

ORDINANCE NO 22-16

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-5 (Agricultural 5-Acre) to M-1 (Manufacturing).

Approximate Property Location: 550 West 600 South

Cache County Parcel Number: 08-108-0003

BEG 10.76 CHS W OF SE COR NW/4 SEC 33 T 13N R 1E, N 1 CH W 10 CHS S 2.5 CHS E 10 CHS N 1.5 CHS TO BEG CONT 2.5 AC C792

Cache County Parcel Number: 08-108-0004

BEG 1.5 CHS S OF PT 10.76 CHS W OF NE COR SW/4 SEC 33 T 13N R 1E, S 2.5 CHS W 10 CHS N 1.5 CHS E 10 CHS TO BEG CONT 2.5 AC C792A

Cache County Parcel Number: 08-108-0006

BEG 4 CHS S OF A PT 10.76 CHS W FROM NE COR OF SW/4 SEC 33 T 13N R 1E S 5 CHS W 10 CHS N 5 CHS E 10 CHS TO BEG CONT 5 AC C795

Approximately 10.00 acres total

APPROVED by the Smithfield City Council this 14th day of September, 2022.

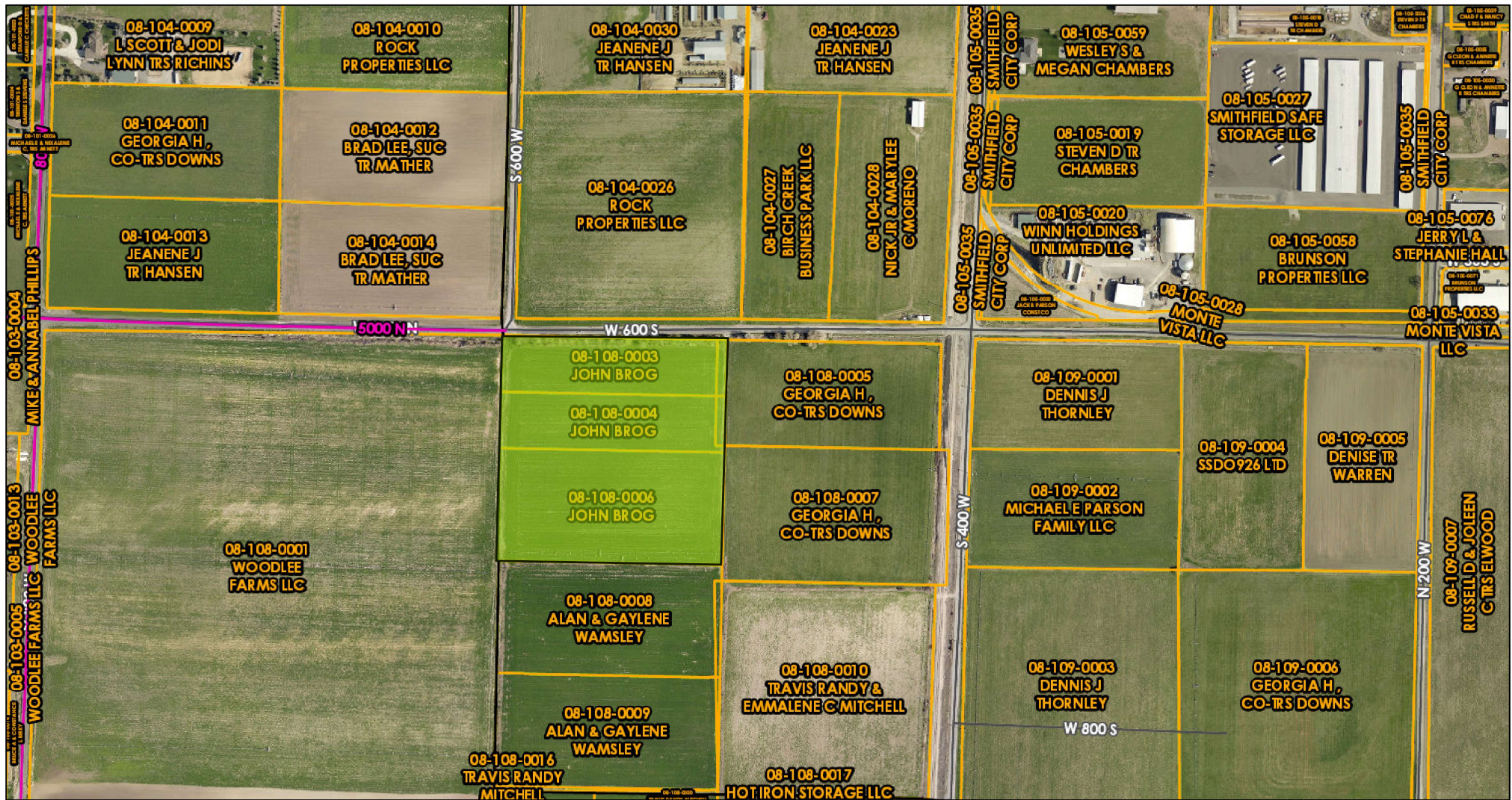
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

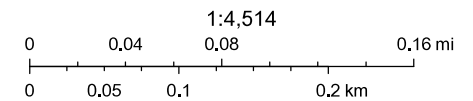
Justin B. Lewis, City Recorder

Parcel Map



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



Maxar

This aerial map displays a grid of land parcels, each color-coded to represent a specific zoning type. The parcels are labeled with codes such as A-3, A-5, M-1, GC, and A-10. The map includes a network of roads and highways, with labels for W 540 S, W 600 S, W 800 S, W 1000 S, W 1200 S, W 1400 S, W 1600 S, W 1800 S, W 2000 S, W 2200 S, W 2400 S, W 2600 S, W 2800 S, W 3000 S, W 3200 S, W 3400 S, W 3600 S, W 3800 S, W 4000 S, W 4200 S, W 4400 S, W 4600 S, W 4800 S, W 5000 S, W 5200 S, W 5400 S, W 5600 S, W 5800 S, W 6000 S, W 6200 S, W 6400 S, W 6600 S, W 6800 S, W 7000 S, W 7200 S, W 7400 S, W 7600 S, W 7800 S, W 8000 S, W 8200 S, W 8400 S, W 8600 S, W 8800 S, W 9000 S, W 9200 S, W 9400 S, W 9600 S, W 9800 S, W 10000 S, W 10200 S, W 10400 S, W 10600 S, W 10800 S, W 11000 S, W 11200 S, W 11400 S, W 11600 S, W 11800 S, W 12000 S, W 12200 S, W 12400 S, W 12600 S, W 12800 S, W 13000 S, W 13200 S, W 13400 S, W 13600 S, W 13800 S, W 14000 S, W 14200 S, W 14400 S, W 14600 S, W 14800 S, W 15000 S, W 15200 S, W 15400 S, W 15600 S, W 15800 S, W 16000 S, W 16200 S, W 16400 S, W 16600 S, W 16800 S, W 17000 S, W 17200 S, W 17400 S, W 17600 S, W 17800 S, W 18000 S, W 18200 S, W 18400 S, W 18600 S, W 18800 S, W 19000 S, W 19200 S, W 19400 S, W 19600 S, W 19800 S, W 20000 S, W 20200 S, W 20400 S, W 20600 S, W 20800 S, W 21000 S, W 21200 S, W 21400 S, W 21600 S, W 21800 S, W 22000 S, W 22200 S, W 22400 S, W 22600 S, W 22800 S, W 23000 S, W 23200 S, W 23400 S, W 23600 S, W 23800 S, W 24000 S, W 24200 S, W 24400 S, W 24600 S, W 24800 S, W 25000 S, W 25200 S, W 25400 S, W 25600 S, W 25800 S, W 26000 S, W 26200 S, W 26400 S, W 26600 S, W 26800 S, W 27000 S, W 27200 S, W 27400 S, W 27600 S, W 27800 S, W 28000 S, W 28200 S, W 28400 S, W 28600 S, W 28800 S, W 29000 S, W 29200 S, W 29400 S, W 29600 S, W 29800 S, W 30000 S, W 30200 S, W 30400 S, W 30600 S, W 30800 S, W 31000 S, W 31200 S, W 31400 S, W 31600 S, W 31800 S, W 32000 S, W 32200 S, W 32400 S, W 32600 S, W 32800 S, W 33000 S, W 33200 S, W 33400 S, W 33600 S, W 33800 S, W 34000 S, W 34200 S, W 34400 S, W 34600 S, W 34800 S, W 35000 S, W 35200 S, W 35400 S, W 35600 S, W 35800 S, W 36000 S, W 36200 S, W 36400 S, W 36600 S, W 36800 S, W 37000 S, W 37200 S, W 37400 S, W 37600 S, W 37800 S, W 38000 S, W 38200 S, W 38400 S, W 38600 S, W 38800 S, W 39000 S, W 39200 S, W 39400 S, W 39600 S, W 39800 S, W 40000 S, W 40200 S, W 40400 S, W 40600 S, W 40800 S, W 41000 S, W 41200 S, W 41400 S, W 41600 S, W 41800 S, W 42000 S, W 42200 S, W 42400 S, W 42600 S, W 42800 S, W 43000 S, W 43200 S, W 43400 S, W 43600 S, W 43800 S, W 44000 S, W 44200 S, W 44400 S, W 44600 S, W 44800 S, W 45000 S, W 45200 S, W 45400 S, W 45600 S, W 45800 S, W 46000 S, W 46200 S, W 46400 S, W 46600 S, W 46800 S, W 47000 S, W 47200 S, W 47400 S, W 47600 S, W 47800 S, W 48000 S, W 48200 S, W 48400 S, W 48600 S, W 48800 S, W 49000 S, W 49200 S, W 49400 S, W 49600 S, W 49800 S, W 50000 S, W 50200 S, W 50400 S, W 50600 S, W 50800 S, W 51000 S, W 51200 S, W 51400 S, W 51600 S, W 51800 S, W 52000 S, W 52200 S, W 52400 S, W 52600 S, W 52800 S, W 53000 S, W 53200 S, W 53400 S, W 53600 S, W 53800 S, W 54000 S, W 54200 S, W 54400 S, W 54600 S, W 54800 S, W 55000 S, W 55200 S, W 55400 S, W 55600 S, W 55800 S, W 56000 S, W 56200 S, W 56400 S, W 56600 S, W 56800 S, W 57000 S, W 57200 S, W 57400 S, W 57600 S, W 57800 S, W 58000 S, W 58200 S, W 58400 S, W 58600 S, W 58800 S, W 59000 S, W 59200 S, W 59400 S, W 59600 S, W 59800 S, W 60000 S, W 60200 S, W 60400 S, W 60600 S, W 60800 S, W 61000 S, W 61200 S, W 61400 S, W 61600 S, W 61800 S, W 62000 S, W 62200 S, W 62400 S, W 62600 S, W 62800 S, W 63000 S, W 63200 S, W 63400 S, W 63600 S, W 63800 S, W 64000 S, W 64200 S, W 64400 S, W 64600 S, W 64800 S, W 65000 S, W 65200 S, W 65400 S, W 65600 S, W 65800 S, W 66000 S, W 66200 S, W 66400 S, W 66600 S, W 66800 S, W 67000 S, W 67200 S, W 67400 S, W 67600 S, W 67800 S, W 68000 S, W 68200 S, W 68400 S, W 68600 S, W 68800 S, W 69000 S, W 69200 S, W 69400 S, W 69600 S, W 69800 S, W 70000 S, W 70200 S, W 70400 S, W 70600 S, W 70800 S, W 71000 S, W 71200 S, W 71400 S, W 71600 S, W 71800 S, W 72000 S, W 72200 S, W 72400 S, W 72600 S, W 72800 S, W 73000 S, W 73200 S, W 73400 S, W 73600 S, W 73800 S, W 74000 S, W 74200 S, W 74400 S, W 74600 S, W 74800 S, W 75000 S, W 75200 S, W 75400 S, W 75600 S, W 75800 S, W 76000 S, W 76200 S, W 76400 S, W 76600 S, W 76800 S, W 77000 S, W 77200 S, W 77400 S, W 77600 S, W 77800 S, W 78000 S, W 78200 S, W 78400 S, W 78600 S, W 78800 S, W 79000 S, W 79200 S, W 79400 S, W 79600 S, W 79800 S, W 80000 S, W 80200 S, W 80400 S, W 80600 S, W 80800 S, W 81000 S, W 81200 S, W 81400 S, W 81600 S, W 81800 S, W 82000 S, W 82200 S, W 82400 S, W 82600 S, W 82800 S, W 83000 S, W 83200 S, W 83400 S, W 83600 S, W 83800 S, W 84000 S, W 84200 S, W 84400 S, W 84600 S, W 84800 S, W 85000 S, W 85200 S, W 85400 S, W 85600 S, W 85800 S, W 86000 S, W 86200 S, W 86400 S, W 86600 S, W 86800 S, W 87000 S, W 87200 S, W 87400 S, W 87600 S, W 87800 S, W 88000 S, W 88200 S, W 88400 S, W 88600 S, W 88800 S, W 89000 S, W 89200 S, W 89400 S, W 89600 S, W 89800 S, W 90000 S, W 90200 S, W 90400 S, W 90600 S

Legend	Map	Legend	Map	Legend	Map	Legend	Map
Override 1		RESIDENTIAL - 1 ACRE		Mixed Use Overlay		GENERAL COMMERCIAL - GC	
Wellsville Zoning		RESIDENTIAL - 1/2 ACRE		AGRICULTURAL		INSTITUTIONAL - I-1	
NEIGHBORHOOD COMMERCIAL - NC		RESIDENTIAL - 12,000 SF		COMMERCIAL C1		MANUFACTURING - M1	
COMMUNITY COMMERCIAL - C1 - C2		RESIDENTIAL - MULTIFAMILY		COMMERCIAL C2		MULTIPLE FAMILY RESIDENTIAL - RM	
GENERAL COMMERCIAL - GC		RECREATIONAL PLANNED DEVELOPMENT		PARK		CENTRAL BUSINESS DISTRICT - CB	
HIGHWAY COMMERCIAL - CH		RESIDENTIAL CRITICAL AREA		RESIDENTIAL		COMMERCIAL PROFESSIONAL	
MANUFACTURING		FOREST RECREATION - 40 ACRE		Smithfield Zoning		COMMUNITY COMMERCIAL - CC	
RESIDENTIAL AGRICULTURE - 5 ACRE				PUD Overlay		RESIDENTIAL AGRICULTURAL - RA-1	
						RESIDENTIAL AGRICULTURAL - RA-2	
						RESIDENTIAL R1-10	

Maxar

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

ORDINANCE NO 22-17

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-5 (Agricultural 5-Acre) to M-1 (Manufacturing).

Approximate Property Location: 560 West 600 South

Cache County Parcel Number: 08-104-0026

BEG 38.43 CHS S 20 CHS E OF NW COR NE/4 SEC 33 T 13N R 1E E 10 CHS N 10 CHS W 10 CHS S 10 CHS TO BEG 10 AC C772

Approximately 10.00 Acres

APPROVED by the Smithfield City Council this 14th day of September, 2022.

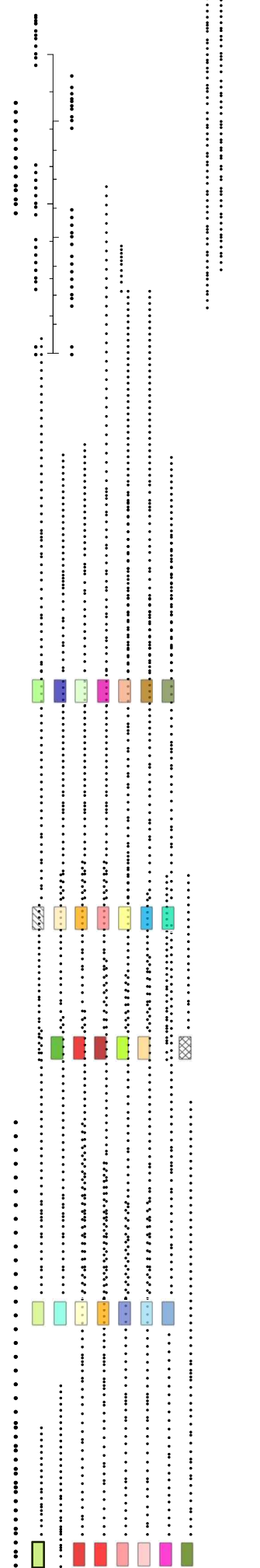
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

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ORDINANCE NO. 22-18

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 17.92 “ACCESSORY APARTMENT”, SECTION 17.92.030 “APPLICATION PROCEDURES”, CHAPTER 17.12 “SUPPLEMENTARY AND QUALIFYING REGULATIONS”, SECTION 17.12.180 “YARD REGULATIONS”, CHAPTER 17.56 “R-1 SINGLE-FAMILY RESIDENTIAL ZONE”, SECTION 17.56.030 “AREA, WIDTH AND YARD REGULATIONS”, AND CHAPTER 17.120 “USE MATRIX TABLE”, SECTION 17.120.010 “USE ALLOWANCE MATRIX”.

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The following sections shall be amended as indicated. Those portions which are ~~struck out~~ shall be deleted and those that are highlighted in yellow shall be added.

17.92.030 APPLICATION PROCEDURES

- A. Application for a permit for an accessory apartment shall be made to the zoning administrator in accordance with the conditional use permit procedures given in this title and shall include:
 1. ~~A notarized letter accompanying the application from the owner(s) stating that the owner will occupy one of the dwelling units on the premises, except for bona fide temporary absences;~~
 2. ~~A site plan.~~ 1. A new construction zoning clearance.
 3. 2. A fee as set forth by the most recent prevailing fee schedule adopted by resolution of the city council to cover the costs of processing the application and code inspection.
- B. Within fourteen (14) days of the receipt of an application, the zoning administrator shall review and render a decision on the application. If the application fails to meet all of the conditions listed in SMC 17.92.020 of this chapter.
- C. The purchasers of a home that ~~has a conditional use~~ have a permit for an accessory apartment who want to continue renting their apartment must demonstrate that all conditions of the existing conditional use permit have been met.
- D. ~~Where appropriate, the zoning administrator may take steps to expedite approval or to give conditional approval prior to sale in order to protect continued residence by existing~~

tenants.

17.12.180 YARD REGULATIONS

- A. ~~The minimum depth of front yard for main residential buildings and for private garages (which have a minimum side yard of 10 feet) shall be thirty feet (30'), or the average of the existing buildings where fifty percent (50%) or more of the frontage between two (2) street intersections is developed, but in no case less than twenty feet (20').~~ Reference individual zones for specific setbacks.
- B. On corner lots, the least of the two (2) front yards shall be a minimum of twenty feet (20') and the combination of the two together shall total a minimum of ~~fifty feet (50')~~ forty feet (40').

17.56.030 AREA, WIDTH AND YARD REGULATIONS

Area, width and yard regulations in the residential zones are as follows:

District	Corner Side (In Feet)
R-1-10	20
R-1-12	20
R-1-20	20

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted"; (dash -), "not allowed".

See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB	CC	GC	Gateway Overlay	Mixed-Use Overlay
Residential/domestic:					
Accessory, residential unit	C	C	€	€	C

- 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.
- 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.
- 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 14th day of September, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder