

ORDINANCE NO 22-13

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

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

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from R-1-10 (Single Family Residential 10,000 Square Feet) to RM (Multiple-Family Residential).

Approximate Property Location: 72 North 100 East

Cache County Parcel Number: 08-070-0016

ALL LOT 5 BLK 20 PLAT A SMITHFIELD CITY SVY CONT 1 AC SW/4 SEC 27 T 13N R 1E

Approximately 1.00 Acres

APPROVED by the Smithfield City Council this 24th day of August, 2022.

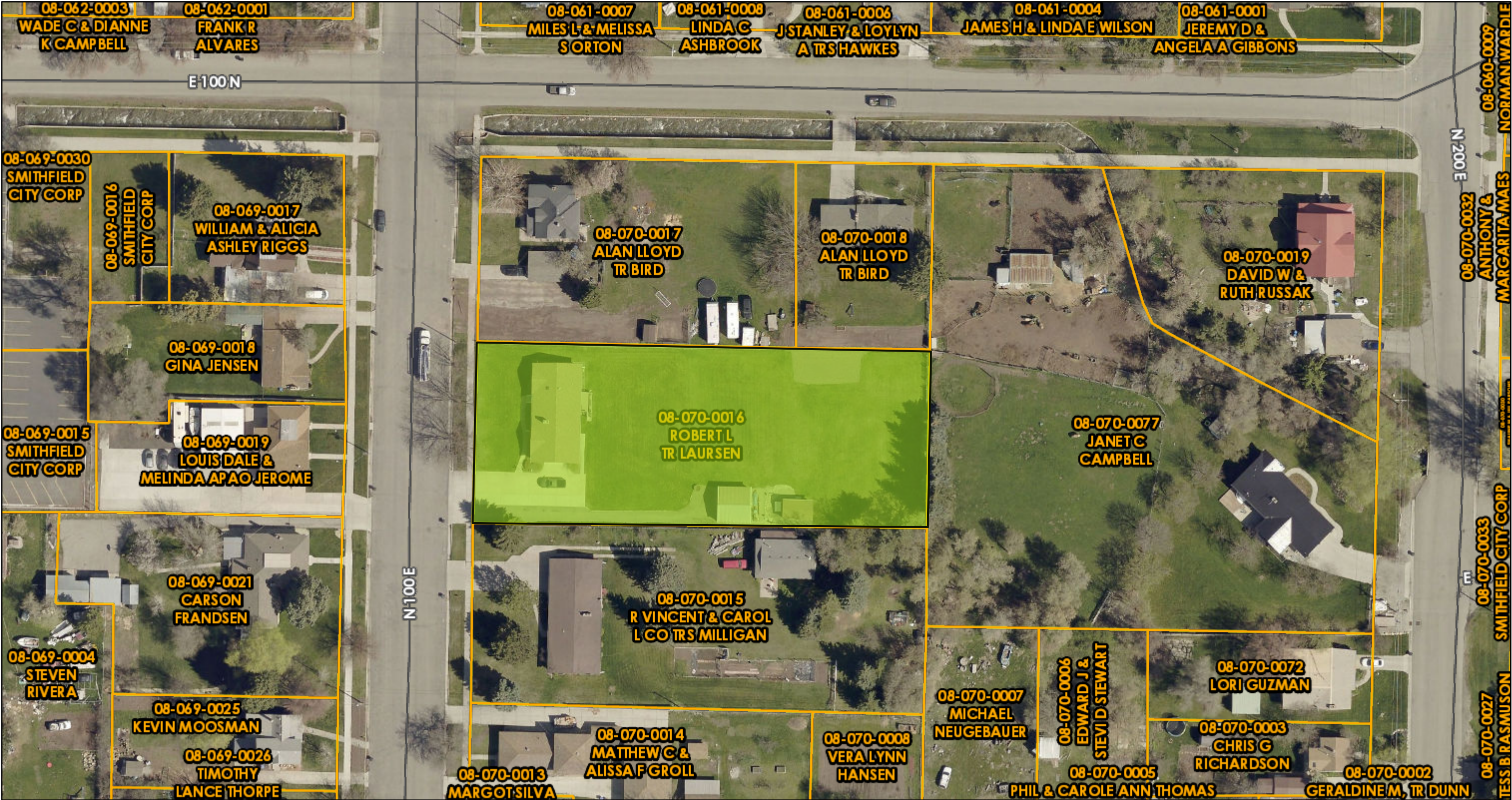
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

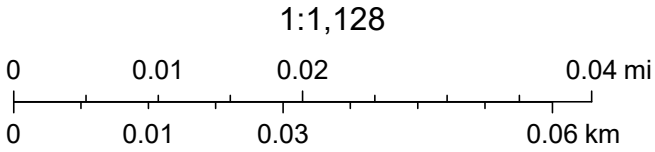
Justin B. Lewis, City Recorder

Parcel Map



6/8/2022, 7:53:45 AM

- Override 1
- Class B Surface Type
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Cache Parcels



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ORDINANCE NO 22-14

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

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

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from A-10 (Agricultural 10-Acre) and RA-2 (Residential Agricultural 2-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet)

Approximate Property Location: 440 North 600 West

Cache County Parcel Numbers: 08-042-0009, 08-042-0010, 08-042-0021 and 08-079-0006

Boundary Description:

ALL OF CACHE COUNTY PARCELS 08-042-0009, 08-042-0010, 08-042-0021, & 08-079-0006, LOCATED IN THE SW1/4 OF SECTION 21 AND THE NW1/4 OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SMITHFIELD, UTAH, MORE PARTICULARLY DESCRIBED IN THE AGGREGATE AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF PHASE 4, FOX MEADOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CACHE COUNTY RECORDER, LOCATED S0°17'11"E ALONG THE SECTION LINE 157.68 FEET AND EAST 719.04 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 50.50 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 PHASE 1, THE VILLAGE AT FOX MEADOW PUD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CACHE COUNTY RECORDER; THENCE ALONG SAID PHASE 1 AND ALSO ALONG PHASE 2 THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: S89°31'51"E 527.77 FEET; THENCE N5°15'02"E 1.96 FEET; THENCE S89°03'37"E 294.08 FEET; THENCE S7°26'49"W 187.93 FEET; THENCE S9°57'38"W 181.16 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: N68°00'00"W 160.86 FEET; THENCE S89°41'30"W 6.91 FEET; THENCE S4°45'00"W 78.67 FEET; THENCE N86°38'00"W 103.62 FEET; THENCE N86°38'00"W 513.88 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF 600 WEST STREET.

Approximately 6.21 Acres

APPROVED by the Smithfield City Council this 24th day of August, 2022.

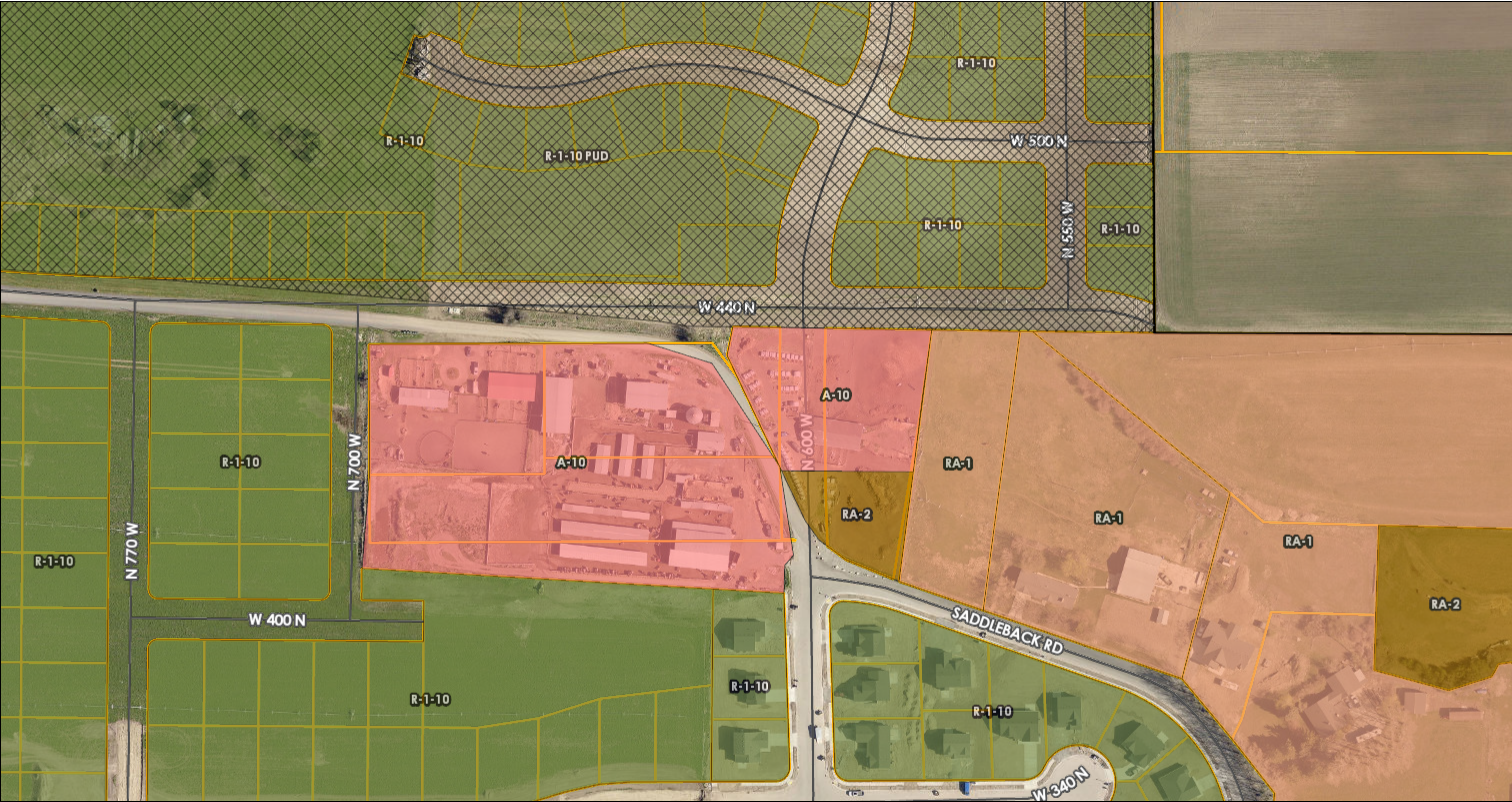
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

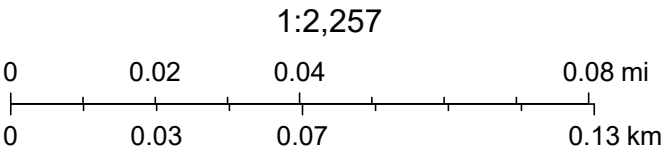
Justin B. Lewis, City Recorder

Parcel Map



6/13/2022, 7:23:27 AM

Wellsville Zoning				
NEIGHBORHOOD COMMERCIAL - NC	RESIDENTIAL - 1/2 ACRE	COMMERCIAL C1	AGRICULTURAL - A-5	MANUFACTURING - M1
COMMUNITY COMMERCIAL - C1 - C2	RESIDENTIAL - 12,000 SF	COMMERCIAL C2	AGRICULTURAL - A-10	MULTIPLE FAMILY RESIDENTIAL - RM
GENERAL COMMERCIAL - GC	RESIDENTIAL - MULTIFAMILY	PARK	CENTRAL BUSINESS DISTRICT - CB	RESIDENTIAL AGRICULTURAL - RA-1
HIGHWAY COMMERCIAL - CH	RECREATIONAL PLANNED DEVELOPMENT	RESIDENTIAL	COMMERCIAL PROFESSIONAL	RESIDENTIAL AGRICULTURAL - RA-2
MANUFACTURING	RESIDENTIAL CRITICAL AREA	Smithfield Zoning	COMMUNITY COMMERCIAL - CC	RESIDENTIAL R-1-10
RESIDENTIAL AGRICULTURE - 5 ACRE	FOREST RECREATION - 40 ACRE	PUD OVERLAY	GENERAL COMMERCIAL - GC	RESIDENTIAL R-1-12
RESIDENTIAL - 1 ACRE	AGRICULTURAL	MIXED USE OVERLAY	INSTITUTIONAL - I-1	RESIDENTIAL R-1-20
		AGRICULTURAL - A-3		



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**LEGAL DESCRIPTION
PREPARED FOR
VISIONARY HOMES
SMITHFIELD, UTAH
(Revised: July 6, 2022)
Project No. 20-049**

**PROPOSED ZONE CHANGE
FROM RA-2 & A-10
TO
R-1-10**

All of Cache County Parcels 08-042-0009, 08-042-0010, 08-042-0021, & 08-079-0006, located in the SW1/4 of Section 21 and the NW1/4 of Section 28, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described in the aggregate as follows:

Beginning at a point on the easterly line of Phase 4, FOX MEADOWS Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located S0°17'11"E along the Section line 157.68 feet and East 719.04 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 50.50 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 Phase 1, THE VILLAGE AT FOX MEADOW PUD, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Phase 1 and also along Phase 2 the following 3 (three) courses and distances: S89°31'51"E 527.77 feet; thence N5°15'02"E 1.96 feet; thence S89°03'37"E 294.08 feet; thence S7°26'49"W 187.93 feet; thence S9°57'38"W 181.16 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: N68°00'00"W 160.86 feet; thence S89°41'30"W 6.91 feet; thence S4°45'00"W 78.67 feet; thence N86°38'00"W 103.62 feet; thence N86°38'00"W 513.88 feet to the point of beginning.

LESS & EXCEPTING that portion of the above described property lying within the bounds of 600 West Street.

Net Area: 6.21+/- acres



GENERAL NOTES:

P-435.760.7488

OWNER:

KENNETH TUVESON

354 N. 200 E.

CURRENT ZONING R-12 AND PROPOSED SETBACKS:

CIVIL ENGINEER:

DANNY MACFARLANE, PE

488 WEST 100 SOUTH

PROVIDENCE, UT 84332

PROJECT: 10-FT

DEVELOPER:

LEND LLC C/O DANNY MACFARLANE

488 WEST 100 SOUTH

PROVIDENCE, UT 84332

NO JURISDICTIONAL WETLANDS EXIST WITHIN THE PROPERTY.

LEGAL DESCRIPTION

A portion of the SE1/4 of Section 22 & the NE1/4 of Section 27, Township 13 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located South 358.06 feet and West 691.63 feet from the Southeast Corner of Section 22, T13N, R1E, S.L.B. & M. (Basis of Bearing: N0°41'23"W along the Section line between the Southeast Corner and the East 1/4 Corner of Section 22), said point also being S0°40'00"E 0.34 feet from the southwest corner of Phase 1, RIDGEVIEW Subdivision, according to the official Plat thereof on file in the Office of the Cache County Recorder; thence S61°36'02"W (deed: S61°38'13"W 31.19 feet); thence S58°19'44"W (deed: S58°21' 55"W) 537.31 feet; thence along the extension of, and along the boundary of that Real Property described in Deed Book 1444 Page 260 of the Official Records of Cache County, the following 2 (two) courses and distances: N31°25'53"W (deed: N31°20'26"W 7.07 feet) 7.69 feet to a rebar & cap found; thence Southwesterly along the arc of a 441.50 foot radius non-tangent curve (radius bears: N2°54'08"W) 152.72 feet through a central angle of 1°54'01" (chord: S74°05'27"W Cache County Records 08-064-0005 & 0002 to a rebar & cap (found) in a fence line; thence N87°21'22"E (deed: N87°19'56"E 335.83 feet) 335.74 feet to a rebar & cap (found) at a fence corner; thence N1°43'10"W (deed: N0°42'48"W 1,332.29 feet) 1,332.39 feet to a rebar & cap (found); thence N88°42'48"E (deed: N88°43'34"E 298.25 feet); thence along the extension of, and along the southerly line of SMITHFIELD PONTE Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder, to the northwest corner of Lot 37, Phase 4, RIDGEVIEW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S0°40'00"E along Phases 4, 2, & 1 of said Subdivision 1,668.06 feet (deed: S0°39'12"E 1,667.92 feet) to the point of beginning.

Contains: 16.58+- acres

LEGEND EXISTING

ADJACENT PROPERTY BOUNDARY	CONCRETE PAVEMENT
CULINARY WATER LINE	EXISTING TO BE REMOVED
SANITARY SEWER LINE	WATER VALVE
STORM DRAIN LINE	FIRE HYDRANT
IRRIGATION LINE	WATER METER
CONTOUR MINOR	SEWER MANHOLE
CONTOUR MAJOR	STORM DRAIN BOX
FENCE	STORM WATER CATCH BASIN
ASPHALT PAVEMENT	ROAD SIGN
CLOSED FACE CURB AND GUTTER	POWER POLE

LEGEND PROPOSED

ASPHALT PAVEMENT	PROPERTY BOUNDARY
CLOSED FACE CURB & GUTTER	CULINARY WATER LINE (SIZE SHOWN ON PLAN)
CONCRETE PAVEMENT	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
WATER VALVE	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
FIRE HYDRANT	IRRIGATION LINE (SIZE SHOWN ON PLAN)
WATER METER	CONTOUR MAJOR
SEWER MANHOLE	CONTOUR MINOR
STORM DRAIN BOX	BUILDING SETBACK
STORM WATER CATCH BASIN	ROAD SIGN

811

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DESIGNING OUR FUTURE

P:202222-043 LEAD LLC Subdivision\AutoCAD\DWG\1Preliminary Plat Phase 1-2.rvt