



SMITHFIELD CITY PLANNING COMMISSION MINUTES October 19, 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, October 19, 2022

The following members were present constituting a quorum:

Members Present: Katie Bell, Brooke Freidenberger, Scott Gibbons, Jasilyn Heaps, Brian Higginbotham, Stuart Reis

City Staff: Brian Boudrero, Councilmember Jon Wells, Councilmember Curtis Wall, Councilmember Sue Hyer

Others in Attendance: Parker McGarvey, Reed Scow, John Drew, Austin Lundskog, Scott Archibald, Shawn Milne, Roger Davies, Robert Hansen, Jeff Barnes, Wade Campbell, Debbie Zilles

6:30 p.m. Meeting called to order by Chairman Gibbons

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Gibbons declared the meeting agenda and the minutes from the September 21, 2022 meeting to stand as submitted.

RESIDENT INPUT - No resident input.

AGENDA ITEMS

Public Hearing, no sooner than 6:32 P.M., for the purpose of discussing Ordinance 22-20, an ordinance rezoning Cache County Parcel Number 08-109-0016 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 881 South 200 West and is 10.00 acres.

6:37 p.m. Public Hearing Opened

6:38 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-20

Summit Creek Partners are requesting a rezone of their property located at 881 South and 200 West (10-acre parcel). They have been permitted a zoning clearance and a building permit for one warehouse building on the lot. It is currently zoned as General Commercial; they want the rezone to open up the type of potential businesses they can lease to.

Austin Lundskog (Summit Creek Industrial) advised that this building was formerly owned by Roolee. It has been modified and they have several prospective tenants, with high-tech and/or light manufacturing businesses, interested in leasing space. He believes this will be a good contribution to the community. The current and future zoning was reviewed as requested by Commissioner Higginbotham.

There was discussion about the request for Manufacturing (M-1) rather than leaving it General Commercial (GC); Mr. Lundskog said M-1 is more conducive for light industrial uses that are not allowed in GC. The land use matrix chart was reviewed.

Mr. Lundskog confirmed for Commissioner Bell that parking is sufficient and noted that the M-1 zone generally does not need as much parking as a commercial zone. There is only one building now, with the potential for one in the future.

Commissioner Heaps said it matches the surrounding area, fits with the future land use plan, and makes sense.

MOTION: Motion by Commissioner Heaps to **forward a recommendation of approval** to the City Council for Ordinance 22-20 an ordinance rezoning Cache County Parcel Number 08-109-0016 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 881 South 200 West and is 10.00 acres. Commissioner Freidenberger seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Reis

Public Hearing, no sooner than 6:35 P.M., for the purpose of discussing Ordinance 22-21, an ordinance rezoning Cache County Parcel 04-006-0001 from A-10 (Agricultural 10-Acre) to CC (Community Commercial). The parcel is located at approximately 1050 South Main Street and is approximately 7.72 acres.

6:45 p.m. Public Hearing Opened

6:46 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-21

Scott Archibald reviewed the request to rezone 7.43 acres located at 1000 South Main Street (on the west side of the road) from Agriculture 10-Acre (A-1) to Community Commercial (CC). The entire parcel was resurveyed to ensure the boundary lines are correct. The future zoning map shows this area as zoned Community Commercial which will allow for a variety of businesses to come in.

MOTION: Motion by Commissioner Bell to **forward a recommendation of approval** to the City Council for Ordinance 22-21 an ordinance rezoning Cache County Parcel 04-006-0001 from A-10 (Agricultural 10- Acre) to CC (Community Commercial). The parcel is located at approximately 1050 South Main Street and is approximately 7.72 acres. Commissioner Higginbotham seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Reis

Public Hearing, no sooner than 6:40 P.M., for the purpose of discussing Ordinance 22-22, an ordinance rezoning Cache County Parcel Numbers 08-042-0003, 08-042-0025, 08-042-0024 and 08-042-0007 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). The parcels are located at approximately 700 West 600 North and total approximately 66.49 acres.

6:48 p.m. Public Hearing Opened

Robert Hansen said collector roads (800 West and 800 North) have higher speeds than others, adding dense housing will heighten the concern related to safety. He would like to see increased setbacks and frontages along these types of roads. He drives along 800 West daily and it is already difficult with the many homes in the area.

Carolee Stokes said this will be the third high-density MPC going in and questioned whether the City is prepared (water, schools, road, infrastructure). She mentioned the current water problem and would like to better understand why so many of these types of developments are being approved. "The whole Valley is being taken over by Visionary". She is not against growth but would just like to see it slow down and have areas with larger spaces/yards. She said young people do not stay in these types of developments long, many want to have "normal houses and yards". She cares about Smithfield and wonders if approvals are being granted because the City is scared of large developers. She appreciated the Commission's time to voice her concerns.

Jeff Barnes said Visionary Homes does not own the Valley as suggested. Many developers are building all types of housing throughout Cache County. There are people who do not want large lots and/or yards. This proposed project will be good for the City. Visionary recently built Fox Meadows (south of this site) which is a very nice development. People are buying homes and staying in them. He agrees with Mr. Hansen's concerns about increased setbacks along collector roads. The recent water problem mentioned by Ms. Stokes was due to a pump that went down, which is a problem that can happen, it is not a disaster, it will be repaired and back online soon and is not the result of not having enough water. There is another well by Summit Creek that has not been hooked up yet. Smithfield has been very progressing in planning for future water needs. He encouraged the Commission to recommend approval for this request for a rezone.

7:00 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-22

Visionary Homes would like to rezone four (4) existing parcels (28.95 acres) located at approximately 400 West and 525 North from A-10 and R-1-10 PUD to the Master Plan Community (MPC) zone.

Chairman Gibbons advised that although this is a request for a rezone, the proposed development has been reviewed and approved by the Subdivision Technical Review Committee (STRC) and meets all required standards. JUB Engineers has completed a water model for the project.

Parker McGarvey, from Visionary Homes, advised that the landscape buffer helps provide setbacks from 800 West and 800 North. He confirmed that there will be no access from homes out onto either of those roads.

Chairman Gibbons said an MPC Zone does allow the Commission some latitude to work with developers to create good projects and provides the ability to be more progressive in addressing safety issues.

Mr. McGarvey said the PUD portion of the Village at Fox Meadows was brought in through annexation. During that process, the issue of walkability was discussed. This proposed layout is intentionally driven by trails which will be located within it (~3.5 miles). Some are smaller loops and others are larger and longer interconnecting trails. The trails and open space will all be maintained by the HOA. The plan is to complete the entire project in seven (7) phases by 2029. Each phase will have approximately 30 units with a total number of 384 units.

Mr. Boudrero confirmed for Chairman Gibbons that this meets the open space bonus density. He advised that more parking will be needed in the section with townhomes but that can be handled during future phases, as long as the overall parking requirement for the project is met. The other concern is the dead-end street within the design, especially the radius for plows, large trucks, garbage collection, and emergency vehicle access. The City will be requiring a turnaround because the roads will be deeded to the City for maintenance.

At Commissioner Freidenberger's request, Mr. McGarvey confirmed that the road widths are 60', 600 West is 66' and 800 West is 74'. Chairman Gibbons said all the streets in the development will be deeded to the City so they will have to meet the current City standards, which is why there is a concern with the dead-end.

Mr. Boudrero said the Commission has the option to approve, approve with certain conditions or deny the project.

Mr. McGarvey explained that the lower section of the development will have gravity flow to the lift station, and the north part of the project will be pumped to a second station. The HOA will own, operate, and maintain both stations.

Commissioner Freidenberger said there have been sewage backup issues in the basements of a few homes on the east side of 800 West and asked if there is anything that can help with this issue. Mr. McGarvey said he was not aware there had been any issues.

Commissioner Higginbotham asked about the property to the east. Mr. McGarvey said he has heard that Sierra Homes may be applying for another MPC project. This project will be stubbing three roads to the east for possible future connections. Commissioner Higginbotham asked if there is a plan for a future road to be put in along the east border. Mr. Boudrero reminded the Commission that the property to the east has not been annexed yet. The annexation process is where the City Council has the most control over what is approved. Commissioner Higginbotham is concerned with the east border of this project and would like to see some type of buffer. Mr. Boudrero said if a road is required, it will have to include landscaping and sidewalks.

Chairman Gibbons said it is a challenge because it is unknown if/when the east parcel(s) will be developed and/or annexed. Commissioner Freidenberger said fencing along the east would create a cleaner look between communities. Mr. Boudrero reminded the Commission that there is no idea if this property will ever be annexed, and there should not be assumptions made about what might happen. He pointed out that the School District is a part of the annexation process. Commissioner Freidenberger would like to see a fence, and possibly a trail along the east side. Commissioner Heaps does not think more trail would be worth compromising the opportunity to have more homes and lot sizes. Commissioner Higginbotham agreed with the wisdom of requiring fencing.

Mr. McGarvey confirmed that there will be either an 8' paved trail or a 5' standard sidewalk on both sides of the roads throughout the development.

Commissioner Higginbotham asked about street parking. Mr. McGarvey said there could be parking on the street. Each townhome will have a 2-car garage and the ability for 2 spaces in the driveway. He confirmed that the driveways will be 20' (which is what is required in the ordinance). Commissioner Higginbotham expressed concern that they are not 25'. Chairman Gibbons said that the Commission can review the MPC Ordinance and make changes, but that cannot be done tonight. At this time, they are meeting the minimum 20' that is required.

Concerning parking, Mr. McGarvey said 257 townhomes would require 129 stalls. There will be parking around the trailheads and any required difference will be made up and spread throughout the development. They will meet the required parking.

Mr. McGarvey confirmed for Commissioner Freidenberger that a developer is obligated to disclose the details of the HOA and what financial obligations they will have during the purchase process.

Commissioner Heaps asked about garbage collection. Mr. McGarvey said they will meet accessibility requirements during each phase of the project and that each home/townhome will have an individual can.

Commissioner Higginbotham noted that the driveway requirement in the MPC Ordinance is 20' but the Commission has had recent discussions and approved 25' in other zones. He would like the developer to consider 25' driveways to ensure long trucks do not block the sidewalks. Commissioner Freidenberger agreed. Chairman Gibbons said this cannot be part of the approval because the current ordinance does not require it. The Commission asked that a review of the MPC Ordinance, specifically related to this issue, be added to the next meeting agenda (or as soon as possible).

Mr. McGarvey confirmed for Commissioner Heaps that the Village at Fox Meadows and this development's HOA will be able to share amenities.

MOTION: Motion by Commissioner Bell to **forward a recommendation of approval** to the City Council for Ordinance 22-22 an Ordinance rezoning Cache County Parcel Numbers 08-042-0003, 08-042-0025, 08-042-0024 and 08-042-0007 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). The

parcels are located at approximately 700 West 600 North and total approximately 66.49 acres. The motion includes the parking must meet the MPC Zone requirement, the addition of a turnaround per City standard and as addressed in the STRC review, and fencing to be along 800 West, 800 North, and 400 West (east border) ~~if possible~~.

Commissioner Higginbotham offered a friendly amendment to remove “if possible” at the end of the conditions. Commissioner Bell accepted the amendment. Commissioner Reis seconded the amended motion (as indicated above).

Before the vote was taken, Commissioner Higginbotham asked about the turnaround option. Mr. Boudrero said it is a City requirement. Mr. McGarvey said they will meet the City standard.

Motion approved (6-0).

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Reis

Commissioner Bell expressed appreciation for Visionary Homes’ effort in making these MPC developments more amenable to what the City and residents want to see.

Cache County Housing Crisis Task Force presentation.
--

(Attachment 1)

Curtis Wall, John Drew, and Shawn Milne from the Cache County Housing Task Force provided a presentation on housing concerns in Cache County. They highlighted key elements of the report.

There is a need to keep this conversation and discussion going and provide outreach and education on what some of the solutions could be.

Commissioner Higginbotham asked why accessory dwelling units (ADU) were not a possible solution to the problem; there was a discussion on how cities are rated in relation to solutions and ADUs can be part of the solution. This is the reason a Moderate-Income Housing Plan was developed.

MEETING ADJOURNED at 9:05 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman

Housing Crisis Task Force Final Report

June 23, 2022

David Zook, Cache County Executive

Introduction

The Cache County Housing Crisis Task Force was created in response to concern about our community's extreme shortage of housing and unaffordable home prices, including how that shortage has affected the ability of employers to hire and grow.

Co-Chairs:

- John Drew, former Providence City Mayor
- Shawn Milne, Cache County Economic Development Director
- Karina Brown, Policy Analyst for Cache County Executive

Introduction

Committee of 50 members with diverse backgrounds:

- Economic Development and Planning
- Real Estate and Developers
- Elected and Appointed state, county, and city officials
- Church Leaders, Private Citizens, Private Industry, Non-profits
- Education - USU, BTECH faculty and institutional leaders

3

Jess Lucero
USU Social Work Professor/ Homeless Council

Phil Redlinger
Cache Valley Veterans Association

Brett Greene
Cache Valley Bank, Mortgage Lending President

Scott Danielson
BTECH
Associate VP for Instruction Manufacturing,
Construction, and Transportation

Blake Dursteler
Center for Growth and Opportunity

Jay Stocking
Sierra Homes

Jeff Jackson
Visionary Homes

Justin Nunez
Realtor

Josh Runhaer
Neighborhood Nonprofit

Leticia Shifflet
Cache Valley Realtors Association

Bracken Atkinson
Wasatch Development Group

Curtis Wall
Smithfield City Council

Tim Watkins
Cache County Development Services

Janea Lund
Department of Workforce Services

Representative Dan Johnson
Utah Legislature,

Senator Chris Wilson
Utah Legislature

Sandi Goodlander
Future Cache County Councilwoman

Kathleen Alder
Providence Mayor

Mike Desimone
Community Development Director, Logan

Sara Dautre
Planning Commissioner, Logan

4

Ben Palmer
USU Student/Representative Moore

Val Potter
Former member Commission on Housing Affordability,
former State Representative

Jeanell Sealy
Providence City Council

Wid Bastian
Filmmaker

Damon Cann
USU Professor Political Science, former North Logan Mayor

Brian Blotter
Malouf, Human Resources

Randy Simmons
USU Professor, Economics

Shaun Dustin,
Engineer, Developer, former Nibley Mayor

Gordon Ziles
Cache County Council

Jeff Nebeker
Providence City Council

Laura Gale
BRAG, Regional Growth Planning Specialist

Brian Carver
BRAG, Community & Economic Development Director

Zac Covington
BRAG, Planning Director

Lucas Martin
BRAG, Human Services Director

Paul Davis
BRAG, Business Outreach/Special Projects

Adam Tripp
Property Management Company

Chris Harild
County Development Services Director

Bart Baird
Chaplain & Grief Counselor

Skarlet Bankhead
City of Providence

Caleb Harrison
Bear River Health Department Epidemiologist

5

Andy Rasmussen
Realtor

Kristina Eck
Realtor

Keith Christensen
USU, Department of Landscape Architecture &
Environmental Planning

Lucy Delgadillo
USU Extension Family Finance

John Bostock
USU Housing Director

Bryan Cox
Hyde Park Mayor

Erika Lindstrom
USU Inclusion Center (Diversity & Residential Housing)

Michael Fortune
Providence Planning Commissioner

Richard West
Bear River Communications Council, The Church of Jesus
Christ of Latter Day Saints

Jeanette Christenson
Concerned Providence citizen

Adam Ritter
Visionary Homes, VP of Operations

Addison Gallup
Concerned Logan renter/student

Randy Williams
USU retired Professor, folklorist & ethnographer

Shawn Milne
Cache County Economic Development Director

John Drew
Former Providence Mayor

Karina Brown
Policy Analyst for Cache County Executive

6

“Never doubt that a small group of thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has.”

Margaret Mead

7

Introduction

The task force's responsibility was to take 60 days to:

1. Identify the causes of the crisis
2. Quantify the magnitude of the problem
3. Survey public attitudes and
4. Make impactful recommendations

8

Introduction

- This report is a summary of task force findings, with specific references and citations for every statement.
- What follows is a description of the primary causes and recommended solutions to address this challenge.
- The housing crisis issues are numerous, and as such, they have focused on that which they believe will have the most impact.

9

The Housing Crisis in Cache Valley

As home prices have reached historic highs, the supply of available housing units has not kept pace with population growth.

The US Census reported an almost 20% growth in Cache Valley population from 2010 to 2020, with more than 85% of that growth being children of current residents.

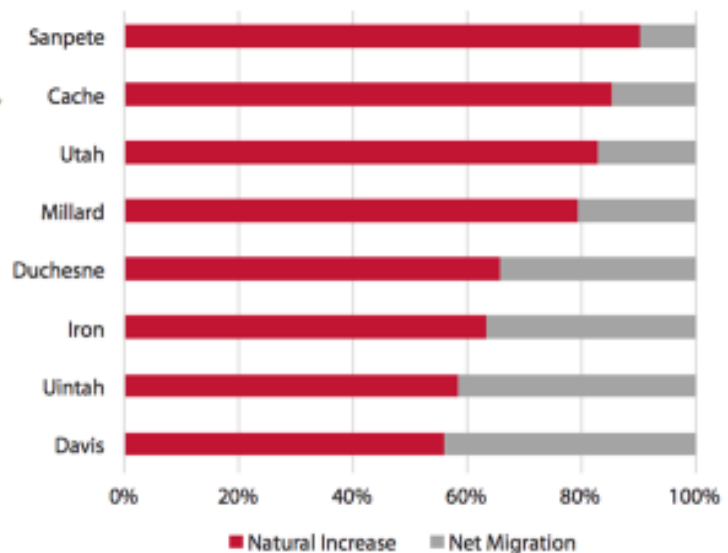
As a result, we have an overwhelming demand for housing units, including an acute shortage of rental property.

10

In looking toward the future, the projected population growth in Cache County from 2020-2060 will be 85% from natural increase.

Kem C. Gardner Policy Institute, 2022

Figure 11: Counties Share of Years Driven by Projected Natural Increase, 2020–2060



Source: Kem C. Gardner Policy Institute, 2020–2060 Projections

11

The Housing Crisis in Cache Valley

During that same period, housing prices have grown 8 to 10 percent per year, pausing during 2020, the first year of the pandemic, only to accelerate rapidly to 18% in 2021.

These sustained increases have pushed home ownership out of reach for many in Cache Valley.

The Kem C. Gardner Policy Institute at the University of Utah estimates that Cache Valley will need 11,600 housing units between now and 2030 to accommodate new household growth.

12

The Housing Crisis in Cache Valley

The Milken Institute (2022) recently ranked the Logan, UT-ID Metropolitan Statistical Area as the #1 performing community in the nation!

However, they ranked us No. 178 for housing affordability.

13

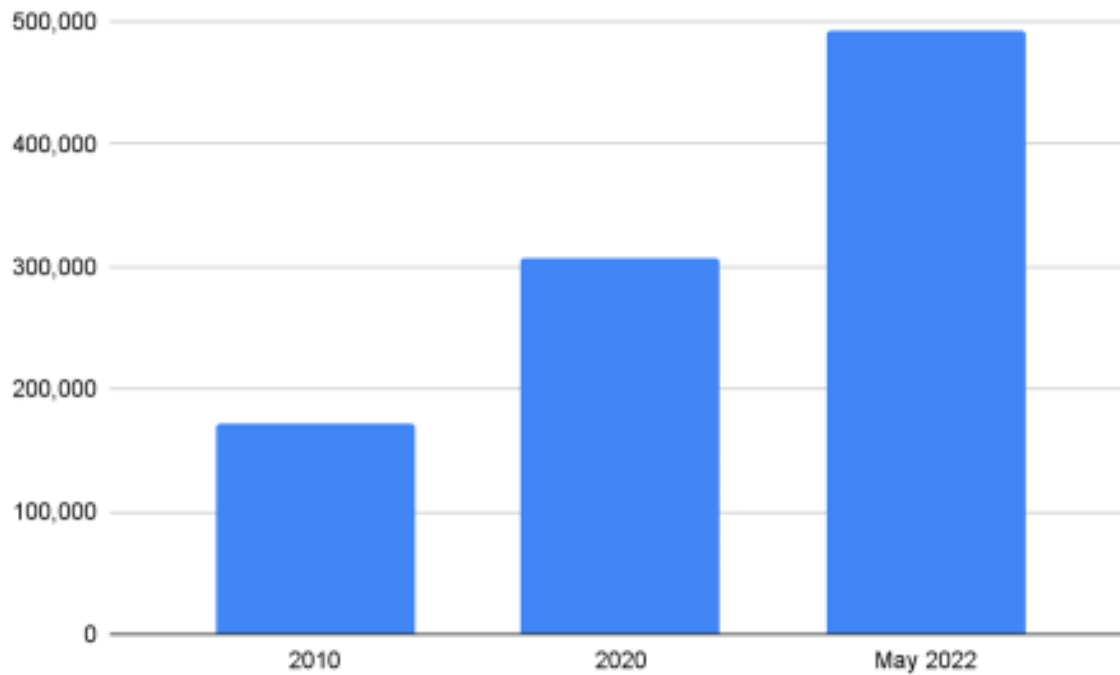
Housing and other Cache Valley Key Data*

	2010	2020	April-2022	Comments
Average home price	\$172,369	\$307,228	\$503,734 (May 2022)	2010 to 2020, a 78% increase, to 2022 a 185% increase.
Avg. mortgage interest rate	4.69%	3.11%	4.98%	Rates dipped below 2% in 2021; normal year 5% to 6%
Average mortgage payment	\$893	\$1,314	\$2,639	2010 to 2020, a 64% increase, to 2022 a 196% increase
Homes on the MLS	April 2011 768	April 2021 53	April 2022 78	Average year, 500 to 600 homes on the MLS
Median income	47,013	60,530	Not Available Yet	2010 to 2020, a 28% increase
Unemployment rate	6.0%	5.8%	1.6%	Employers cannot find employees who cannot find housing
Population-Cache County	112,656	133,154	137,417	A 22% increase since 2010
Population-Utah	2,763,855	3,271,616	3,337,975	A 21% increase since 2010

*Source: Bear River Association of Governments (BRAG), Cache Valley Association of Realtors

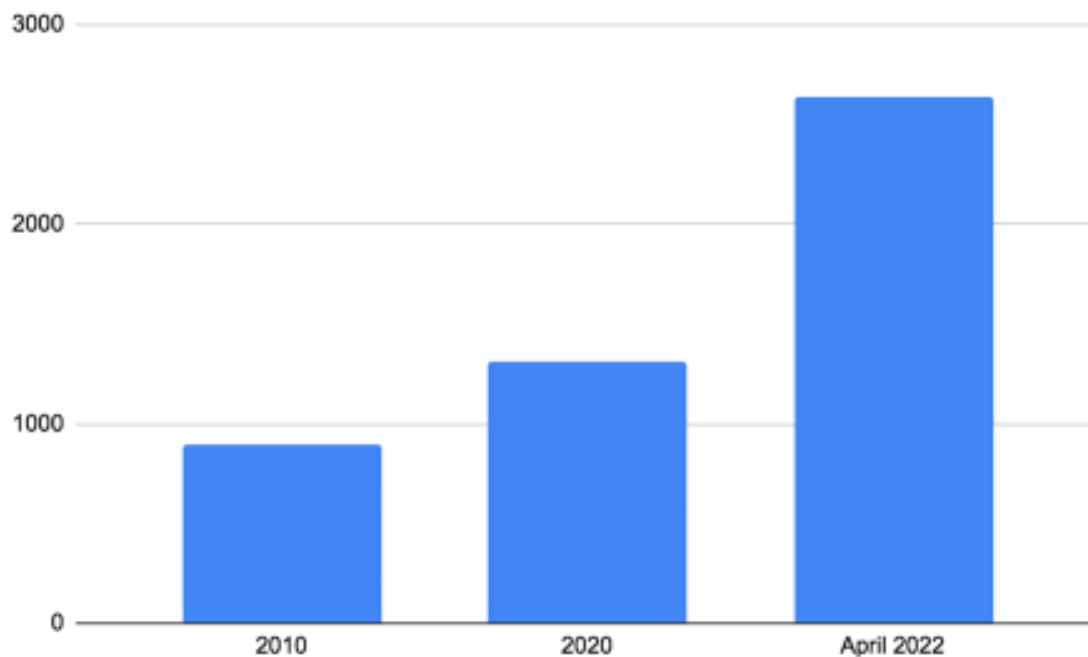
14

Cache Valley Average Home Prices, 2010 to May 2022



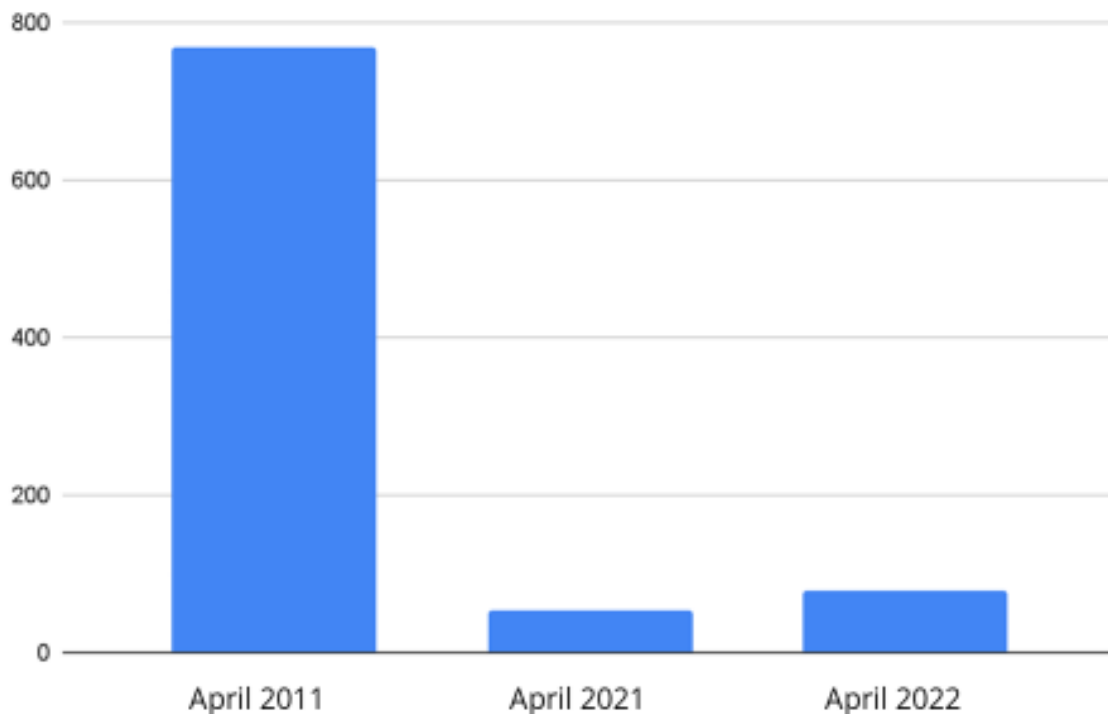
15

Cache Valley Average Monthly Mortgage Payment 2010 to April 2022



16

Cache Valley Average Number of MLS listings



17

Today's Crisis Impact

- We have an extreme shortage of available homes across most socio-economic levels. According to the Kem Gardner Policy Institute at the University of Utah, "Utah's housing market faces a severe imbalance that creates record price increases for homeowners and renters."
- Here in Cache Valley, **more than 75%** of households with householders ages 25 to 45 are outpriced of the housing market.
- Most people could not afford to purchase the house they live in, given today's market prices and household income.

18

Why the High Demand for Housing?

Utah has the highest birth rate of any state in the US, of 14.9 per 1000 population.

A US Census report stated that Cache County has the 4th youngest population in the nation, out of more than 3,100 counties, which indicates our high birth rate. Utah has the highest birth rate.

The culture in Utah promotes large families.

A BYU report states, "When compared with other religious groups, Latter-day Saints have larger families, the highest rates of fertility, and the lowest divorce rates."

It's mostly those people from out of state, right?

United Van Lines annual study of population migration considers Utah a "balanced" state where on average, approximately **the same number of families move in as move out.**

We knew that population growth was going to happen.

Envision Cache Valley 2010 report anticipates a doubling of population by 2050. Thus far, our growth is on course to meet that projection. The 2020 US Census reported that Utah was the fastest-growing state.

19

Why a Housing Supply Shortage?

We do not have a free market for housing.

- Developers only build housing they are allowed by local government. Existing city codes and general plans encourage low-density residential, single-use zoning.
- City councils, planning commissions, city staff and citizens exhibit their biases against allowing a variety of housing types and are reluctant to consider anything controversial or innovative.
- Members of the public push the idea that any housing density higher than in their neighborhood will depress property values. More than half a dozen studies refute that notion, and several point out statistically significant *increases* in property values.
- Public clamor and the threat of a ballot referendum make for timid council members and uncertainty for landowners.

20

What are the Consequences of Doing Nothing, Maintaining the Status Quo?

- Housing and jobs go hand in hand. There are recent examples of businesses unable to attract employees, taking job expansion outside the valley.
- Companies with high-paying jobs may choose not to locate here, so jobs necessary for a growing population go elsewhere.
- With wage growth not keeping pace with housing cost growth, young people move elsewhere.
- Over time, the average age of Cache Valley residents will increase, with little available that is affordable for young families.
- **We will banish our children and grandchildren to live elsewhere.**

21

Housing Crisis Myths

Our Task Force shared many complaints they have heard

- Great ideas, just not in my neighborhood or my city
- All that high density should be in Logan
- It's "those people" that bring crime, and trashy neighborhoods
- Higher density will reduce home values in our neighborhood
- "Everybody knows" that high-density housing becomes run down after 15 – 20 years

And on and on...

22

Federal Government

- Identify and publicize factors that contribute to increased housing costs, and rank by impact.
- Investigate the impact of the supply of labor and materials on the housing market, including gilded trades and unions, training and certification programs, import caps, tariffs, and subsidies.
- Take action to eliminate supply chain problems.
- Analyze the extreme swings in the cost of money (interest rates) on housing market booms and busts.
- Take steps to control inflation.

24

State Government

- Reign-in / limit zoning by local referendum.
- Prohibit city codes that create barriers to a variety of housing options.
- Track and publish progress by cities toward meeting housing goals and penalize cities that fail to meet these goals while providing incentives for those that meet goals.
- Create or support programs to help first time homebuyers.

25

County/CMPO/BRAG

- Working with Cache Valley cities, prepare a county-wide master plan (General Plan with housing and transportation plans) that incorporates city plans.
- Conduct meetings with city leaders on a county-wide development plan at least once a year.
- Include in the County General Plan a plan to preserve open spaces and then take action to preserve open space, in order to limit pressure on development in cities.
- Adopt code revisions that allow denser development in the unincorporated areas.
- Identify and implement strategies to support residents faced with homelessness due to economic factors.
- Prepare and publish an annual report on the state of Cache Valley's growth and housing picture, and progress toward addressing housing crisis issues.

26

Cities

- Adopt city-wide general plans with development philosophies that emphasize housing varieties to reduce the cost of living.
- Educate city councils, planning commissions and citizens on housing issues.
- Enact zoning and code reform to reduce/eliminate restrictions that inhibit the development of a variety of housing types.
- Designate open spaces for permanent preservation.

27

Utah State University/Bridgerland Technical College

- Survey students for housing preferences and needs.
- Meet with student groups to present these findings and hear their concerns, do video interviews for publication.

28

School Districts

- Survey staff and senior students for housing preferences and needs.
- Visit classrooms and student groups to interview and get their feedback; video record class discussions for publication. Survey parent housing needs.

29

Private and Non-Profit Organizations

- Prepare an analysis of income/debt loads of young buyers with corresponding adequate housing inventory to meet their needs.
- Compile data and research sources related to the housing shortage.

30

Cache Valley Chamber of Commerce

- Document cases of business/worker unmet housing needs, and share with local officials.

31

Overall Task Force Recommendations

- Conduct Media and Public Outreach, Education and Awareness Campaigns in a multitude of venues and population groups
- Meet in a town hall type public venue to present findings and do video interviews for documentary-type productions
- Connect with young people; they are the future policymakers/drivers
- **Foster a Cultural Shift** to help citizens become more open to new neighbors
 - Church
 - Education/Schools
 - Arts/Entertainment

32

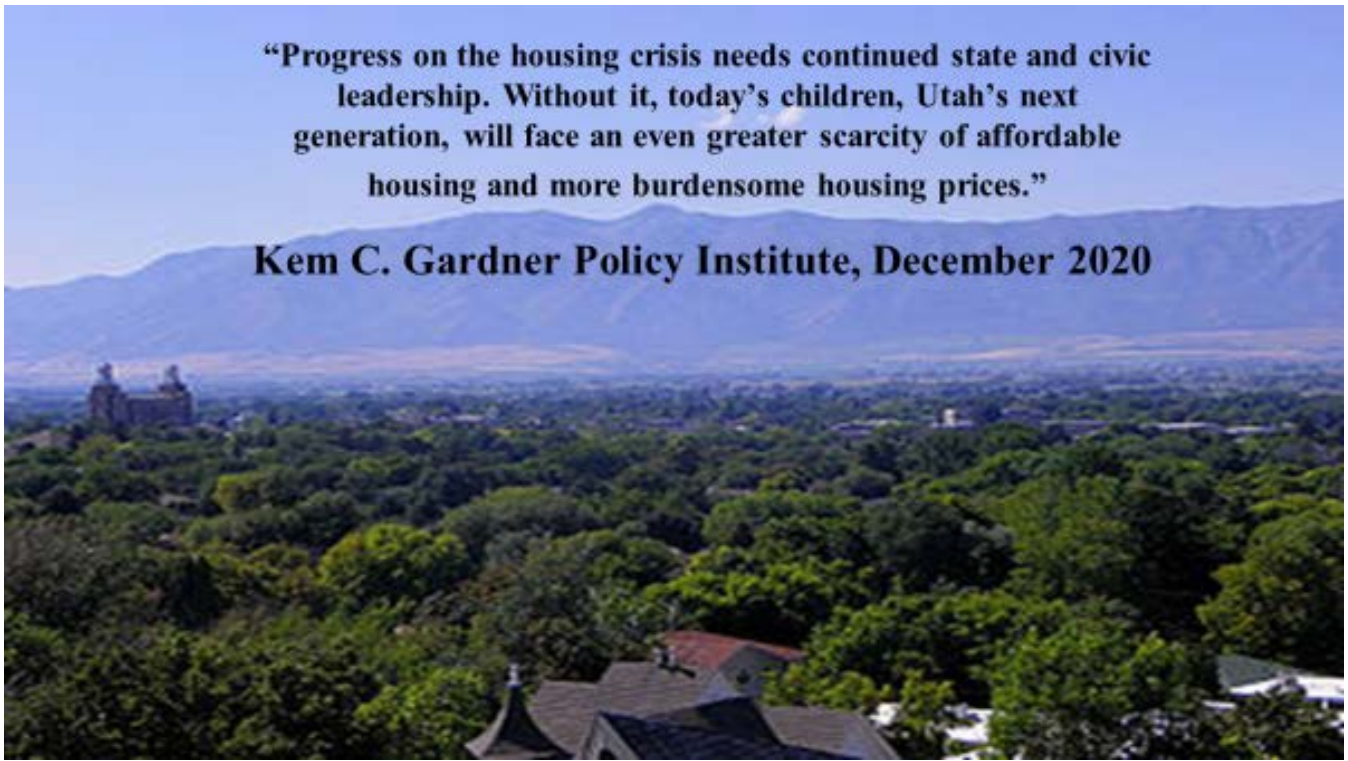
Top 3 Recommendations

- Zoning reform at the county and city levels, limit zoning by referendum at the state level
- Public education campaign with an emphasis on reaching younger people who are close to or at home-ownership life-stages
- Coordinated county and city planning for growth

33

“Progress on the housing crisis needs continued state and civic leadership. Without it, today’s children, Utah’s next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.”

Kem C. Gardner Policy Institute, December 2020



Thank You

Thank you to all of the Task Force members who participated in meetings and surveys, and provided their research, thoughts and ideas.

Special thanks to Utah State U Professor Damon Cann who crafted the Qualtrics surveys and compiled results.

Very special thanks to John Drew, Shawn Milne and Karina Brown.

Minor Subdivision Final Plat for
150 East Subdivision

Smithfield City, Cache County, Utah, A Part of the Northwest Quarter of Section
27, Township 13 North, Range 1 East, Salt Lake Base & Meridian, May 2022

LEGEND

- Primary Boundary Line
Lot Line
Other property Line
Fence Line
Proposed Electrical
Proposed Concrete
Proposed Water Line
Proposed Sewer Line
Existing Water Line
Existing Sewer Line
Section Corner
Found Survey Point
Set 5/8" by 24" Rebar With Cap

DOMINION ENERGY NOTE:

Questar Gas Company, DBA Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication or in the notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's right-of-way department at 800-366-8532

Approved by Dominion Energy, this _____ day
of _____ A.D., 20__.

By: _____ Title: _____

POWER NOTE:

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the P.U.E. as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky mountain power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way;
(2) the law applicable to prescriptive rights;
(3) title 54, chapter 8a, damage to underground utility facilities or
(4) any other provision of law.

Approved by the Rocky Mountain Power, this _____ day
of _____ A.D., 20__.

By: _____ Title: _____

CITY COUNCIL ACCEPTANCE AND APPROVAL

Approved by the Smithfield City Council, this _____ day
of _____ A.D., 20__.

Attest:

Mayor _____ City Recorder _____

CITY ENGINEER'S APPROVAL

I have examined this plat and find it is correct and in accordance with the information on filed in this office.

City Engineer _____ Date _____ Chairman _____ Secretary _____

PLANNING AND ZONING APPROVAL

This plat approved by the Smithfield City Planning and Zoning Commission this _____ day of _____ A.D., 20__.

Attest:

NARRATIVE

The purpose of this survey was to create a minor subdivision of the parcel as shown and described hereon. The survey was ordered by John Merkley. The control used to establish the property corners was existing fences and improvements around Block 21, Plat 'A' of the Smithfield City Survey located in the Northwest Quarter of Section 27, Township 13 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the East line of the Northeast Quarter of said Section, which bears North 01°54'46" West, "Utah Coordinate System 1983 North Zone".

NOTES:

- 1- All P.U.E.'s are 5.00 Feet Wide unless Noted otherwise
2- The secondary irrigation connection will require a separate meter.
3- Any structures more than 150' from the road will need a turn-around for fire access.

ADVANCED
LAND SURVEYING INC
1770 Research Park Way #11
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com

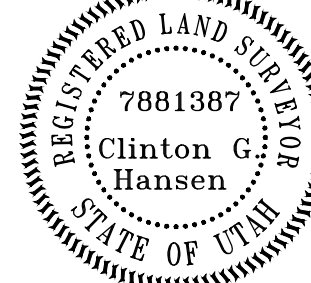
22-264 CGH 10/26/2022 Revision 1

SURVEY CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said Tract into Two (2) Lots, know hereafter as 150 East Subdivision, in Smithfield City, Cache County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, Based Upon Data Compiled from Records in the Cache County Recorder's Office and from said Survey made by me on the Ground, I further hereby certify that the Requirements of all Applicable Statutes and Ordinances of Smithfield City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2022

Clinton G. Hansen P.L.S.
Utah Land Surveyor
Licence No. 7881387



LOT 1

A Part of Lots 5 and 6 of Block 21, Plat 'A' of the Smithfield City Survey in the Northwest Quarter of Section 27, Township 13 North, Range 1 East, S.L.B.&M. (The Basis of Bearings is the Utah Coordinate System 1983 North Zone)

Beginning on the North Line of said Block 21 at a Point Located 109.00 Feet North 88°54'11" West (West by Record) from the Northeast Corner of said Lot 6 and RUNNING THENCE South 88°54'11" East (East by Record) 108.38 Feet Along said North Block Line to the Center of a Retaining Wall and Fence Line; Thence South 01°31'02" West 132.48 Feet Along said Wall and Fence Center; Thence South 00°58'54" West 132.48 Feet to the Intersection with the South Line of said Lot 6; Thence North 88°52'55" West (West by Record) 131.70 Feet to a Point 197.75 Feet East of the West Line of said Block 21; Thence North 01°15'54" East 74.70 Feet (North 74.25 Feet by Record) Parallel with said West Block Line; Thence South 88°53'33" East (East by Record) 5.25 Feet; Thence North 01°15'54" East (North by Record) 57.75 Feet Parallel with said West Block Line to the Intersection with the South Line of said Lot 6; Thence South 88°53'33" East 17.87 Feet (East 18.00 Feet by Record) Along said South Lot Line; Thence North 01°19'19" East 132.46 Feet (North 132.00 Feet by Record) Parallel with the East Line of said Lot 6 to the Point of Beginning. Containing 0.721 Acres.

LOT 2

A Part of Lots 5, 6, 7, and 8 of Block 21, Plat 'A' of the Smithfield City Survey in the Northwest Quarter of Section 27, Township 13 North, Range 1 East, S.L.B.&M. (The Basis of Bearings is the Utah Coordinate System 1983 North Zone)

Beginning on the North Line of said Block 21 at a Point Located 82.50 Feet South 88°54'11" East (East by Record) from the Northwest Corner of said Lot 7 and RUNNING THENCE South 01°19'19" West (South by Record) 265.00 Feet Parallel with the Center of Block 21 to the Intersection with the South Line of said Lot 8; Thence North 88°52'55" West (West by Record) 82.79 Feet Along said South Line of Lot 8 and South Line of Lot 5; Thence North 00°58'54" East 132.48 Feet to the Center of a Retaining Wall and Fence Line; Thence North 01°31'02" East 132.48 Feet Along said Wall and Fence Center to the Intersection with the North Line of said Block 21; Thence South 88°54'11" East (East by Record) 83.12 Feet Along said North Block Line to the Point of Beginning. Containing XXX Acres.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into Lots to be hereafter known as 150 East Subdivision do hereby dedicate, grant, and convey to Smithfield City, Utah those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance, and operation of public utility service lines and drainage as intended for public use

In witness we have hereunto set our signature

this _____ day of _____, 20__.

John Albin Merkley and Judith Anne Gillette Merkley
(co-trustees of THE MERKLEY REVOCABLE TRUST, dated August 15th, 2018)

John Albin Merkley

Judith Anne Gillette Merkley

TRUST ACKNOWLEDGMENT

State of _____
County of _____

On this _____ day of _____, 20__, John Albin Merkley and Judith Anne Gillette Merkley, co-trustees for the Merkley Revocable Trust, dated August 15, 2018, personally appeared before me, the undersigned Notary Public in and for said County, in the State of _____, the signer of the attached Owners Dedication, whom duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public Signature

Notary Public Commissioned in Utah
(Print Name)

Commission Number - Expires

COUNTY RECORDER'S NO. _____

State of Utah, County Cache, Recorded and Filed at the
Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed in: File of Plats

County Recorder

NORTH



Scale: 1" = 20'
0 20' 40'
Scale in Feet

ORDINANCE NO. 22-25

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 16 “SUBDIVISION REGULATIONS”, CHAPTER 16.12 “FINAL PLATS”, SECTION 16.12.030 “PREPARATION AND REQUIRED INFORMATION” AND ADDING IN ITS ENTIRETY TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.12 “SUPPLEMENTARY AND QUALIFYING REGULATIONS”, SECTION 17.12.240 “WATER MODEL REQUIRED”.

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.

17.12.240 WATER MODEL REQUIRED

A water model will be required on all new commercial construction projects as part of the city zoning clearance. As part of the zoning clearance, the developer will submit drawings that show the extent of water connection and provide an escrow fee for a water model to be completed. See Utah Office of Administrative Rules R309-500-4.

16.12.030 PREPARATION AND REQUIRED INFORMATION

- C. Standard Forms For The Final Plat: The final plat shall include:
1. A registered land surveyor's certificate of survey in the form required by state law;
 2. The owner's certificate of dedication;
 3. A notary public's acknowledgment;
 4. The Smithfield planning commission's certificate of approval;
 5. The Smithfield City council's certificate of approval;
 6. The city engineer's certificate of approval;
 7. The city attorney's certificate of approval;
 8. A space in the lower left hand corner of the drawing for the county recorder's use;
 9. The board of health certificate of approval in cases where sewage disposal will be through the use of individual waste disposal systems.
 10. Fire Chief Certificate of Approval.

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 14th day of December, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

ORDINANCE NO. 22-23

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 16 “SUBDIVISION REGULATIONS”, CHAPTER 16.04 “GENERAL PROVISIONS”, SECTIONS 16.04.030 “DEFINITIONS”, AND 16.04.060 “COMPLIANCE REQUIRED”, CHAPTER 16.06 “MINOR SUBDIVISION”, SECTION 16.06.050 “COMPLIANCE REQUIRED” AND ADDING IN ITS ENTIRETY, TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.100 “SITE DEVELOPMENT AND LANDSCAPING”, SECTION 17.100.046 “UTILITIES IN ALL CITY ZONES”.

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.

16.06.050 APPROVAL OF MINOR SUBDIVISION

~~A. The final plat or record survey shall be submitted to the planning department at least ten (10) days prior to a regularly scheduled meeting of the planning commission. No public hearing shall be required.~~

A. A final plat or record of survey shall be submitted to the STRC (Subdivision Technical Review Committee) for review. Upon receiving approval from the STRC, the final plat or record of survey shall be submitted to the planning department at least fourteen (14) days prior to a regularly scheduled meeting of the planning commission. No public hearing shall be required.

B. Following the review of the proposed minor subdivision, the planning commission shall recommend to the city council either approval, modification, or rejection of the final plat or record survey.

~~C. After receiving a recommendation from the planning commission, the developer shall present the final plat or record survey to the city council for consideration. Prior to reviewing the final plat or record survey and the recommendation of the planning commission, the city council shall present the final plat or record survey to the STRC for review and approval. Upon receiving an approval from the STRC the city council shall review the final plat or record survey and consider the recommendation of the planning commission, city engineer, and other such departments deemed appropriate. If the final plat or record survey conforms to city's ordinances and this title, the city council shall approve the final plat or record survey.~~

16.04.030 DEFINITIONS

HARD SURFACE STREET: A street that will support a three (3) axle 80,000 pound (lb) vehicle and will not absorb water, making it less stable and reduce bearing capacity. The two options for a hard surface street are asphalt, which is 2 1/2 inches thick or concrete with a minimum thickness of four (4) inches.

17.100.046 UTILITIES IN ALL CITY ZONES

All culinary water, sewer main lines and storm drain lines shall be extended to the end of the property (farthest property line), before existing lots that are not part of the subdivision will be issued a zoning clearance.

16.04.060 COMPLIANCE REQUIRED

G. All projects that have more than one hundred (100) proposed dwelling units shall be equipped throughout with two separate and approved access roads. All developments of one or two-family dwellings where the number of dwelling units exceeds thirty (30) shall be provide two (2) separate and approved access roads.

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 14th day of December, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

ORDINANCE NO 22-26

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 R-1-12 (Single Family Residential 12,000 Square Feet).

Approximate Property Location: East of 200 South 1000 East

Cache County Parcel Number: 08-048-0012

BEG AT SW COR SE/4 SEC 26 T 13N R 1E & TH N 0°04'29" W 836.60 FT ALG EXISTING BNDRY FENCE LN TH N 89°58'32" E 1838.47 FT ALG EXISTING BNDRY FENCE LN TH S 837.38 FT TO S LN OF SEC 26 TH W 1838.21 FT ALG S LN TO POB SUBJ TO & WITH 60 FT R/W ON DEED CONT 35.32 AC LESS THE W'LY 50 FT TO SMITHFIELD CITY 707/547 0.96 AC NET 34.36 AC

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

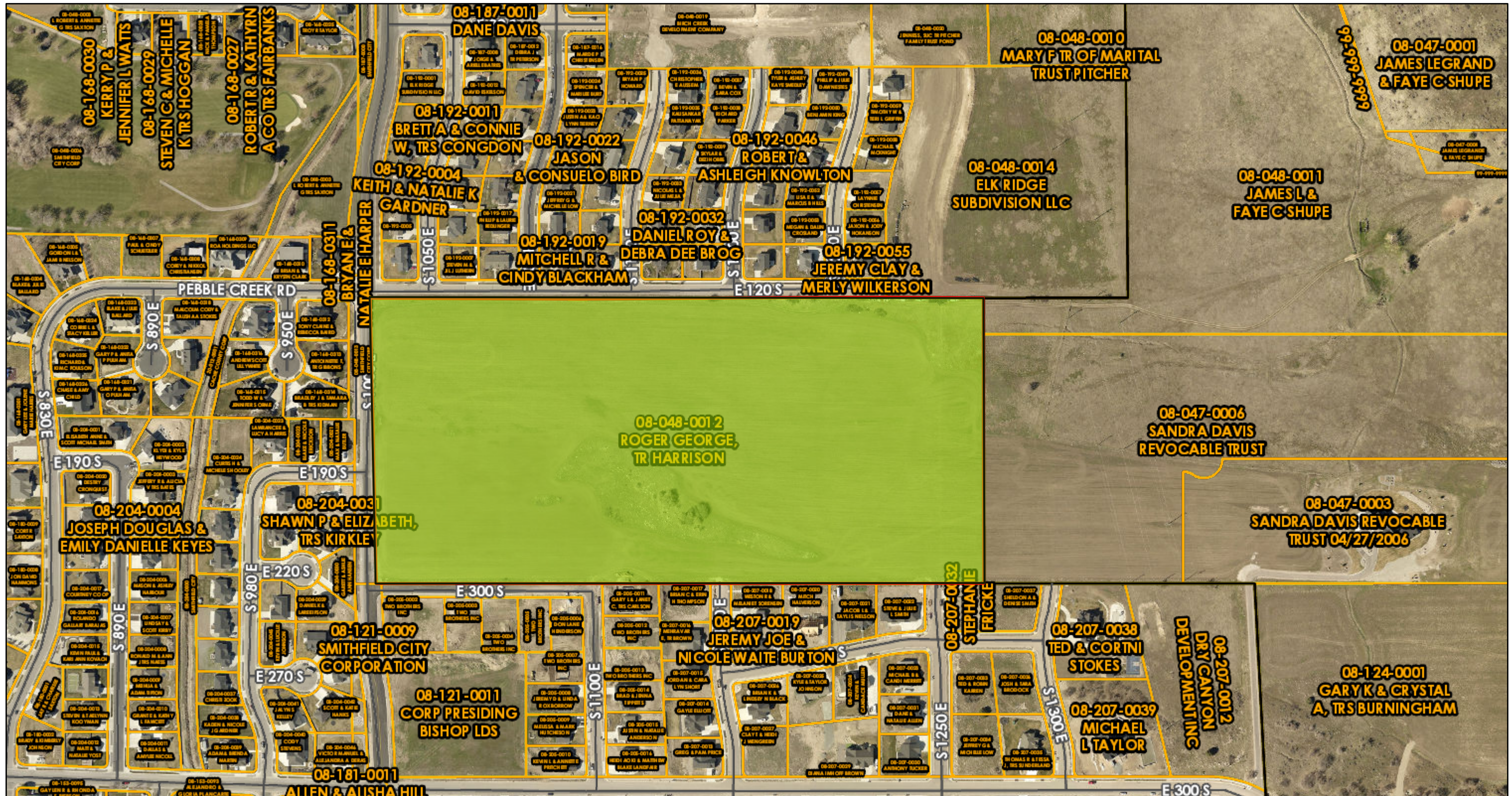
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor




































ATTEST:

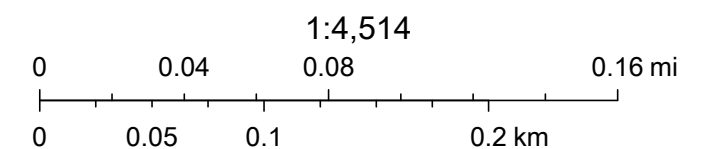
Justin B. Lewis, City Recorder

Parcel Map



11/3/2022, 8:15:21 AM

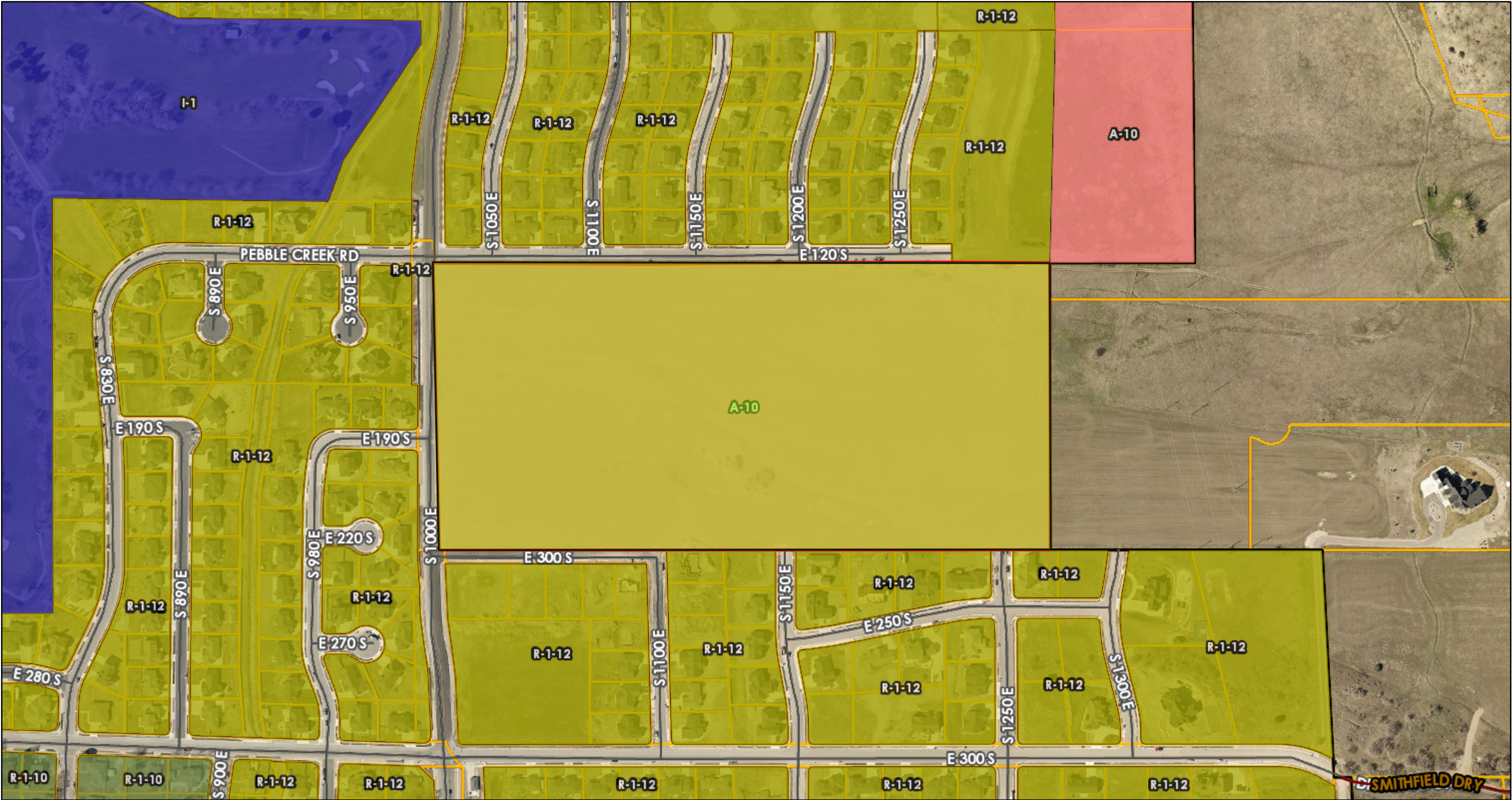
- | | | | | | | | | | |
|---|---|---|---|---|---|--|---|---|---|
|  Override 1 |  Cache Parcels | UTCACH042027.sid | UTCACH038042.sid | UTCACH036027.sid | UTCACH031027.sid | UTCACH026027.sid | UTCACH018042.sid | UTCACH018030.sid | UTCACH010030.sid |
|  Override 1 | UTCACH049024.sid |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |
| Class B Surface Type |  Red: Band_1 |  Green: Band_2 |  Green: Band_2 |  Green: Band_2 |  Green: Band_2 |  Green: Band_2 |  Green: Band_2 |  Green: Band_2 |  Green: Band_2 |
|  ASPHALT |  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 |
|  GRAVEL |  Blue: Band_3 | UTCACH039018.sid | UTCACH036033.sid | UTCACH034038.sid | UTCACH030042.sid | UTCACH023042.sid | UTCACH018038.sid | UTCACH010038.sid | UTCACH010013.sid |
|  DIRT | |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |  Red: Band_1 |
|  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 |
|  County Boundary | |  Blue: Band_3 |  Blue: Band_3 |  Blue: Band_3 |  Blue: Band_3 |  Blue: Band_3 |  Blue: Band_3 |  Blue: Band_3 |  Blue: Band_3 |



Maxar

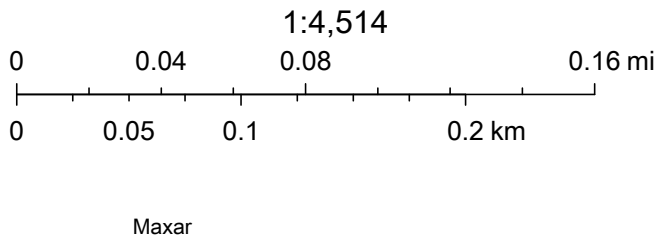
Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

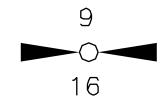
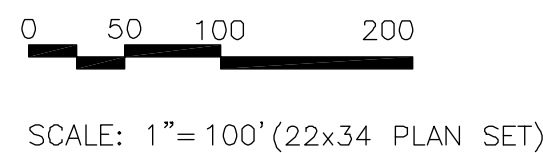
Parcel Map



11/3/2022, 8:16:36 AM

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





(120' B.R.)

LEGEND

SECTION CORNER

QUARTER SECTION CORNER

SET REBAR W/ PLASTIC CAP
MARKED LS 275617

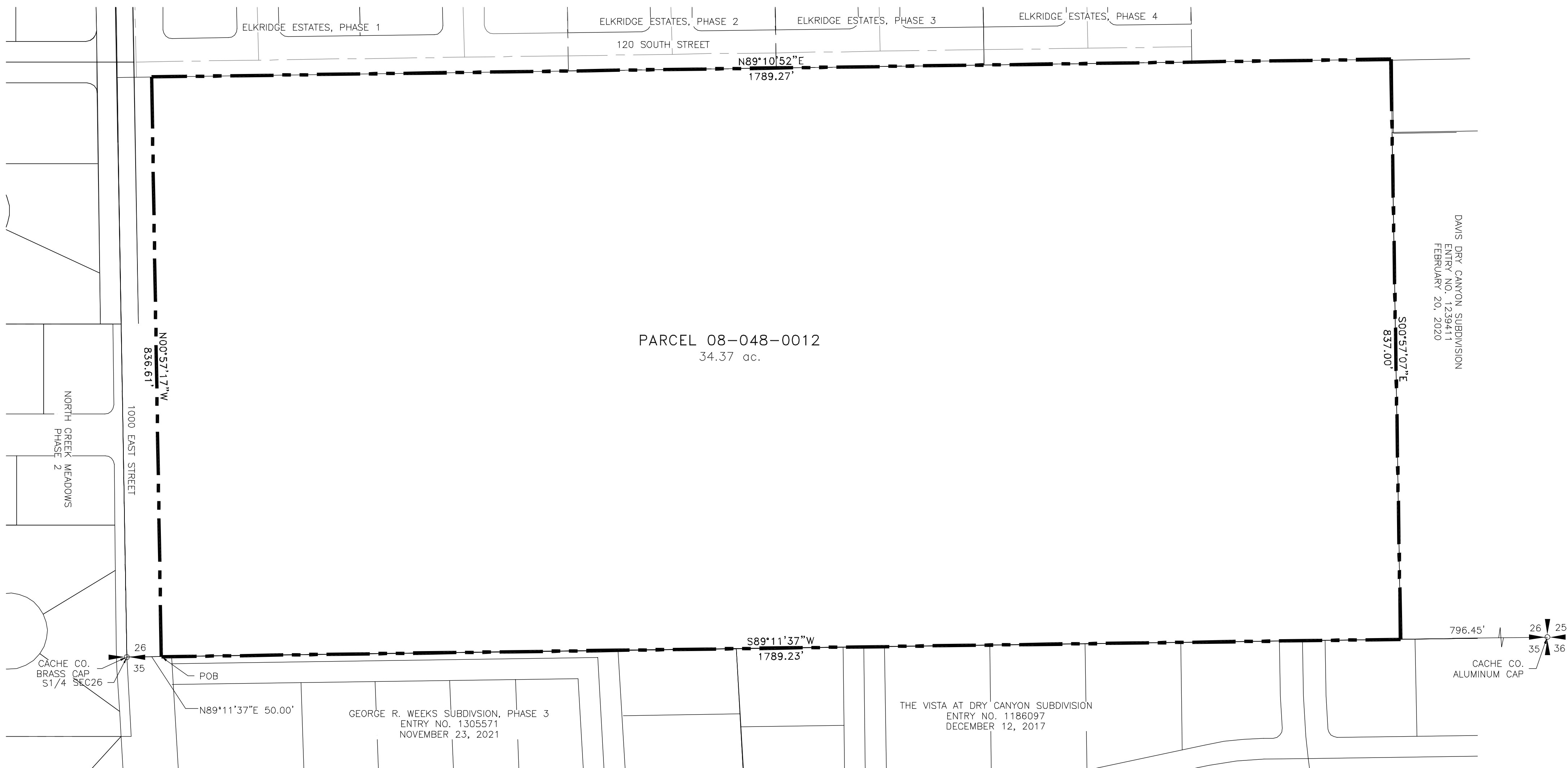
FOUND REBAR

BOUNDARY LINE

DEED RECORD DISTANCE

RECORD OF SURVEY FOR HARRISON

PART OF THE SOUTHEAST QUARTER SECTION 26,
TOWNSHIP 13 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
CACHE COUNTY, UTAH



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 26, Township 13 North,
Range 1 East, Salt Lake Baseline and Meridian described as
follows:

Commencing at the South Quarter Corner of Section 26,
Township 13 North, Range 1 East, Salt Lake Baseline and
Meridian monumented with a Cache County Brass Cap thence
N89°11'37"E 50.00 feet along the south line of the Southeast
Quarter of said Section 26 to the POINT OF BEGINNING and
running
thence N 00°57'17" W 836.61 feet along a line parallel with and
easterly 50.00 feet from the west line of the Southeast Quarter
of said Section 26;

thence N 89°10'52" E 1,789.27 feet along the south boundary of Elkridge Estates Phase 1-4 and its projection thereof;

thence S 00°57'07" E 837.00 feet to the north line of Vistas at Dry Canyon Subdivision;

thence S 89°11'37" W 1,789.23 feet along the boundary of the Vistas at Dry Canyon Subdivision and George R. Weeks Subdivision, Phase 3 to the point of beginning, containing 34.372 acres, more or less.

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 275617 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HEREWITH.



NOTES/NARRATIVE

1. The purpose of this survey was to locate the boundary of Parcel 08-048-0012. The basis of bearing is N89°11'37"E between the South Quarter Corner of Section 26 and the Southeast Corner of Section 26, Township 13 North, Range 1 East of the Salt Lake Base and Meridian
2. The west line was established using the adjoiner Warranty Deed recorded in the Cache County Recorder's Office under Entry No. 643545.
3. The north line was established along Elkridge Estates Subdivision.
4. The east line was established along the boundary of Davis Dry Canyon Subdivision.
5. The south line was established along the boundary of The Vistas at Dry Canyon Subdivision and George R. Weeks Subdivision, Phase 3.

PROJECT TITLE

DATE : NOV 2022

DRAWING No.

1

RECORD OF SURVEY
FOR
HARRISON

PART OF THE SOUTHEAST QUARTER SECTION 26,
TOWNSHIP 13 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
CACHE COUNTY, UTAH

CONFIDENTIALITY AND COPYRIGHT NOTICE
UNAUTHORIZED USE, DISCLOSURE, OR COPYING OF THIS
DRAWING IS PROHIBITED

CONSTRUCTION DOCUMENTS THAT ARE DISTRIBUTED FOR BIDDING PURPOSES SHALL NOT BE RETURNED AND SHALL BE DESTROYED WITHIN 30 DAYS AFTER THE BID OPENING BY THE PLAN HOLDER.

COPYRIGHT 2005

ORDINANCE NO. 22-27

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 17.81 “MASTER PLANNED COMMUNITY (MPC) ZONE”, SECTION 17.81.050 “DEVELOPMENT STANDARDS” AND CHAPTER 17.88 “PLANNED UNIT DEVELOPMENTS”, SECTION 17.88.060 “APPLICATION OF PUD TO UNDERLYING ZONE”.

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.

17.81.050 DEVELOPMENT STANDARDS

F: Lot Widths/Setbacks: The primary dwelling structure shall be set back from either the property line or right-of-way lines as shown below. (All measurements in feet):

	Housing Type	Front Setback - Main Entrance	Front Setback - Garage	Side Setback	Rear Setback	Side Setback Street
Primary Structure	Single-Family Detached	20'	25'	8'	15'	12'
	Twin Homes	20'	25'	8'	15'	12'
	Multi-Family	20'	25'	8'	15'	12'

17.88.060 APPLICATION OF PUD TO UNDERLYING ZONE

- C. **Yard Setbacks:** In residential PUDs where individual lot lines exist, the minimum front yard setback for the main entrance shall be twenty feet (20') from the property line. The minimum front yard setback from the garage, shall be twenty-five feet (25') from the property line. On corner lots, the lesser 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 forty feet (40'). The minimum side yard setback shall be six feet (6') with a minimum distance between buildings being fifteen feet (15'). The minimum rear yard shall be twenty feet (20') except when adjacent to a single-family residential zone that is situated outside a PUD overlay zone in which case the minimum rear yard

shall be thirty feet (30').

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 hearing(s) 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 December, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

17.36 SIGNS**17.36.010 SCOPE OF CHAPTER****17.36.020 ENFORCEMENT****17.36.030 DEFINITIONS****17.36.040 GENERAL REGULATIONS; APPLICABILITY****17.36.050 PERMITS REQUIRED****17.36.060 PERMITTED SIGNS; PERMITS NOT REQUIRED****17.36.070 PROHIBITED SIGNS****17.36.080 REQUIRED SETBACKS; FREESTANDING SIGNS****17.36.090 SIGNS AT STREET INTERSECTION****17.36.100 ILLUMINATION****17.36.110 CANOPIES, MARQUEES, AWNINGS AND ARCHITECTURAL PROJECTION REGULATIONS****17.36.120 SUPERGRAPHIC****17.36.125 TEMPORARY SIGNS****17.36.130 BILLBOARDS; OFF PREMISES SIGN****17.36.135 COMMERCIAL COMPLEX SIGNS****17.36.140 WIND SIGN****17.36.150 PORTABLE OR WHEELED SIGN****17.36.155 ELECTRONIC MESSAGE DISPLAYS (EMDs)****17.36.160 ZONING LOCATIONS****17.36.010 SCOPE OF CHAPTER**

- A. Application Of Provisions:** The provisions of this chapter shall apply to the display, construction, erection, alteration, use, location and maintenance of all signs within the city; and it is unlawful hereafter to display, construct, erect or alter any sign except in conformance with provisions of this chapter except with preexisting, nonconforming conditions.
- B. Limitations:** Furthermore, it is unlawful to alter, maintain, enlarge any sign constructed prior to the enactment of the ordinance codified herein except in conformance with this chapter.
- C. Exemptions:** Except as specifically provided, the following shall be exempt from the provisions of this chapter:
1. Signs which are not visible beyond the boundaries of the lot or parcel upon which they are located and/or from any public thoroughfare or right of way, except that such signs shall be subject to the safety regulations of the uniform building code;
 2. Official governmental notices and notices posted by governmental officers in the performance of their duties; governmental signs to control traffic or for other regulatory purposes, or to identify streets or to ward off danger. Identification or bulletin board signs accessory to governmental buildings or other facilities shall be exempt from the provisions of this chapter;
 3. The flag, pennant or insignia of any nation, organization of nations, state, country or city, any religious, civic or fraternal organization, or any educational institution; except when such are used in connection with a commercial promotion or as an advertising device;
 4. Temporary decorations or displays, when such are clearly incidental to and are customarily and commonly associated with any national, local or religious holiday or celebration;
- D.** Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.020 ENFORCEMENT

The building inspector is authorized and directed to enforce all provisions of this chapter. He shall appear for and on behalf of the city in all matters regarding this chapter. The city council may charge such other city officers or officials with the enforcement of this chapter, in whole or in part, as may be necessary without amending this chapter.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.030 DEFINITIONS

For the purposes of this chapter:

ANIMATION: A visual effect used on an electronic message display through movement or semblance of movement created through a sequence of progressive changes of parts, lights or degree of lighting.

ARCHITECTURAL PROJECTION: Any permanent projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, including roof overhangs, mansards, marquees, canopies, pilasters and the like, but not including signs.

AWNING: A movable shelter supported entirely from the building and a type which can be retracted, folded or collapsed against the face of the building.

BANNER: A sign or street graphic composed of fabric hung from a pole which is projected perpendicular from the face of a building limited to commercial and institutional establishments. Also attached to a pole at the bottom of the banner.

BILLBOARD: See definition of Off Premises Sign.

CANOPY: A permanently roofed shelter covering a sidewalk, driveway or similar area, which shelter may be wholly or partially supported by columns, poles or braces extended from the ground; provided, that in no event shall said canopy extend over the public right of way.

DISSOLVE: A mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

ELECTRIC SIGN: Any sign containing concealed lighting but not including signs illuminated by exterior light sources.

FADE: A mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

FLASHING: A mode of message transition on an electronic message display that appears or passes suddenly, an instant burst of light. A message displayed for less than three (3) seconds.

FRAME: A complete, static display screen on an electronic message display.

HEIGHT: The vertical distance measured from the elevation of the nearest sidewalk (or in the absence of a sidewalk from the lowest point of finished grade on the lot upon which the sign is located, but within 25 feet of the sign) to the uppermost point on the sign or sign structure.

ILLUMINATION:

Direct Illumination: Lighting by means of an unshielded light source (including neon tubing) which is effectively visible as part of the sign, where light travels directly from the source to the viewer's eye.

Indirect Illumination: Lighting by means of a light source which is directed at a reflecting surface in such a way as to illuminate the sign from the front, or the entire building facade upon which the sign is displayed.

Internal Illumination: Lighting by means of a light source which is within a sign having a translucent background silhouetting opaque letters or designs, or which is within letters or designs which are themselves made of translucent materials.

KIOSK: A small freestanding structure located within a pedestrian circulation area and intended for use as a key, magazine, flower or similar type of small shop, or etc., also housing for public telephones.

MARQUEE: A permanently roofed structure attached to and wholly supported by a building, and projecting from the building.

OFF PREMISES SIGN: A sign which directs attention to a use, business, profession or service, etc., not conducted, sold or offered upon the premises where the sign is located.

ON PREMISES SIGN: A sign which relates solely to a use, business, profession, service, etc., provided or offered upon the premises where the sign is located.

PORTABLE OR WHEELED SIGNS: A sign that is movable and temporary, constructed for the purpose of display and advertisement.

ROOFLINE: The highest point on any building including any parapet wall, not including chimneys and exhaust system housings.

SCROLL: A mode of message transition on an electronic message display where the message appears to move vertically across the display surface.

SIGN: Any writing, pictorial representation, decoration (including any material used to differentiate sign copy from its background), form, emblem or trademark, flag or banner, or any other figure of similar character. If, for any reason, it cannot be readily determined whether or not an object is a sign, the building inspector and/or city engineer shall make such determination.

SIGN FACE: The surface of a sign, upon, against or through which the message is displayed or illustrated.

SIGN, LEGAL NONCONFORMING: Any sign which was lawfully erected and maintained prior to the enactment of this chapter and any amendments thereto, and which does not conform to all the applicable regulations and restrictions of this chapter.

SIGN STRUCTURE: Any supports, uprights, braces or framework of a sign.

SIGNS, CLASSES OF:

Canopy Sign: A sign applied to or painted upon a canopy as described in this section. Such sign shall be an integral part of the canopy and have no relief.

Freestanding Sign: A sign which is supported by one or more columns, uprights, poles or braces extended from the ground or from an object on the ground, or a sign which is erected on the ground; providing that no part of the sign is attached to any part of any building, structure or pedestal sign and ground sign.

Marquee Sign: A sign depicted upon, attached to or supported by a "marquee" as defined in this section.

Projecting Sign: A sign attached to a building or extending in whole or part, twelve inches (12") or more horizontally beyond the surface of the building to which the sign is attached, but not including a "marquee sign" as defined in this section. Support structure must be perpendicular to surface of the building.

Roof Sign: A sign painted on the roof of a building, or a sign supported by poles, uprights or braces attached to the roof of a building; or a sign projecting above the roofline of a building, but not including a sign projecting from or attached to the wall face (see definition of Wall Sign).

Suspended Sign: A sign suspended from the ceiling of an arcade, marquee or canopy.

Vehicle Mounted Sign: A sign displayed upon a trailer, van, truck, automobile, bus, railroad car, tractor, semitrailer or other vehicle, whether or not vehicle is in operating condition.

Wall Sign: A sign displayed upon or against the wall of an enclosed building, where the exposed face of the sign is in a place parallel to the plane of said wall and extends not more than twelve inches (12") horizontally from the face of said wall. A sign erected upon or against the side of a roof having an angle of forty five degrees (45°) or less from the vertical, shall be considered to be a wall sign, and shall be regulated as such; provided, no portion of the sign protrudes above the wall or roof having an angle forty five degrees (45°) or less from the vertical.

Wind Sign: A sign consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

Window Sign: A sign which is painted on, applied or attached to, or located within three feet (3') of, the interior of a window; which sign can be seen through the window from the exterior of the structure. Merchandise which is included in a window display shall not be included as part of a window sign.

SIGNS, TYPES OF:

Bulletin Board: A sign used for the purpose of notification to the public of an event or occurrence of public interest, such as a church service, political rally, civic meeting or other similar events.

Business Sign: A sign which identifies and/or directs attention to the business, profession, commodities, services, entertainment or activities conducted, sold, displayed, offered or stored on the premises where the sign is located.

Commercial Complex Sign: A sign which is used to identify a planned commercial development comprised of more than one lot and the tenants located therein.

Construction Sign: A temporary sign announcing subdivision development construction or other improvements of property by a builder, contractor or other person furnishing services, materials or labor to said premises. For the purposes of this title, a construction sign shall not be a "real estate sign" as defined in this section.

Electronic Message Display: A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

Identification Sign: Means and includes the following:

- A. A nameplate which establishes the identity of an occupant by listing his name and business or professional title;
- B. A sign which establishes the identity of a building or building complex by name or symbol only;
- C. A sign which indicates street address or combines nameplate and street address;
- D. A sign which identifies an area in the city which, by reason of development, natural features, historical occurrences or common references, has or will become a landmark in the city;
- E. A commemorative sign, such as a cornerstone, memorial or plaque, when such is cut into a masonry surface or constructed of bronze or other incombustible material, and is made an integral part of the structure.
- F. Joint Identification Sign: A sign which serves a common or collective identification for two (2) or more businesses or industrial uses on the same lot. Such sign may contain a director to said uses as an integral part thereof, or may serve as general identification only for such development as shopping center, industrial parks and the like.
- G. Neighborhood Entryway Sign: A sign allowed in subdivisions and planned unit developments as follows:
 - 1. Final Approval: Subdivisions or planned unit developments that have final approval and contain a minimum of five (5) acres.
 - 2. Number Limit: The maximum number of signs shall be one and shall be single sided.
 - 3. Verbiage: Sign shall be limited to the identification of the development as shown on the approved plat.

Off Premises Advertising Sign: Any off premises sign, including a billboard or general outdoor advertising device, which advertises or directs attention to a business, commodity, service or activity conducted, sold or offered elsewhere than on the same lot or within the same building upon which such sign is erected or displayed.

Real Estate Sign: A sign indicating the availability for sale, rent or lease of the specific lot, building or portion of a building upon which the sign is erected or displayed.

Supergraphic: A sign which has no relief, painted or applied to a wall of a building which is of bold and large proportion. Limited to identification signs only.

Temporary Sign: A sign banner or similar device or display which is intended for a temporary period of display for the purpose of announcing a special event, advertising or directing persons to a subdivision or other land or building development, or promoting a political campaign or special election. Said sign may be constructed of cloth, canvas, cardboard, wallboard, plywood or other light temporary material, with or without a structural frame.

STRUCTURE: Anything constructed or erected with a fixed location on the ground above grade, but not including poles, lines, cables or other transmission or distribution facilities of public utilities.

SUBDIVISION: For the purposes of this title, is defined by the subdivision ordinance of the city.

TRANSITION: A visual effect used on an electronic message display to change from one message to another.

TRAVEL: A mode of message transition on an electronic message display where the message appears to move horizontally across the display surface.

UNIFORM BUILDING CODE: The latest edition of the uniform building code published by the International Conference of Building Officials, as amended and adopted by the city council.

VIDEO: A mode of message transition on an electronic message display where the display can operate much like a television. These displays can show live video, recorded video, graphics, logos, animations and text.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.040 GENERAL REGULATIONS; APPLICABILITY

The provisions and requirements of this section shall apply to all signs erected or maintained in the city of Smithfield, unless specifically modified or excepted by the special provisions for any zoning district.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.050 PERMITS REQUIRED

Except as provided in SMC 17.36.060 of this chapter it shall be unlawful to display, erect, relocate or alter any sign without first filing with the building inspector an application in writing, and obtaining a building permit.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.060 PERMITTED SIGNS; PERMITS NOT REQUIRED

The following signs shall be permitted in all zoning districts, and all applicable provisions of this chapter shall apply except that a building permit fee shall not be required.

- A. **Public Signs:** Signs required or specifically authorized for a public purpose by any law, statute or ordinance; may be of any type, number, area, height, location or illumination authorized by law. Such signs are considered to include safety signs, danger signs and traffic signs;
- B. **Private Traffic Directional Signs:** Signs guiding or directing vehicular or pedestrian traffic onto, off of, or within a premises when such do not exceed four (4) square feet per sign in area, and if freestanding, do not exceed six feet (6') in height, do not contain any advertising or trade name identification and are not illuminated, or internally illuminated;
- C. **Real Estate Signs:** Temporary nonilluminated on premises real estate signs which do not exceed four (4) square feet per side in area with no more than two (2) sides and six feet (6') in height if freestanding. Such signs shall not remain in place more than seven (7) days after sale or rental of the subject property and shall be located solely on private property;
- D. **Informative Signs:** Signs commonly associated with, and limited to information and directions related to the permitted use on the lot on which the sign is located; provided, that each sign does not exceed one hundred fifty (150) square inches in area (this category shall be interpreted to include such signs as "No Smoking", "Restrooms", "No Solicitors", "Self-Service", "Vacancy" and similar information signs);
- E. **Window Signs:** Nonilluminated and internally illuminated window signs when the total area of such signs:
 - 1. Does not exceed twenty five percent (25%) of the total window area that it is placed in. Limited to one side per building,
 - 2. Does not exceed twenty five percent (25%) of the total allowable sign area for the premises in the specified district,

3. Temporary posters announcing or advertising events shall be exempted from limitations on window signs;

F. Flags And Flagpoles:

1. **Flags:** Flags bearing the official design of a nation, state, municipality, or educational institution;
2. **Flagpoles:**
 - a. **Height:** No flagpole may be higher than the maximum building height limitation permitted in the zoning district in which the flagpole is located or sixty feet (60'), whichever is less. Additional height may be approved through the granting of a conditional use permit.
 - b. **Setback:** Flagpoles shall be set back a minimum of three feet (3') from property line or sidewalk whichever is more restrictive. If no sidewalk exists, then setback shall be from the sidewalk as it would be located in accordance with the adopted street cross section.
 - c. **Allowable Number Of Flagpoles:** Three (3) permanent flagpoles per street frontage;

G. Community Event Signs: Signs advertising a nonprofit public event or city sponsored event, provided the placing of the signs shall be approved and the locations designated by city officials. These signs shall remain in place for no more than twenty one (21) days before and three (3) days after the event and may not exceed twenty (20) square feet in area. Signs in direct competition with city sponsored events shall not be permitted;

H. Identification Signs: Nonilluminated, identification signs which do not exceed four (4) square feet in total area;

I. Political Campaign Signs: Signs or posters announcing the candidates seeking political office and/or political issues, and data pertinent thereto up to an area of twelve (12) square feet. These signs shall be confined to private property and located no closer than two hundred feet (200') to a polling place. Signs must be removed within seven (7) days after the election. These signs shall be in compliance with the standards identified in SMC 17.36.090, "Signs At Street Intersection", of this chapter;

J. Construction Signs: Signs advertising subdivision development, construction, alteration, or repair, announcing the names of contractors, architects, engineers and firms involved with the construction, or announcing the character of the building enterprise or the purpose for which the building is intended. Such signs shall conform with the following:

1. Limited to on premises freestanding, wall or window signs shall not exceed sixty four (64) square feet in total area or thirty two (32) square feet per face, and shall not exceed eight feet (8') in height, and shall be removed within fourteen (14) days after completion of work,
2. Subdivision signs announcing names of architects, engineers, contractors, developers, or other individuals, or firms involved with the subdivision of property or announcing the character of the subdivision; shall not exceed thirty two (32) square feet per side in total area per sign and shall not exceed eight feet (8') in height to top of sign;

K. Grand Opening/Closing Signs: Signs of a temporary nature announcing a grand opening or closing, or reopening of an establishment. Such signs are permitted fourteen (14) days before the event and must be removed within seven (7) days after the event, with a total time limit of thirty (30) days. Streamers, ribbons and pennants are allowed during the same time;

L. One Day Event Signs: Signs of a temporary nature which advertise an event performed by an individual or group such as a garage sale, car wash, bazaar, etc., which are displayed during the day of the event only and which are a maximum of four (4) square feet and must be on private property;

M. Residential Signs: Signs which meet the requirements of a residential sign. All signs which identify a home business or occupation must be approved at the time the business license is applied for or before the erection of the sign. A maximum of one sign per residential lot will be permitted.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.070 PROHIBITED SIGNS

The following signs shall not be permitted or maintained within Smithfield City:

- A. Any sign which, by reason of its size, location, movement, content, coloring, manner or illumination constitutes a hazard to public safety by obstruction or detracting from the visibility of any official traffic control device;
- B. Any sign which contains or imitates an official traffic sign or signal or contains the words "stop", "go slow", "caution", "danger", "warning", or similar words except for private traffic directional signs specifically permitted in this chapter;
- C. Any sign which contains words, statements or pictures of an obscene nature;
- D. Any sign or sign structure which is structurally unsafe or constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation, or is capable of causing electrical shocks to persons likely to come in contact with it;
- E. Any external sign with lights which blink, flash, move, rotate, scintillate, flicker, vary in intensity or color or use intermittent electrical pulsations, except lights which are placed behind rigid, permanently affixed translucent panels and approved by conditional use. Electronic message display shall be permitted as part of a monument or freestanding sign in commercial and industrial zones if a conditional use permit is granted. Such signs may have illumination, transitions (dissolve, fade, frame and animation);
- F. No person shall park any vehicle or trailer so as to be visible from a public right of way, which has attached thereto or thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby property or any motor vehicles or advertising on buses.
- G. Any sign advertising events that are in direct competition with city sponsored events.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.080 REQUIRED SETBACKS; FREESTANDING SIGNS

Freestanding signs in any zone shall be set back the following distances and no point on any such sign shall extend beyond the required setback line:

- A. In all zones fronting Main Street from 500 North to the south city limits, freestanding signs shall be set back the following distances from a predetermined, monumented baseline located near the centerline of Main Street:
 - 1. 500 North to 500 South: 65.0 feet;
 - 2. 500 South to south city limits: 60.0 feet or to the right of way line of Main Street, whichever is greater.
- B. In all commercial zones, except as listed in SMC A of this section, freestanding signs shall be set back a minimum of three feet (3') from the property line or sidewalk whichever is the more

restrictive. If no sidewalk exists, then setback shall be from the sidewalk as it would be located by the adopted street cross section.

- C. Freestanding signs in manufacturing zones, except as listed in SMC A of this section, shall be set back a minimum of three feet (3') from the property line or sidewalk whichever is the more restrictive. If no sidewalk exists then setback shall be from the sidewalk as it would be located by the adopted street cross section.
- D. Freestanding signs in residential zones, except as listed in SMC A of this section, shall be set back a minimum of three feet (3') from the property line or sidewalk, whichever is the more restrictive. If no sidewalk exists then setback shall be from the sidewalk as it would be located by the adopted street cross section.
- E. Freestanding signs in agricultural zones, except as listed in SMC A of this section, shall be set back a minimum of three feet (3') from the property line or sidewalk, whichever is the more restrictive. If no sidewalk exists then setback shall be from the sidewalk as it would be located by the adopted street cross section. Signs in commercial and manufacturing zones shall be located not less than twenty five feet (25') from any adjacent residential zones boundary line.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.090 SIGNS AT STREET INTERSECTION

On corner lots, sign structures may only be erected either below three feet (3') or above ten feet (10') with respect to the street elevation when erected within the following described area: The interior triangle formed by the right of way at points which are forty feet (40') from the intersection of the right of way lines and measured along said right of way lines. A vertical pole twelve inches (12") or less in cross section area shall be exempted from this requirement.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.100 ILLUMINATION

Illuminated signs shall be subject to the following conditions:

- A. Any direct light used for the illumination of a sign shall be shielded so that the beams or rays of light will not shine directly onto surrounding areas.
- B. Neither the direct nor the reflected light from any light sources shall create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.
- C. Signs in residential and agricultural zones shall be nonilluminated, unless illumination is clearly required for safety purposes.
- D. Signs in commercial and manufacturing zones may be illuminated, provided they do not shine directly into a residential zone.
- E. Lights used for direct illuminated signs may extend from the sign a distance not to exceed five feet (5'), provided such lights are shielded and are on private property.
- F. Individual incandescent bulb illumination which is designed to be an integral part of a sign, marquee, canopy, architectural projection, or building facade embellishment shall be permitted as provided:
 - 1. Frosted, translucent or diffused bulb: twenty five (25) watt maximum per bulb;
 - 2. Clear, transparent or bare bulb: seven and one-half ($7\frac{1}{2}$) watt maximum per bulb;

3. Such light shall not blink, flash, move, scintillate, flicker, vary in intensity or color or use electrical pulsations, with the exception of those placed behind rigid, permanently affixed translucent panels and are approved by conditional use. Time-temperature-date signs incorporating the use of blinking lights shall also be permitted if a conditional use permit is granted and provided they conform to the requirements outlined in SMC 17.36.070 of this chapter.

G. As a minimum, illumination of signs shall be in compliance with the standards identified in SMC 9.24, "Outdoor Lighting", of this code.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.110 CANOPIES, MARQUEES, AWNINGS AND ARCHITECTURAL PROJECTION REGULATIONS

The following regulations shall apply to canopies, marquees, awnings and architectural projections and signs attached to same. For area of sign, see sign regulation chart.

A. Canopy:

1. Maximum height: Fourteen feet (14').
2. Minimum vertical clearance above sidewalk: Eight feet six inches (8'6").
3. No part of the canopy shall extend over the public right of way.
4. Sign shall be painted on or applied to surface of canopy. Sign or letters shall have no relief.

B. Marquees: Shall not be permitted.

C. Awning:

1. Maximum height: Sixteen feet (16').
2. Minimum vertical distance above sidewalk: Eight feet six inches (8'6").
3. No part of the awning shall extend over the public right of way more than two-thirds ($\frac{2}{3}$) the width of the sidewalk or fifteen feet (15'), whichever is less.
4. Signs shall be painted or applied to the surface of the awning. Sign or letters shall have no relief.
5. Permanently fixed awning shall not be permitted over public property.

D. Architectural Projection:

1. Maximum height: Sixteen feet (16').
2. Minimum vertical clearance above sidewalk: Ten feet (10').
3. No part of the architectural projections shall extend over the public right of way.
4. Sign shall not project beyond the ends of the architectural projection and/or private property.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.120 SUPERGRAPHIC

Supergraphic shall be permitted after conditional use approval. The following regulations apply:

- A. Maximum Height: No part of the supergraphic shall be located more than thirty five feet (35') above ground.
- B. Maximum Sign Area: No maximum square foot area, provided the identification portion of the sign shall not exceed twenty five percent (25%) of the wall area to which the supergraphic is applied or two hundred (200) square feet, whichever is less.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

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:
 - 1. 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.
- 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 without a permit:

Presidents' Day - February	7 days
Easter - March or April	7 days
Mother's Day - May	7 days
Memorial Day - May	7 days
Father's Day - June	7 days
July 4 - July 24	7 days each
Labor Day - September	7 days
Thanksgiving - November	7 days
Hanukkah Christmas, New Year's	10 days 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.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

Adopted by Ord. [15-23](#) on 10/12/2016

17.36.130 BILLBOARDS; OFF PREMISES SIGN

Billboards and off premises signs are permitted as follows:

- A. Signs on the same street facing the same traffic flow shall not be closer together than six hundred sixty feet (660'), measured on the same side of the street. (Signs on the opposite side of the street shall not be considered for the purposes of spacing.)
- B. Signs can be double faced.
- C. In all areas the maximum sign area shall be one hundred (100) square feet per sign face.
- D. Structures for off premises signs shall be of vertical (cantilever) steel construction and where the back is visible it shall be suitably painted or otherwise covered to present a neat appearance.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.135 COMMERCIAL COMPLEX SIGNS

Commercial complex signs are permitted as follows:

- A. The sign shall be used to identify a planned commercial development and the tenants located therein. The development must be an approved comprehensive development. The development can be divided into individual lots for financing purposes.
- B. The approved name of the development shall be the prominent display of the sign.
- C. The maximum size of the sign shall not exceed one hundred (100) square feet with an additional fifteen (15) square feet for each separately identified tenant. In no case shall the sign area exceed two hundred (200) square feet.
- D. Only one commercial complex sign shall be allowed per development, except in cases where the development fronts more than one street, or the development has sufficient street frontage to allow no less than three hundred fifty feet (350') between signs, when the signs are placed no less than twenty feet (20') away from a driveway or street entering the development measured from the back of curb or the edge of driveway or street, whichever is closer. In such cases, multiple commercial complex signs may be erected after receiving approval from the planning commission.
- E. On lots where commercial complex signs are erected, the total for all freestanding signs shall not exceed two hundred (200) square feet except as permitted in SMC D of this section.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

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.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

Adopted by Ord. [15-23](#) on 10/12/2016

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.

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

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015

17.36.155 ELECTRONIC MESSAGE DISPLAYS (EMDs)

Electronic message displays shall conform to the following:

- A. EMDs shall be allowed as part of a monument or freestanding sign in all commercial and industrial zones. In residential zones, EMDs shall be allowed for schools only.
- B. Permits shall be required for all EMD signs pursuant to SMC 17.36.050 of this chapter. Before a permit is issued, the applicant must first obtain a conditional use permit.
- C. Off premises advertising on an EMD is prohibited with the exception of public service announcements.
- D. Operators of EMDs are encouraged to provide opportunities for the placement of public service announcements on their message boards.
- E. The minimum spacing between EMD signs shall be one hundred feet (100').
- F. Autodimming is required.
- G. The minimum time for sign messages shall be three (3) to five (5) seconds.
- H. A maximum of fifty percent (50%) of the EMD sign may be dedicated to electronic messaging.
- I. EMD signs facing residential housing units shall not be placed such that the housing unit falls within an area formed by an arc projecting from the face of the sign at an angle of fifteen degrees (15°) and extending a distance of three hundred feet (300') in the direction of the projection.
- J. EMD monument signs are not to exceed six feet (6') in height and the base shall not exceed two feet (2') in height.
- K. Prohibited transitions:
 - 1. Flashing.
 - 2. Travel.
 - 3. Scroll.
 - 4. Video.
- L. Permitted transitions:
 - 1. Dissolve.
 - 2. Fade.
 - 3. Frame.

4. Animation, six (6) second maximum.

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015**17.36.160 ZONING LOCATIONS**

The signs described in this chapter shall be allowed as specified in table 17.36.160 of this section.

TABLE 17.36.160

Zoning	Class Of Sign Permitted	Type Of Sign Permitted	Maximum Sign Area (Square Feet Per Face)	Maximum Height	Illumination Allowed	Setback
Commercial: CB, CC, GC Manufacturing: M-1 Institutional: I-1	Window, wall, projecting	Identification, business, electronic message display	Combination of all permanent signs attached to building not to exceed 15 percent of the occupied building facade	n/a	Direct, indirect, internal	Not to extend beyond the street right of way
		Temporary	32 square feet		None	
	Freestanding	Joint identification	100 square feet, plus 25 square feet for each additional business. Combination of all freestanding signs not to exceed 150 square feet	25 feet at setback	Direct, indirect, internal	See SMC 17.36.080 of this chapter
		Identification, business, electronic message display	100 square feet. Combination of all freestanding signs shall not exceed 150 square feet			
		Real estate	32 square feet			
		Bulletin board	20 square feet			
		Temporary/construction	32 square feet			
		Supergraphic	See SMC 17.36.120 of this chapter			
		Commercial complex	See SMC 17.36.135C of this chapter			
	Canopies	Identification	Combination of all permanent signs attached to building	14 feet	Direct, indirect, internal	May extend a maximum of 5

GC Manufacturing: M-1 Institutional: I-1	Awning s		not to exceed 15 percent of the occupied building facade	16 feet		feet over public right of way
	Suspended			None	None	None
	Roof			Maximum building height in zone	Direct, indirect, internal	n/a
Residential: R-1, RM, RA	Window, wall, freestanding	Identification	2 square feet	4 feet	None	See SMC 17.36.080 and 17.36.090 of this chapter
			Churches, schools, public buildings, and multiple housing complexes may be 32 square feet			
			Home occupations 4 square feet - window or wall only	n/a		
			Single-family housing development 20 square feet	6 feet		
Agricultural: A	Window, wall, freestanding	Identification, business	20 square feet	6 feet	None	See SMC 17.36.080 of this chapter

HISTORY

Adopted by Ord. [15-20](#) on 11/11/2015Amended by Ord. [18-09](#) on 7/11/2018