



SMITHFIELD CITY PLANNING COMMISSION MINUTES September 21, 2022

The Planning Commission of Smithfield City met in the City Council Chambers
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, September 21, 2022

The following members were present constituting a quorum:

Members Present: Katie Bell, Roger Davies, Brooke Freidenberger, Brian Higginbotham, Jasilyn Heaps, Bob Holbrook, Stuart Reis

Members Excused: Scott Gibbons

City Staff: Brian Boudrero, Clay Bodily, Councilmember Jon Wells, Councilmember Sue Hyer

Others in Attendance: Jon Harrop, Brent Low, Debbie Zilles

6:30 p.m. Meeting called to order by Vice-Chairman Jasilyn Heaps

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Vice-Chairman Heaps declared the meeting agenda and the minutes from the August 17, 2022 meeting to stand as submitted.

RESIDENT INPUT - No resident input.

AGENDA ITEMS

Public Hearing, no sooner than 6:35 P.M., for the purpose of discussing 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

6:35 p.m. Public Hearing Opened

6:36 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-19

Brent Low, the property owner, is requesting a rezone of the 9.05-acre property at 800 South and 340 East, it is just west of the multi-family PUD of Meadows at Sky View and east of the Stonebrook multi-family properties. It is bounded on the south by county property and the north by R-1-10. Brent has recently had the property resurveyed, which shows the entire piece to be rezoned (to the proposed road of 250 East). He purchased the property in 2018, however, with recent changes, it will be difficult to farm and he does not think single-family development would work because of what is surrounding it.

Commissioner Holbrook said the request makes sense.

MOTION: Motion by Commissioner Holbrook to **forward a recommendation for approval** to the City Council for 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. Commissioner Freidenberger seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Davies, Freidenberger, Heaps, Higginbotham, Holbrook, Reis

Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for Fox Meadows Phase 5, a (4) lot/unit subdivision located at approximately 400 North 600 West. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet).

Visionary Homes is requesting approval of a final plat (minor subdivision) for Phase 5 of Fox Meadows, which is (4) lots on the corner of 440 North and 600 West. It is located just east (across the street) of the old dairy. It is currently zoned R-1-10 and is nearly surrounded by R-1-10 except for RA-1 to the east.

John Harrop, the project manager, explained that this will be the next phase in the original Fox Meadows project. Phase 6 is in the drawing stage and will include the old dairy. He confirmed for Commissioner Freidenberger that this phase will use the sewer lift station and owners will be allowed to use the subdivision amenities.

MOTION: Motion by Commissioner Higginbotham to **approve** the request by Visionary Homes for approval of the Final Plat for Fox Meadows Phase 5, a (4) lot/unit subdivision located at approximately 400 North 600 West. Zoned R-1-10 (Single-Family Residential 10,000 Square Feet). Commissioner Bell seconded the motion. **Motion approved (7-0).**

Vote:

Aye: Bell, Davies, Freidenberger, Heaps, Higginbotham, Holbrook, Reis

OTHER

Commissioner Heaps recommended the books *Walkable City* by Jeff Speck and *Happy City* by Charles Montgomery. Mr. Boudrero said that a portion of reading can count toward the required annual training hours.

Mr. Bodily provided a brief project overview of the 600 West sewer. He also noted that the water line for the future LDS temple has been put in.

MEETING ADJOURNED at 6:51 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman

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.

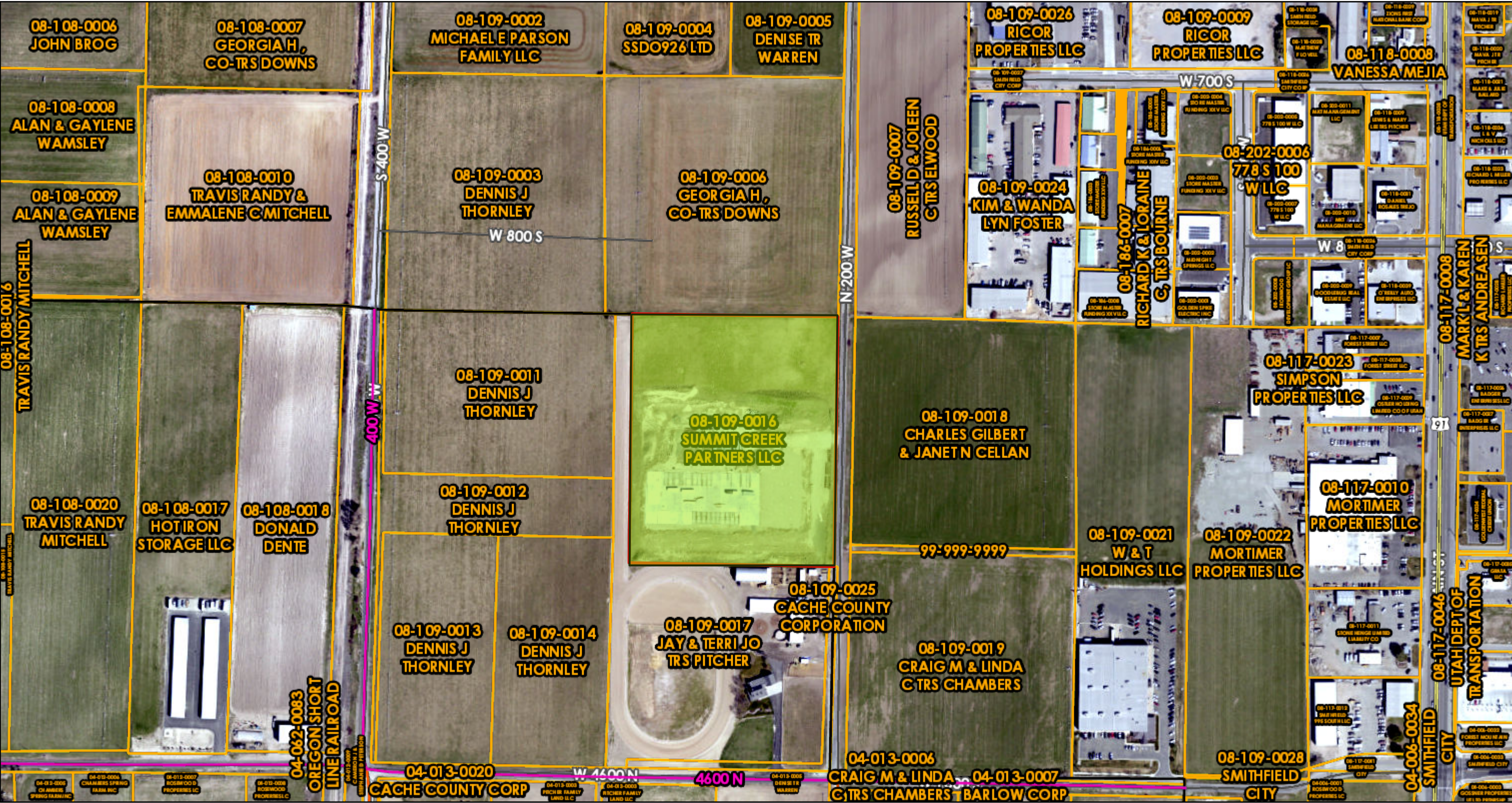
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

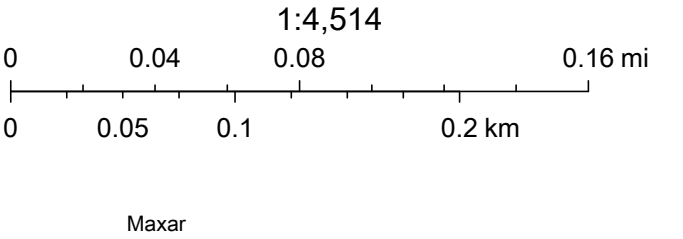
Justin B. Lewis, City Recorder

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

Parcel Map



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

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

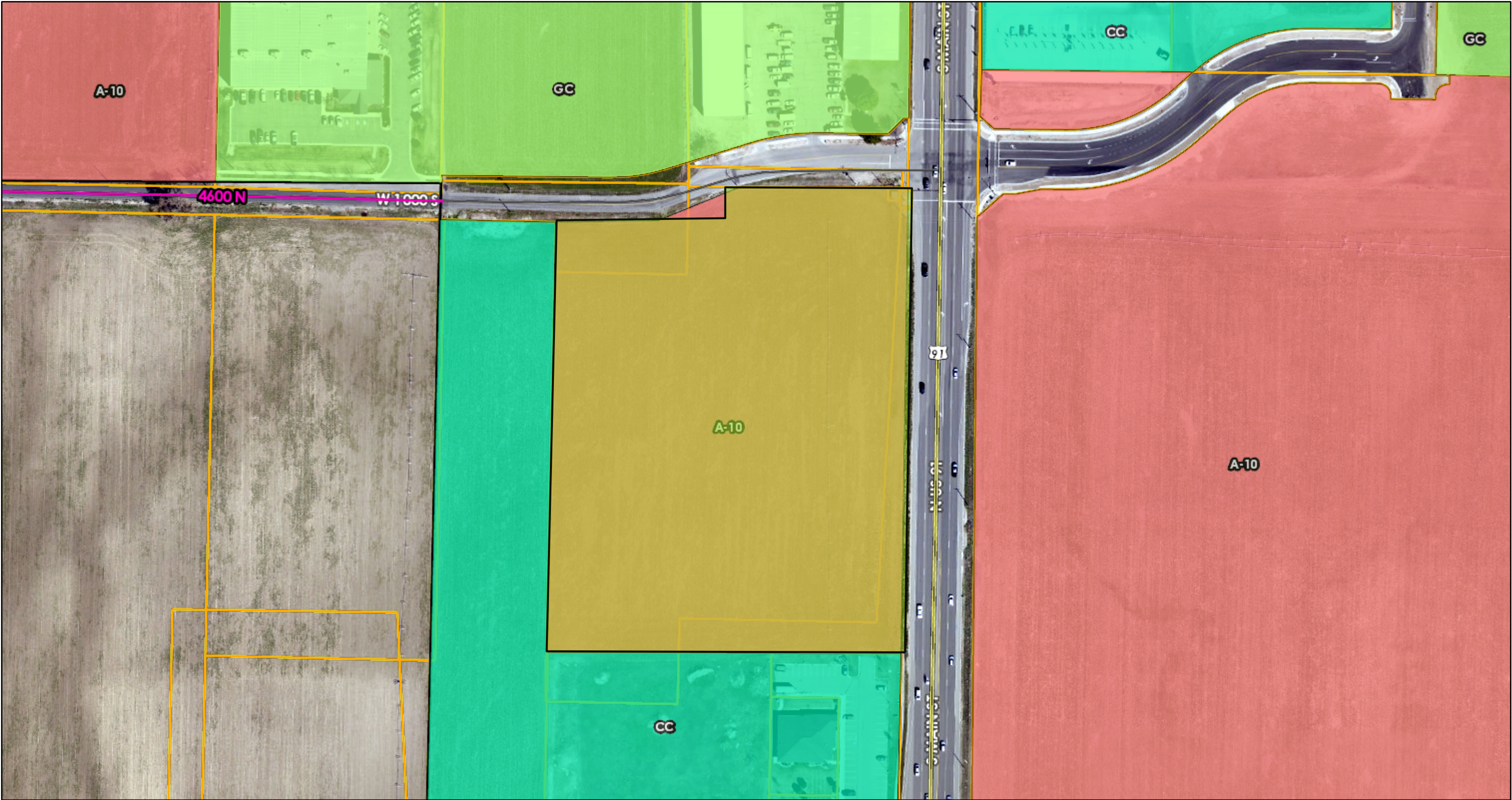
Cache Parcels
2022 Imagery (Valley)
Red: Band_1
Green: Band_2
Blue: Band_3

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Maxar, Microsoft

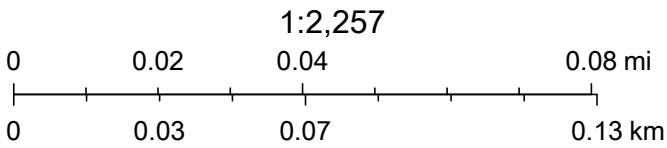
Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Parcel Map

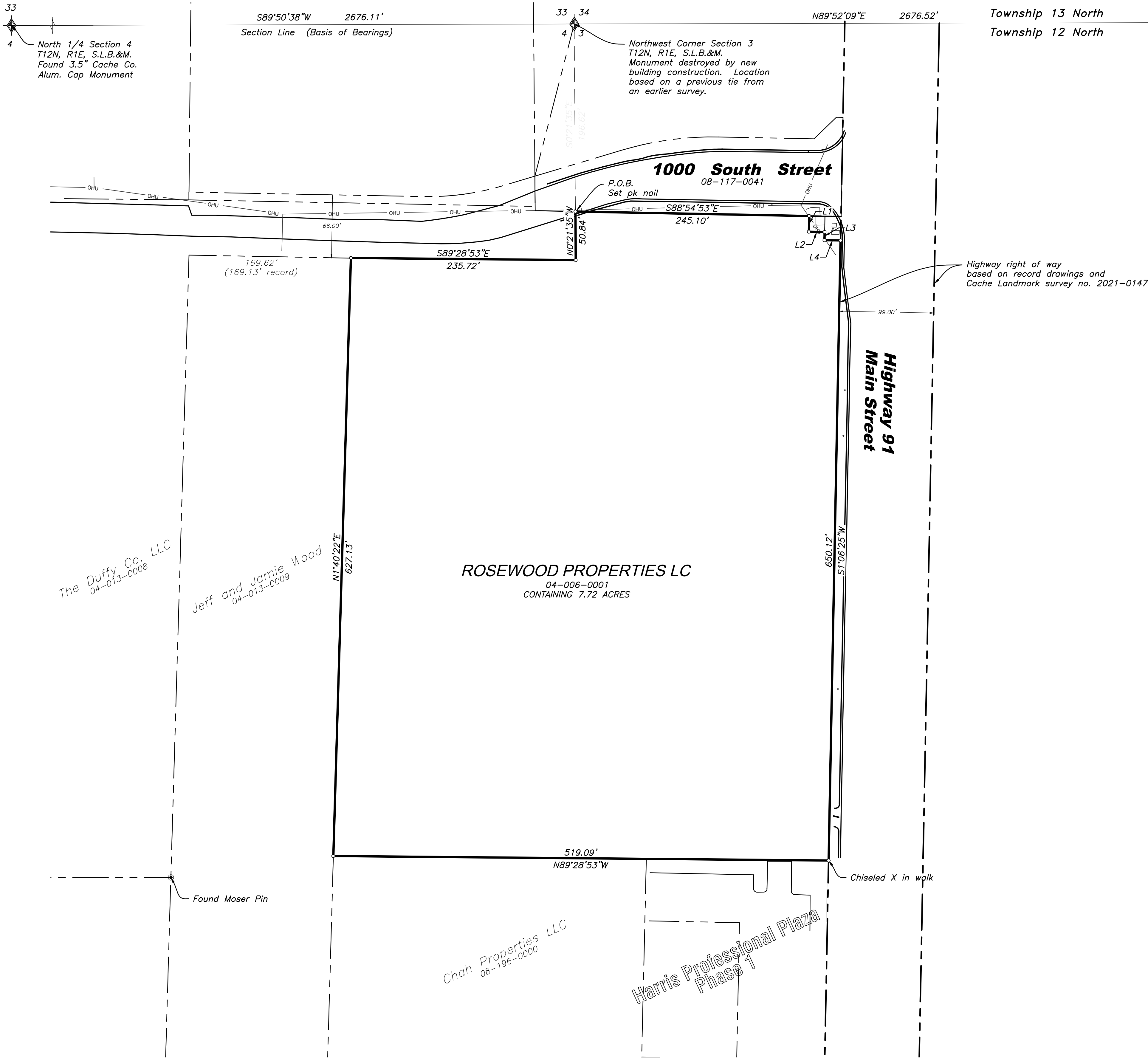


10/6/2022, 7:39:36 AM

<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

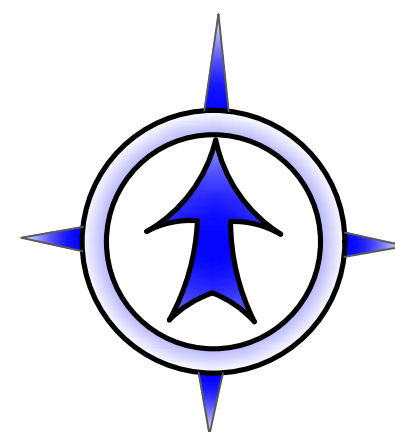


As-Surveyed Boundary Description

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

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.

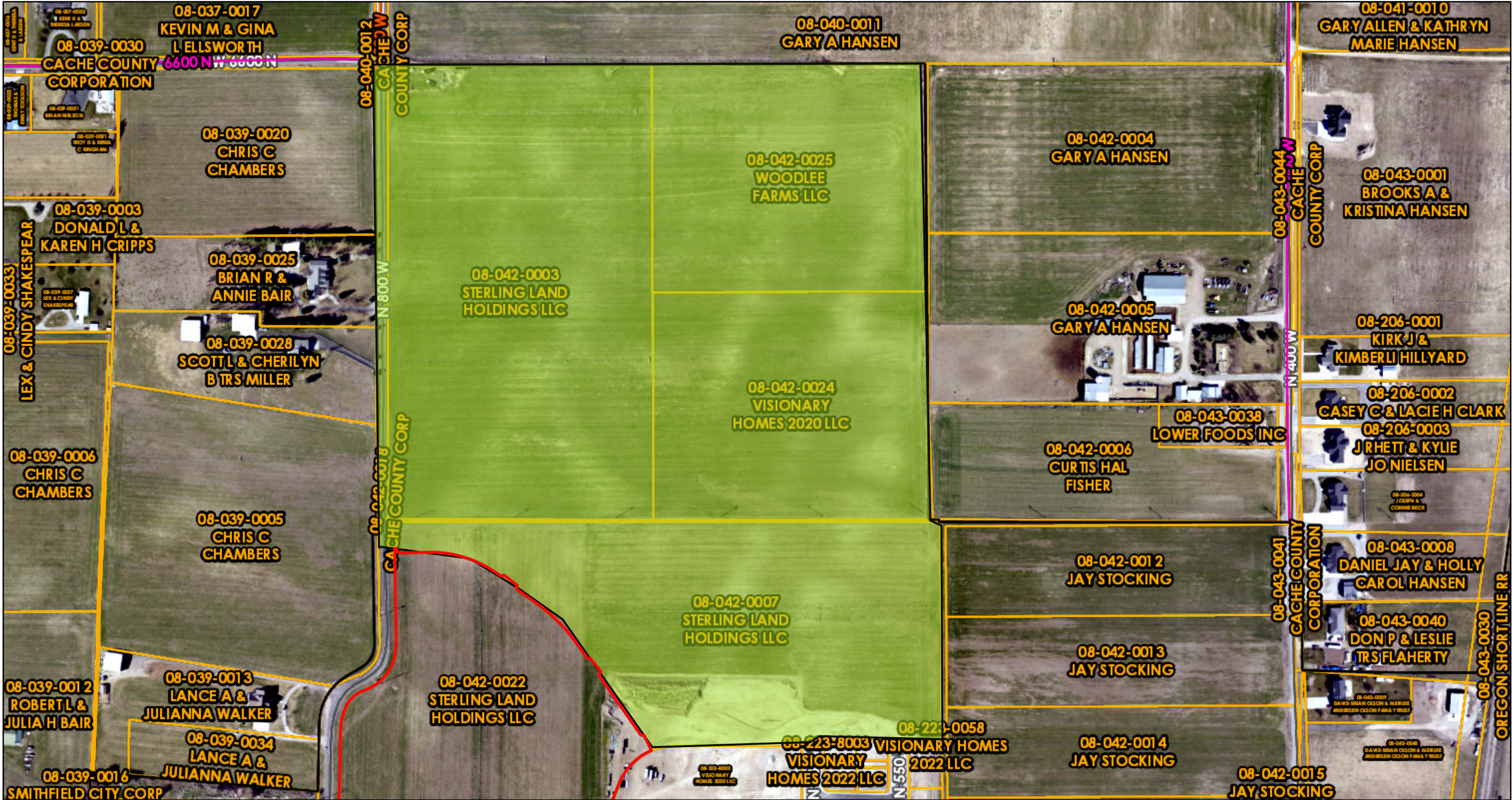
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

Parcel Map

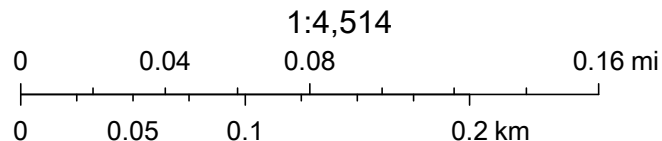


10/6/2022, 7:54:31 AM

- Legend:

 - Override 1 (Red box)
 - Override 1 (Green box)
 - Class B Surface Type
 - ASPHALT (Pink line)
 - GRAVEL (Orange line)
 - DIRT (Brown line)
 - Municipal Boundaries (Black outline)
 - County Boundary (Grey box)
 - Cache Parcels (Yellow box)
 - 2022 Imagery (Valley Floor)
 - Red: Band_1 (Red box)
 - Green: Band_2 (Green box)
 - Blue: Band_3 (Blue box)

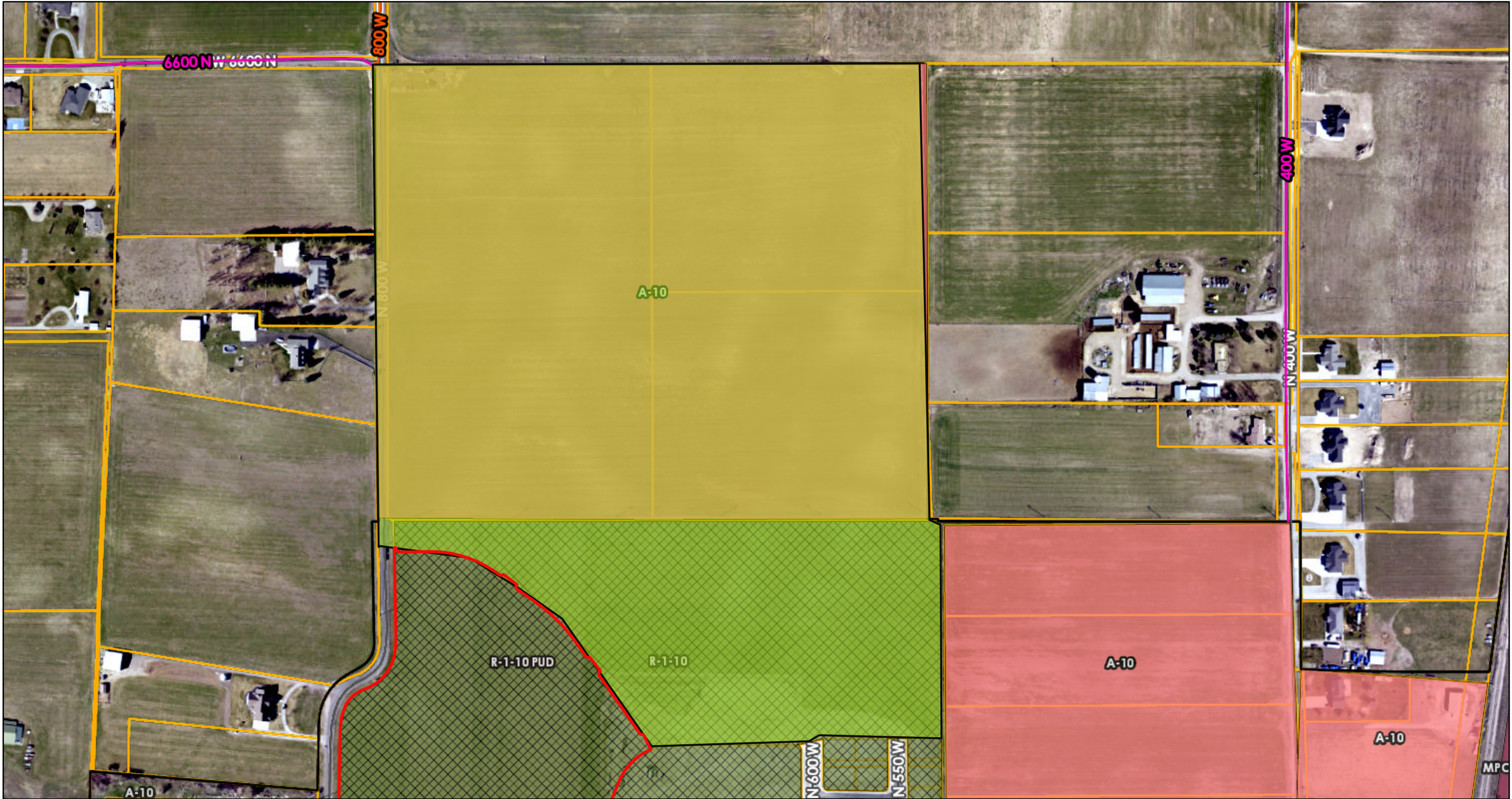
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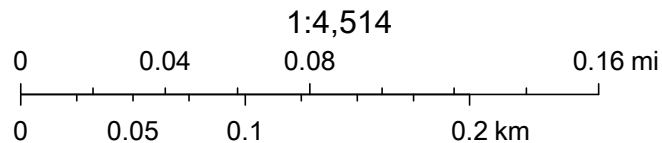
Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Parcel Map



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

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



Maxa

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