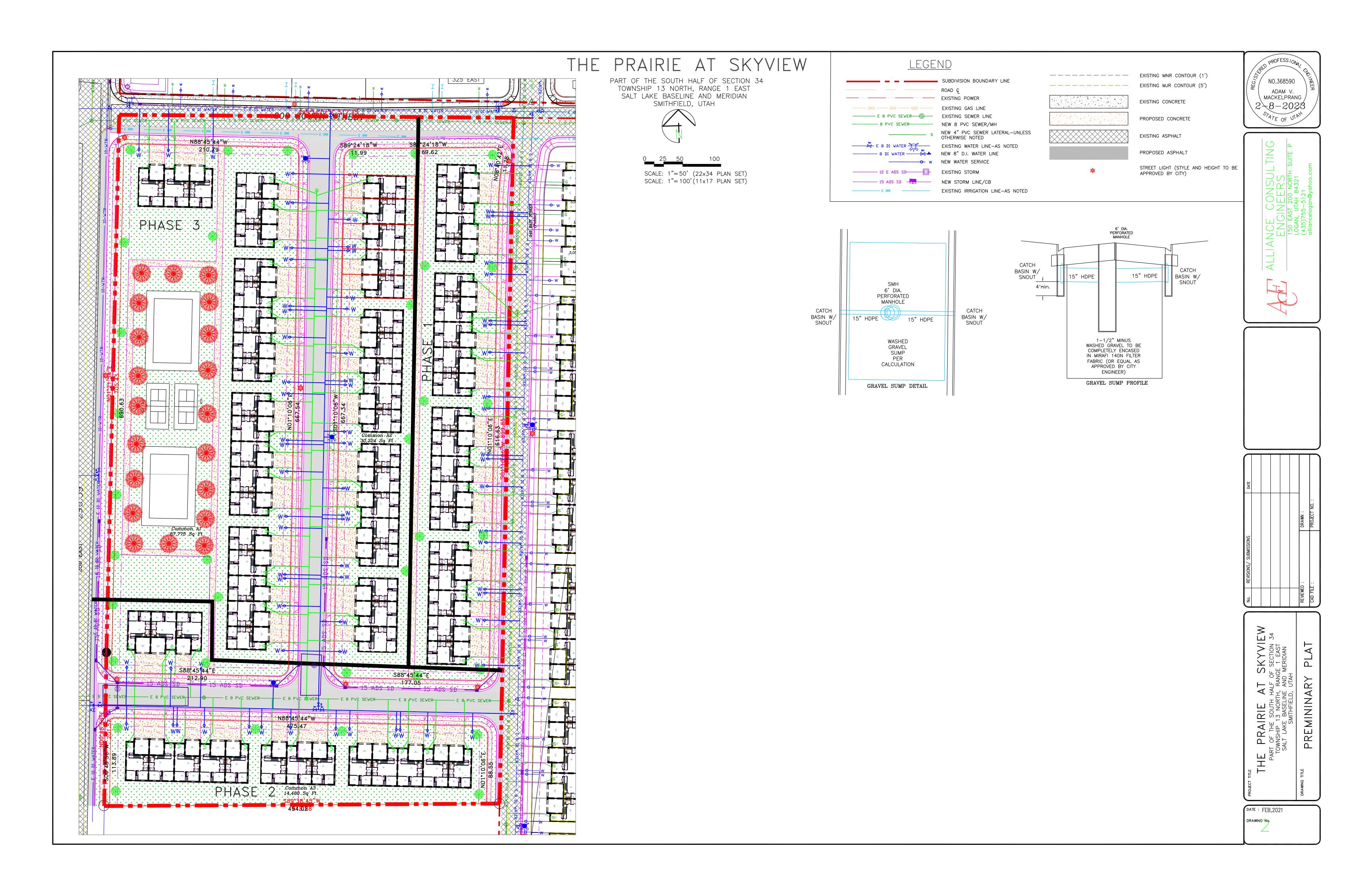
APPROVED BY CITY)

97.24'

STREET LIGHT (STYLE AND HEIGHT TO BE







# Parcel Map



## 2/21/2023, 11:13:49 AM

Override 1

Class B Surface Type -----

- ASPHALT

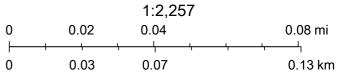
Municipal Boundaries 

GRAVEL

DIRT

County Boundary

Cache Parcels

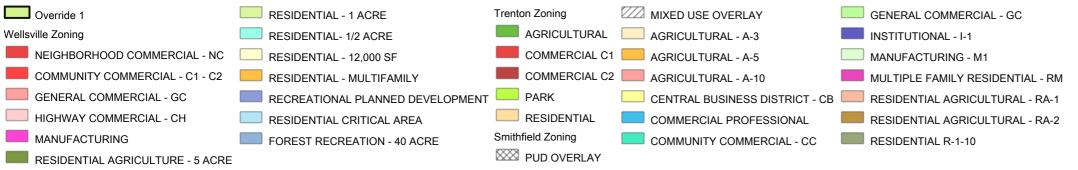


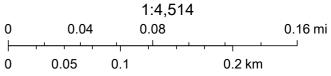
Maxar, Microsoft

# Parcel Map

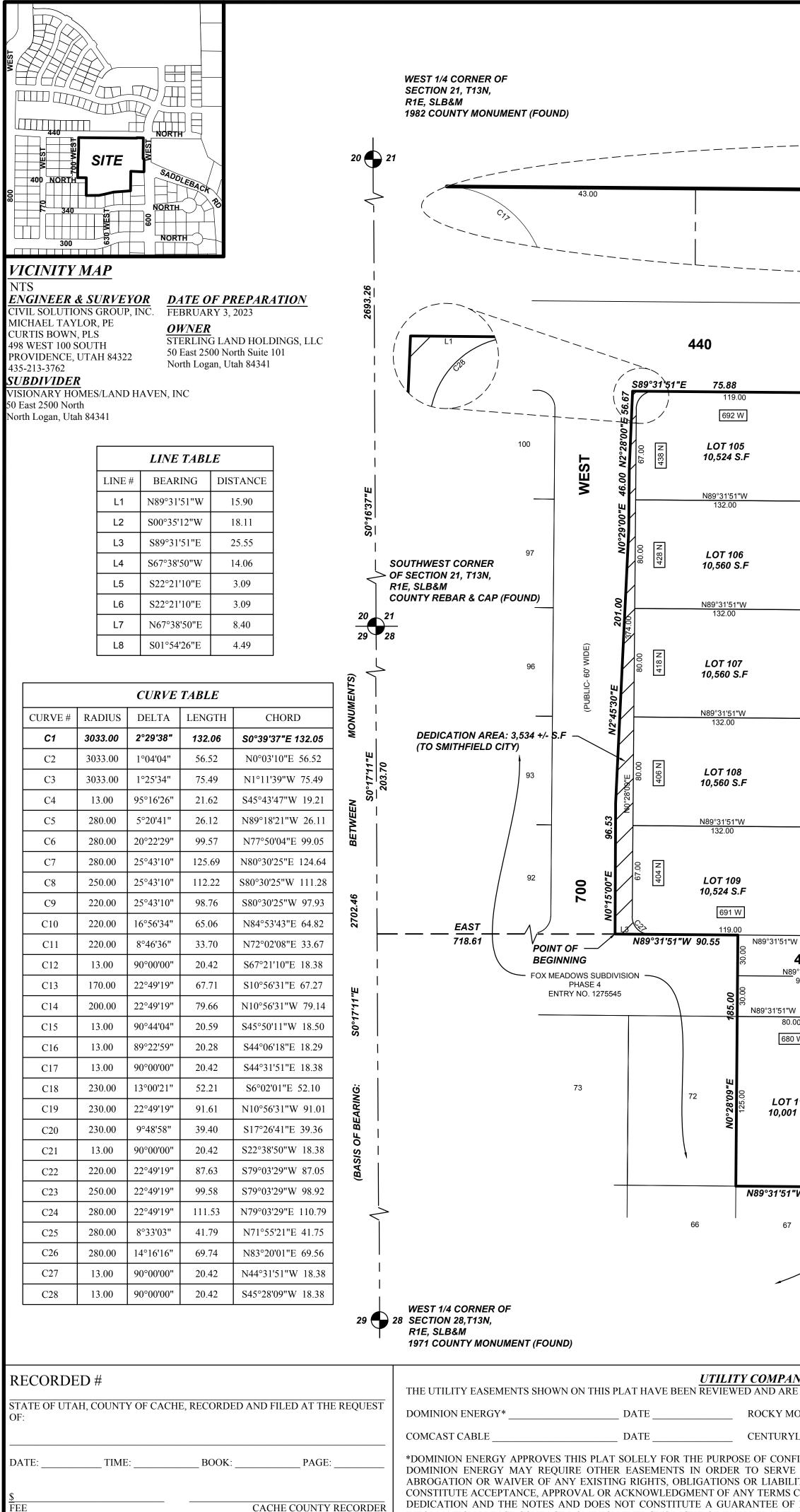


## 2/21/2023, 11:16:26 AM





Maxar



WEST 1/4 CORNER OF SECTION 21, T13N, R1E, SLB&M 1982 COUNTY MONUMENT (FOUND)	LOCATED IN T	FINAL PLAT OF <b>OX MEADOWS</b> <b>PHASE 6</b> THE SW1/4 OF SECTION 21 & NW1/4 ( TION 28,T13N, R1E, S.L.B.&M. SMITHFIELD, UTAH	OF		R
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440 589°31'51"E 75.88 119.00 692 W	(PUBLIC- 66' <b>S89°31'51"E</b>	5' WIDE) 	NORTH 	828	
100 <b>I</b> <b>I</b> <b>I</b> <b>I</b> <b>I</b> <b>I</b> <b>I</b> <b>I</b>	LOT 114 10,524 S.F N89°31'51"W 132.00 U 259 10,560 S.F N259 10,560 S.F	EST 10,837 S.F 10,837 S.F 10,837 S.F 135.93 LOT 124 10,837 S.F 135.93	U CON	23.50 67.14 S0°35'12"W 10 WEST	
SECTION 21, T13N,         E, SLB&M         UNTY REBAR & CAP (FOUND)         96         96         96         96         96         96         96         96         96         96         96         96         96         97         98         99         96         96         97         98         99         90         90         91         92         93         94         95         96         96         97         96         97         98         99         90         90         91         91         92         93         94         95         96         97         98         99         99         90         90         90	N89°31'51"W       132.00       U       00       LOT 112       10,560 S.F       10,560 S.F       132.00       N89°31'51"W       132.00       132.00       132.00	Image: 10,875 S.F       Image	N88°47'47"W       N88°47'47"W       135.83       U       00       LOT 121       00       10,948 S.F       N88°47'47"W       138.22	CORNERS. NAIl THE CURB AT LINES. 2. RESIDENTIAL I 3. THE SANITARY	<b><u>NOTES:</u></b> CAP TO BE SET AT ALL REAR LOT L/WASHER TO BE SET IN THE TOP OF THE EXTENSION OF THE SIDE LOT LOTS: 23 Y SEWER GENERATED BY THE LOTS C SHALL FLOW TO A PRIVATE LIFT
(TO SMITHFIELD CITY) 93 93 93 93 93 93 93 93 93 93	H-60,82.0N LOT 110 10,892 S.F	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	8 8 8 8 8 8 8 8 8 8 8 121.87 8 8 8 8 121.87 8 8 121.87	∞ 9 MAINTAINED	IICH SHALL BE OPERATED AND BY THE HOME OWNERS (HOA ), VILLAGE AT FOX MEADOWS OCIATION, INC.
POINT OF	400 <u>N89°31'51"W</u> 99.98 <u>C23</u> <u>8</u> 3	BLIC- 60' WIDE) 2 51.4 51.0 51.0 51.0 108.46 51.0 108.46 54.35 54.35 54.35 54.11 54.11 54.11 54.11 54.11 54.11 54.11 54.11 54.35 54.35 54.35 54.35 54.35 54.35 54.35 54.35 54.35 54.35 54.35 54.11 108.46 108.4	C9 C10 17.53 618 W LOT 119 11,889 S.F 17.53 N86°38'00"W 121.14 N86°38'00"W 103.62 10 FOX MEADOWS S PHASE ENTRY NO. 7	SUBDIVISION 30' REAR SETBACK	——————————————————————————————————————
73 72 00 72 00 73 00 74 00 75 00 750	LOT 115 10,001 S.F 39°31'51"W 80.02 LOT 116 LOT 116 LOT 116 10,670 S.F S81°06'33"W 90.21 LOT 10,7 LOT 115 S72°26'	OT 117 5758 S.F 82.71 82.71 500"W 93.92 70 69 EADOWS SUBDIVISION	82.68 2 <b>165.39</b> 71	Image: Set Back    Image: Set Back	DE     Image: CK     Image: CK
66 WEST 1/4 CORNER OF SECTION 28,T13N, R1E, SLB&M 1971 COUNTY MONUMENT (FOUND)		PRESENTED TO THE SMITHFIELD CITY	F WHICH TIME THIS SUBDIVISION WAS FOR APPROVAL.	CITY COUNCIL APPROVAL PRESENTED TO THE SMITHFIELD CITY COUNC	NTS AND ACCEPTANCE
UTILITY C         THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED A         DOMINION ENERGY*       DATE	COMPANIES         AND ARE APPROVED.         OCKY MOUNTAIN POWER DA'         ENTURYLINK COMMUNICATIONS DA'         DF CONFIRMING THAT THE PLAT CONTAINS PUBLIC U'         OF SERVE THIS DEVELOPMENT. THIS APPROVAL DOES         A LIABILITIES PROVIDED BY LAW OR EQUITY. THIS AF         TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE S         NTEE OF PARTICULAR TERMS OF NATURAL GAS SERV	ATE       1. PURSUANT TO         ATE       2. PURSUANT TO         ATE       2. PURSUANT TO         ATE       2. PURSUANT TO         ATE       AND APPROVES         JTILITY EASEMENTS.       POWER MAY REQ         ZS NOT CONSTITUTE       POWER MAY REQ         PPROVAL DOES NOT       (1) A RECORDED I         SET IN THE OWNERS       (2) THE LAW APPI         VICE. FOR FURTHER       (3) TITLE 54, CHAI	<b>ROC</b> UTAH CODE ANN. § 53-3-27 THIS PLAT CONV IG WITH ALL THE RIGHTS AND DUTIES DESCRI UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY THIS PLAT SOLELY FOR THE PURPOSE OF THE LOCATION OF THE PUBLIC UTILITY EASE QUIRE OTHER EASEMENTS IN ORDER TO SERVE	Y MOUNTAIN POWER ACCEPTS DELIVERY OF T OF CONFIRMING THAT THE PLAT CONTAINS EMENTS, BUT DOES NOT WARRANT THEIR PR <u>E THIS DEVELOPMENT</u> . THIS APPROVAL DOES N	THE PUE AS DESCRIBED IN THIS PLA S PUBLIC UTILITY EASEMENTS ANI ECISE LOCATION. <u>ROCKY MOUNTAII</u>

### SURVEYOR'S CERTIFICATE I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THA I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAF STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-1

OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, ANI

EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED ANI

MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE ANI

> CURTIS BOWN PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 12606452-2201

CORRECT.

DATE

**BOUNDARY DESCRIPTION** A portion of the SW1/4 of Section 21 and the NW1/4 of Section 28, Township 13 North, Range 1 East, Salt Lak

Base & Meridian, Smithfield, Utah, more particularly described as follows: Beginning at a point on the easterly line of Phase 4, FOX MEADOWS Subdivision, according to the Officia Plat thereof on file in the Office of the Cache County Recorder, located S0°17'11"E along the Section line 203.70 feet and East 718.61 feet from the Northwest Corner of Section 28, T13N, R1E, S.L.B.& M.; thence along said Plat the following 4 (four) courses and distances: N0°15'00"E 96.53 feet; thence N2°45'30"E 201.00 feet; thence N0°29'00"E 46.00 feet; thence N2°28'00"E 56.67 feet to the south line of THI VILLAGE AT FOX MEADOW PUD, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S89°31'51"E along said Plat 75.88 feet to the southwest corner of THE VILLAGE AT FOX MEADOWS PUD, Phase 2, according to the Official Plat thereof on file in the Office of the Cache Count Recorder; thence along said Plat the following 6 (six) courses and distances: S89°31'51"E 451.91 feet; thence N5°15'02"E 1.96 feet; thence S89°03'37"E 70.52 feet; thence S0°35'12"W 108.78 feet; thence along the arc of a 3.033.00 foot radius curve to the left 132.06 feet through a central angle of 2°29'38" (chord: S0°39'37"E 132.05 feet); thence S1°54'26"E 67.49 feet to the northerly line of Phase 1, FOX MEADOWS Subdivision, 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: N89°41'30"E 9.12 feet; thence S4°45'00"W 78.67 feet; thence N86°38'00"W 103.62 feet; thence S0°32'04"W 140.07 feet to the northeast corner of Lot 71, Phase 3, FOX MEADOWS Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 6 (six) courses and distances: S83°05'45"W 165.39 feet; thence S72°26'00"W 93.92 feet; thence S81°06'33"W 90.21 feet; thence N89°31'51"W 80.02 feet; thence N0°28'09"E 185.00 feet; thence N89°31'51"W 90.55 feet to the point of beginning. Net Area: 7.05 +/- acre

## **OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF TH ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

FOX MEADOWS

PHASE 6

AR & CAP TO BE SET AT ALL REAR LOT AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHE AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL. NON-EXCLUSIV EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. TH UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THI PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

> IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY O \_\_\_, 20\_\_\_\_.

> > (SIGNATURE)

(PRINTED NAME)

LAND HAVEN, INC

ON THIS BEFORE N DAY OF 20 A NOTARY PUBLIC, PERSONALLY APPEARED BEFORE M WHOSE IDENTITY IS PERSONALLY KNOWN TO MI OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE OF LAN HAVEN, INC, A UTAH CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER II BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS. HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME

CORPORATE ACKNOWLEDGMENT

MY COMMISSION EXPIRES: NOTARY PUBLIC (SIGNATURE

> RESIDING IN COUNTY

(PRINTED FULL NAME OF NOTARY A NOTARY PUBLIC COMMISSIONED IN UTAH ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

ATTORNEY APPROVAL

## CITY ENGINEER

CITY ATTORNEY

MY COMMISSION NO.

APPROVED AS TO FORM THIS

info@civilsolutionsgroup.net

www.civilsolutionsgroup.net

DAY OF

DATE **OF** 1

DATE

DATE

DATE

FINAL PLAT OF	SHEET 1
FOX MEADOWS	
<b>PHASE 6</b> LOCATED IN THE SW1/4 OF SECTION 21 & NW1/4 SECTION 28, T13N, R1E, S.L.B.&M.	OF
ciuisolutionsgro	UDinc.
CACHE VALLEY   P: 435.213.3762 SALT LAKE   P: 801.216.3192 UTAH VALLEY   P: 801.874.1432	6

## **RESOLUTION 23-03**

## 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 March 23, 2023 until a future update by the city council (See attached schedule).

Approved and signed this 22nd day of March, 2023

## SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

## **ORDINANCE NO. 23-08**

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 17.36 "SIGNS", SECTIONS 17.36.125 "TEMPORARY SIGNS", 17.36.140 "WIND SIGN" AND 17.36.150 "PORTABLE OR WHEELED SIGN"

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.

### 17.36.140 WIND SIGN

Any wind sign which consists of pennants, ribbons, streamers, spinners or similar devices, except as permitted, are permitted for a period, not to exceed six (6) times per year with fourteen (14) day intervals between displays. and shall conform with all setback and visibility requirements.

## 17.36.150 PORTABLE OR WHEELED SIGN

A business with a valid city business license may use a portable or wheeled sign for one period not to exceed ninety (90) days after which time the sign must be removed or made to conform to the provisions of a freestanding sign, including, but not limited to, the requirements for underground power and a permanent fixed mounting. during daylight hours, but the sign must be removed before dusk. Said sign can be placed in the right-of-way only if there is five (5) feet of accessible sidewalk in addition to the sign width.

All portable and wheeled signs must adhere to the setback requirements of a freestanding sign.

## 17.36.125 TEMPORARY SIGNS

A. Standards For Temporary Signs: Temporary signs shall not be placed in or over a public right of way, may not flash, blink, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian hazard, or cause a public nuisance of any kind. They shall not be attached to telephone poles or trees. They must be firmly secured to the building or ground. Temporary signs may be attached to existing permanent signs only for the

promotional period. Temporary signs may cover or obscure an existing permanent sign only if the business has changed hands or changed names. Size of the sign may not exceed forty (40) square feet. No off-premises temporary signs are allowed.

- B. Temporary Signs Requiring A Permit:
  - Special Promotion Periods: A business may apply for six (6) special promotion periods during the calendar year. Each period may not exceed seven (7) days in length. The periods may be combined to run consecutively but may not exceed fourteen (14) days in length. A temporary sign permit is required and may be obtained upon submittal of an application available from the city. A banner or portable sign is allowed during this period.
     Special product, price, or service advertising is appropriate during these periods

Special product, price, or service advertising is appropriate during these periods.

- C. Temporary Signs Allowed Without A Permit:
  - 1. Holiday Periods: A business may advertise a special service, product or sale during the following holiday periods all approved state and federal holidays without a permit.

Presidents' Day February	<del>7 days</del>
Easter - March or April	<del>7 days</del>
Mother's Day - May	<del>7 days</del>
Memorial Day - May	-7 days
Father's Day - June	-7 days
July 4 – July 24	-7 days each
Labor Day - September	<del>7 days</del>
Thanksgiving - November	<del>7 days</del>
Hanukkah	-10 days
Christmas, New Year's	December 15 and ending January 2

One banner or portable sign only is allowed during these periods. A banner or portable sign not affixed to a permanent structure may not exceed thirty-two (32) square feet. The sign must be removed by the end of the first working day after the holiday period ends. No off-premises temporary signs are allowed.

- 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 22nd day of March, 2023

## SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

## **ORDINANCE NO. 23-06**

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 12 "STREETS, SIDEWALKS AND PUBLIC PLACES", CHAPTER 12.12 "STREET, SIDEWALK AND PARK USE REGULATIONS", SECTION 12.12.080 "REMOVAL OF SNOW".

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.

## 12.12.080 REMOVAL OF SNOW

- A. It is unlawful for the owner, occupant, lessor or agent of any property, abutting on a paved sidewalk to fail to remove, or have removed from such paved sidewalk, all hail, snow or sleet thereon within a reasonable time after such snow, hail or sleet has fallen.
- A. It is unlawful for the owner, occupant, lessor or agent of any property to fail to remove or have removed from a sidewalk and/or trail on the front, rear or sides of said property, all hail, snow or sleet thereon within twenty-four (24) hours after such snow, hail or sleet has fallen.
- B. It is unlawful for any person removing snow from the sidewalk to deposit snow, dirt, leaves or other material in the gutter so as to clog or prevent the free flow of water therein.
- C. It is unlawful for any person to push, plow, or otherwise deposit snow from private property into or across the public street.
- D. Any violation of this Chapter or any of its Sections shall constitute a Public Nuisance, with abatement proceedings and penalties as outlined in SMC 8.28 "Nuisances".
- 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 22nd day of March, 2023

## SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:



State of Utah

## Department of Natural Resources

JOEL FERRY Executive Director

Division of Water Resources

SPENCER J. COX Governor

DEIDRE M. HENDERSON Lieutenant Governor CANDICE A. HASENYAGER Division Director

February 16, 2023

Smithfield City City Council PO Box 96 Smithfield, Utah, 84335

Dear City Councilmembers and Staff,

Beginning Spring 2023, the Utah Division of Water Resources will offer a landscape rebate program for residential and commercial property owners through UtahWaterSavers.com. Utahns can receive up to \$1.50/square foot of grass removed and replaced with water-efficient landscaping. In order for your residents to be eligible for the statewide landscape rebate program, your city will need to adopt the following landscape ordinances for new residential developments:

- No lawn on parking strips or areas less than eight feet in width in new residential development.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.

Additional program rules will also require adoption of the following ordinance for a city to remain eligible for incentives:

 In new commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

This is an excellent opportunity to review and add to city ordinances that will contribute to more sustainable growth and water conservation on a local level. We encourage cities to revise their landscaping ordinances as needed to give their residents a chance to qualify for landscape rebates and conserve water. For more information on rebates and what cities have established water-efficient municipal codes, visit <u>ConserveWater.utah.gov.</u>

1594 West North Temple, Suite 310, PO Box 146201, Salt Lake City, UT 84114-6201 telephone (801) 538-7230 · TTY (801) 538-7458 · www.water.utah.gov



We plan to begin accepting landscape rebate applications in March 2023. Once qualifying ordinances are finalized and adopted, please send a copy to WaterRebates@utah.gov to be added to the eligible cities list.

For any questions or concerns, please contact Shelby Ericksen with the Division of Water Resources at <u>shelbyericksen@utah.gov</u>. We appreciate your efforts to conserve Utah's water.

Sincerely,

(cl. at

Candice Hasenyager, P.E. Director Utah Division of Water Resources