



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.
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(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

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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 Runhaar
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 Doutre
Planning Commissioner, Logan

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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

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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

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“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

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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

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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.

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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.

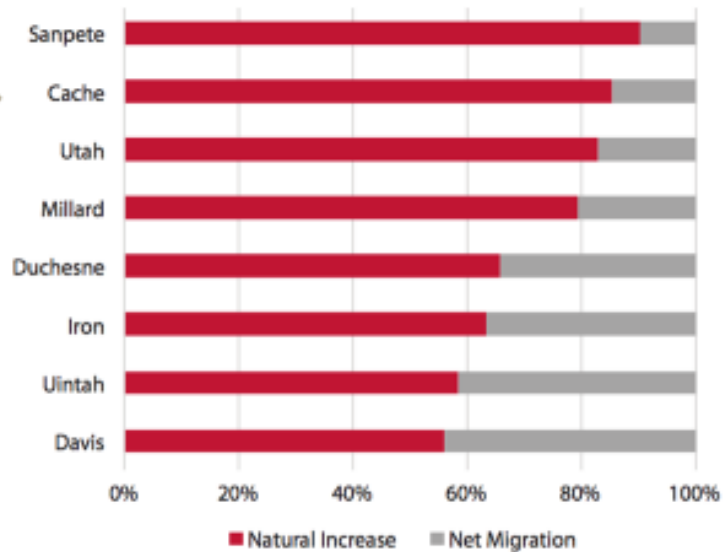
As a result, we have an overwhelming demand for housing units, including an acute shortage of rental property.

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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

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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.

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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.

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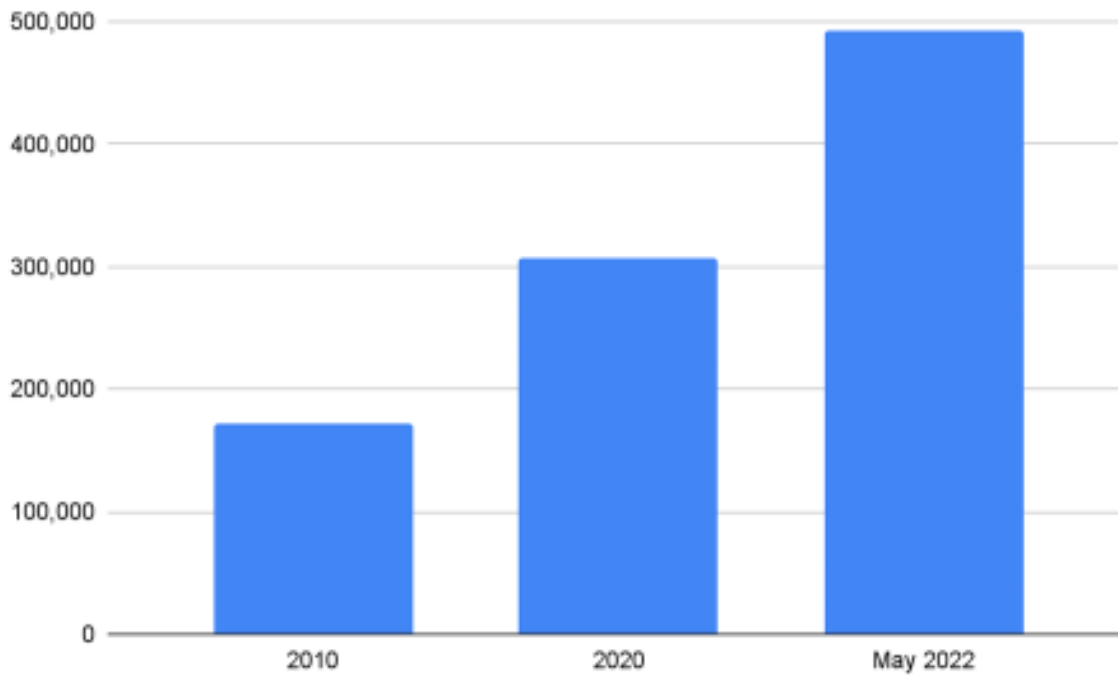
Housing and other Cache Valley Key Data*

	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

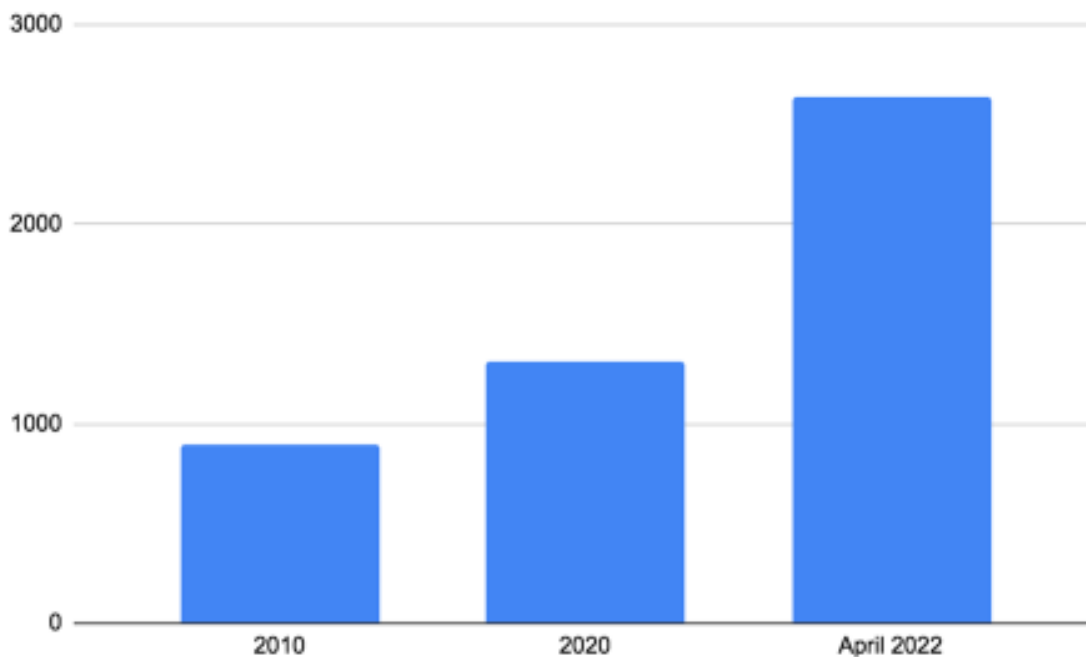
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Cache Valley Average Home Prices, 2010 to May 2022



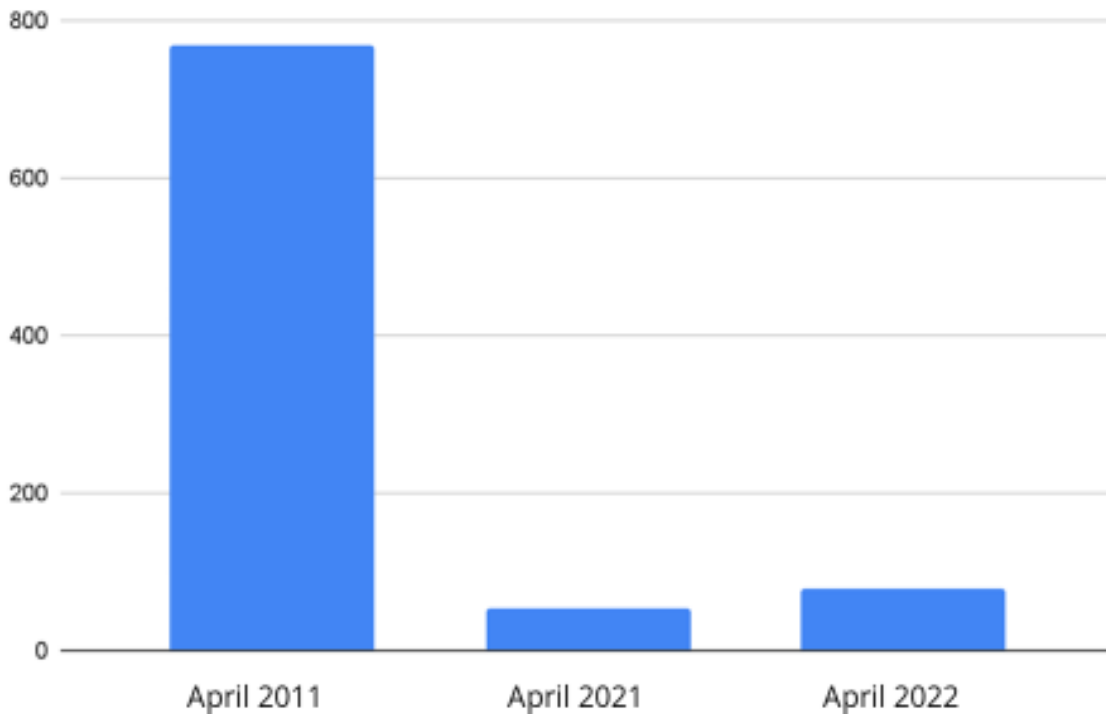
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Cache Valley Average Monthly Mortgage Payment 2010 to April 2022



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Cache Valley Average Number of MLS listings



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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.

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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.

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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.

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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.**

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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...

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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Cache Valley Chamber of Commerce

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

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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

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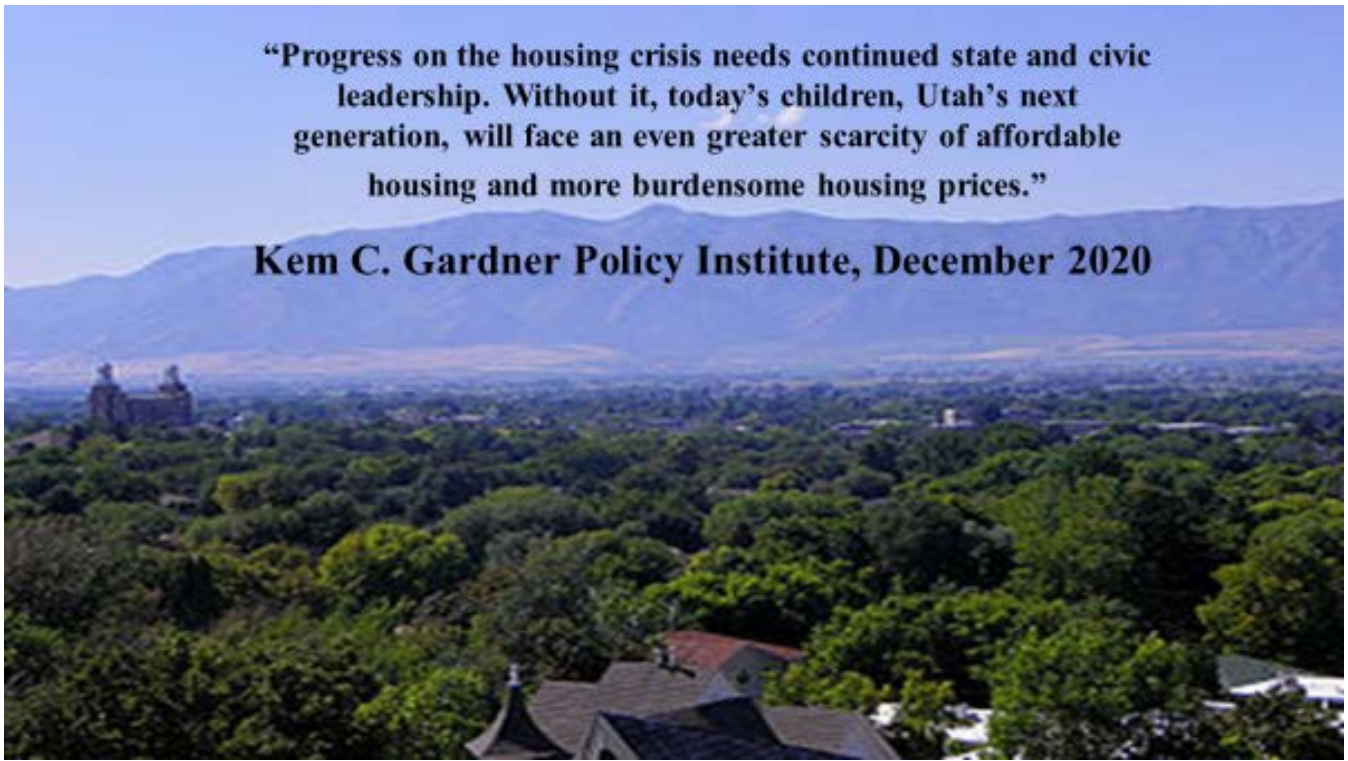
Top 3 Recommendations

- 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

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“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.



SMITHFIELD CITY PLANNING COMMISSION MINUTES November 16, 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, November 16, 2022

The following members were present constituting a quorum:

Members Present: Brooke Freidenberger, Scott Gibbons, Brian Higginbotham, Stuart Reis

Members Excused: Katie Bell, Jasilyn Heaps, Bob Holbrook

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

Others in Attendance: Andy & Judy Merkley, Dan Sundstrom, Sage Higginbotham, David Higginbotham, Anita Garber, Jeff Barnes, Janet Hillyard, Melanie Sorensen, Lee Helms, Debbie Zilles

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

Consideration of consent agenda and approval of meeting minutes

Approval of the October 19, 2022 meeting minutes will be approved at the next meeting.

RESIDENT INPUT - No resident input.

AGENDA ITEMS

Discussion and possible vote on the request by John Merkley for approval of the Final Plat for the 150 East Subdivision, a (2) lot/unit subdivision located at approximately 150 East 200 North. Zoned R-1-10 (Single-Family Residential 10,000 square feet).

Andy Merkley advised that they will be seeking a building permit for a single-family residence on Lot 2. He asked about a variance for the sidewalk. Although he is not opposed to a sidewalk, he does not like the idea of putting one in the middle of a street where there is no plan to connect it across the block. It could be a safety hazard, and no one will use it due to the location/accessibility. He is happy to pay for a sidewalk when the City is ready to put one in. Mr. Boudrero said that concern can be addressed with the City Engineer. Chairman Gibbons explained that the Planning Commission cannot waive the requirement. Mr. Boudrero invited Mr. Merkley to meet with him after the meeting to discuss the concern further.

MOTION: Motion by Commissioner Higginbotham to **approve** the Final Plat for the 150 East Subdivision, a (2) lot/unit subdivision located at approximately 150 East 200 North, zoned R-1-10 (Single-Family Residential 10,000 square feet). Commissioner Freidenberger seconded the motion. **Motion approved (4-0).**

Vote:

Aye: Freidenberger, Gibbons, Higginbotham, Reis

Public Hearing, no sooner than 6:32 P.M., for the purpose of discussing Ordinance 22-25, 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”.

6:41 p.m. Public Hearing Opened - No public comments.

6:42 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-25

This proposed ordinance changes (blue text):

Section 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 (Section C):

10. Fire Chief Certificate of Approval

MOTION: Motion by Chairman Gibbons to **forward a recommendation of approval** to the City Council for Ordinance 22-25, 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”. Commissioner Higginbotham seconded the motion. **Motion approved (4-0).**

Vote:

Aye: Freidenberger, Gibbons, Higginbotham, Reis

Public Hearing, no sooner than 6:35 P.M., for the purpose of discussing Ordinance 22-23, 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”.

6:45 p.m. Public Hearing Opened – No public comments.

6:46 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-23

The proposal includes the following changes (blue text):

16.06.050 APPROVAL OF A MINOR SUBDIVISION

Delete current A. and add new:

- 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.*
- 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.~~

16.040.030 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 1 ½ inches **think (sic)** 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.

16.040.060 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.*

The Commission discussed Section G. Commissioner Higginbotham suggested striking the word “be” in the last sentence. He also questioned the need for both sentences as it seems to be redundant. Mr. Boudrero said the Fire Chief approved the wording, which is taken from the International Fire Code. Mr. Higginbotham questioned the words “equipped” and “provide” and suggested better consistency. Mr. Boudrero said he would review the information with the Fire Chief.

MOTION: Motion by Chairman Gibbons to **continue** the discussion to the next meeting after verification from the Fire Chief regarding Section 16.040.060 G as discussed. Commissioner Reis seconded the motion. **Motion approved (4-0).**

Vote:

Aye: Freidenberger, Gibbons, Higginbotham, Reis

Public Hearing, no sooner than 6:40 P.M., for the purpose of discussing Ordinance 22-26, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from A-10 (Agricultural 10-Acre) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcel is located at approximately 200 South 1000 East and is approximately 34.36 acres. The request was submitted by Dan Sundstrom.

6:58 p.m. Public Hearing Opened

Melanie Sorensen asked about this item and the R-1-12 zone. Chairman Gibbons explained that this request is for a rezone from Agricultural to R-1-12, which means the minimum lot size would be 12,000 SF. Plats for any development will have to be reviewed by the STRC (Subdivision Technical Review Committee) and the Planning Commission. Any development will have to conform to all the requirements within the zone (such as setbacks).

6:59 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-26

Dan Sundstrom is proposing, on behalf of the property owner, that the property located at 1000 East and 200 South be rezoned from A-10 to R-1-12 for possible future development. The parcel is 34.36 acres and is in the City limits.

MOTION: Motion by Commissioner Freidenberger to **forward a recommendation of approval** to the City Council for Ordinance 22-26, an Ordinance rezoning Cache County Parcel Number 08-048-0012 from A-10 (Agricultural 10-Acre) to R-1-12 (Single-Family Residential 12,000 square feet). The parcel is located at approximately 200 South 1000 East and is approximately 34.36 acres. The request was submitted by Dan Sundstrom. Commissioner Reis seconded the motion. **Motion approved (4-0).**

Vote:

Aye: Freidenberger, Gibbons, Higginbotham, Reis

Public Hearing, no sooner than 6:45 P.M., for the purpose of discussing Ordinance 22-27, 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”.

7:08 p.m. Public Hearing Opened

Lee Helms asked for an explanation of the scope of this ordinance. Chairman Gibbons said this proposal will adjust the front (garage) setbacks to provide consistency with what is required in other similar zones, specifically 25’, so a vehicle parked in a driveway will not hang over the sidewalk. Commissioner Higginbotham pointed out that this will not change existing setbacks, it will be applied to future development.

Jon Wells suggested removing the word “front” in the column and “front yard” in Section C to clarify that this applies to the garage, whether that be on the front, side or corner.

Melanie Sorensen suggested a better explanation for items that are being changed and including what they are being changed from. Mr. Boudrero pointed out that in the packet, the yellow highlighted text is what is being added to the ordinance, any text being removed is indicated with a strikethrough.

Mr. Sundstrom asked if this will affect development that has already been approved. Mr. Boudrero advised that this will be enforced in zoning clearances for individual lots, if a final phase of development has already been approved, this will not change that approval.

7:17 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-27

This ordinance will adjust the garage setback in the 'Planned Unit Development' code and the 'Master Plan Community' zones to 25', separating the garage setback from the residence setback.

The proposal includes the following changes (blue text):

17.81.050 Development Standards, Section F (column 2) Front Setback *Main Entrance;* add column 3 *~~"Front Setback – Garage"~~ with 25' in each housing type.*

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."*

Commissioner Higginbotham was in favor of deleting the words "front" and "front yard" as suggested by Mr. Wells.

The Commission discussed possible scenarios and ensured that this change will have the desired effect of a 25' driveway setback to avoid vehicles that might block part of the sidewalk when parked in the driveway.

MOTION: Motion by Commissioner Higginbotham to **forward a recommendation of approval**, with the changes as discussed, to the City Council for Ordinance 22-27, 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". Commissioner Freidenberger seconded the motion. **Motion approved (4-0).**

Vote:

Aye: Freidenberger, Gibbons, Higginbotham, Reis

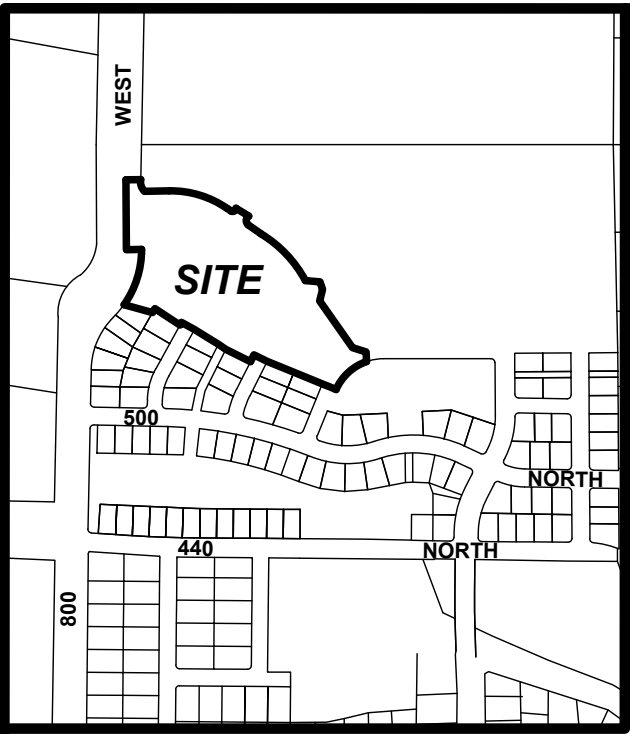
Review/Discussion of Municipal Code Chapter 17.36 “Signs”

Chairman Gibbons asked Mr. Boudrero to email this section to each Commissioner for review before the next meeting, specifically concerning allowances for adjusting the Code to allow for temporary signs for businesses and not allowing electronic display boards for political signs.

MEETING ADJOURNED at 7:42 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman



VICINITY MAP

NTS

DATE OF PREPARATION

JULY 5, 2022

ENGINEER & SURVEYOR

CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

OWNER

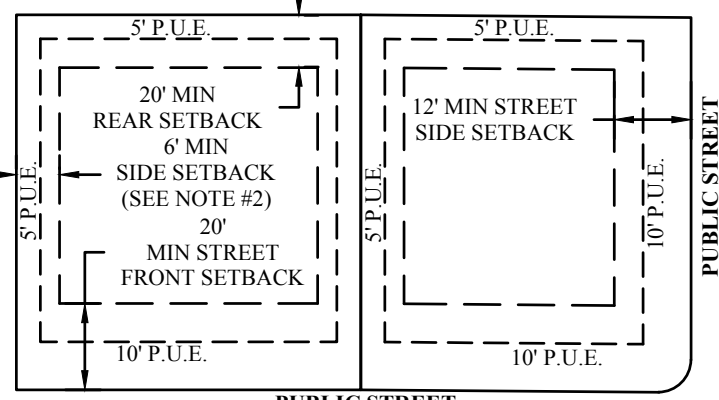
STERLING LAND HOLDINGS, LLC
50 East 2500 North Suite 101
North Logan, Utah 84341

SUBDIVIDER

VISIONARY HOMES/LAND HAVEN, INC
50 East 2500 North
North Logan, Utah 84341

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- CURRENT ZONE: SINGLE-FAMILY RESIDENTIAL.
 - SETBACKS:
 - FRONT: 20'
 - BACK: 20'
 - SIDE: 6' (WITH 15' BETWEEN HOUSES)
- THE SANITARY SEWER GENERATED BY THE LOTS ON THIS PLAT SHALL FLOW TO A PRIVATE LIFT STATION, WHICH SHALL BE OPERATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA), FOX MEADOWS OWNERS ASSOCIATION.
- LOTS: 28
- OPEN SPACE PARCELS: 1
- OPEN SPACE PARCEL 1 IS A NON-BUILDABLE PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCEL IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER THEM FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
- SMITHFIELD CITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO REQUIRE, AND IF NECESSARY, PERFORM OR CAUSE TO BE PERFORMED, AT THE EXPENSE OF THE OWNER OF THE OPEN SPACE AND OTHER PRIVATE AREA(S), INCLUDING CLUBHOUSE, POOL AND OTHER RECREATION FACILITIES (HOA, HEREAFTER), ALL LANDSCAPING, SNOW REMOVAL, AND OTHER UPKEEP AND MAINTENANCE SERVICES, AS APPLICABLE, WITHIN THE OPEN SPACE AREA(S), IF THE HOA FAILS ADEQUATELY TO PERFORM SUCH TASK. THE CITY MAY TAKE THESE ACTIONS WHEN ASKED TO ASSUME RESPONSIBILITY FOR SUCH UPKEEP AND MAINTENANCE TASKS BY THE HOA AND THE CITY COUNCIL MAY ALSO TAKE SUCH ACTIONS WHEN IT DETERMINES THE NEED BASED ON A PATTERN OF NEGLECT AND LACK OF MAINTENANCE AND AFTER MEETING THE PROCEDURES OUTLINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS), RECORDED CONCURRENTLY WITH THIS FINAL PLAT. IN THE EVENT SMITHFIELD CITY EXERCISES THIS RIGHT, THE CITY SHALL BE ENTITLED TO ASSESS AND COLLECT THE NECESSARY HOA FEES AND RECOVER ANY ASSOCIATED COSTS AND ATTORNEYS FEES. THIS NOTATION SHALL NOT BE AMENDED OR DELETED WITHOUT THE APPROVAL OF SMITHFIELD CITY.
SMITHFIELD CODE 17.88.140(A)(6)(j)



PUE & SETBACK DETAIL

(TYPICAL SEE DRAWING FOR EXCEPTIONS)

NTS

WEST 1/4 CORNER
OF SECTION 21,
T13N, R1E, SLB&M
COUNTY MONUMENT
(FOUND)

20' 21'
BETWEEN MONUMENTS)

NO°16'37"W
(BASIS OF BEARING:

NO°16'37"W
(BASIS OF BEARING:

SOUTHWEST CORNER
OF SECTION 21, T13N,
R1E, SLB&M
REBAR & CAP (FOUND)

WEST 1/4 CORNER OF
SECTION 28, T13N,
R1E, SLB&M
1971 COUNTY MONUMENT (FOUND)

FINAL PLAT OF THE VILLAGE AT FOX MEADOWS P.U.D.

PHASE 4

LOCATED IN THE SW1/4 OF SECTION 21, T13N, R1E, S.L.B.&M.
SMITHFIELD, UTAH



0 60' 120'

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 21, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:

Beginning at a point on the northwesterly corner of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 3, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located N0°16'37"W along the Section line 1046.43 feet and East 223.92 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence northeasterly along the arc of a 133.00 foot radius non-tangent curve (radius bears: N37°03'00"W) to the left 97.26 feet through a central angle of 41°54'00" (chord: N32°00'00"E 95.11 feet) to a point of compound curvature; thence along the arc of an 233.00 foot radius curve to the left 49.05 feet through a central angle of 12°03'45" (chord: N5°01'08"E 48.96 feet); thence N1°00'45"W 264.07 feet; thence N88°59'15"E 5.14 feet; thence southeasterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: N88°59'15"E) to the left 20.42 feet through a central angle 90°00'00" (chord: S46°00'45"E 18.38 feet); thence N88°59'15"E 83.52 feet; thence along the arc of a 330.00 foot radius curve to the right 206.65 feet through a central angle of 35°52'47" (chord: S73°04'21"E 203.29 feet); thence S55°07'58"E 14.73 feet; thence along the arc of a 9.00 foot radius curve to the left 12.63 feet through a central angle 80°24'09" (chord: N85°14'05"E 11.62 feet); thence S53°02'40"E 50.00 feet; thence southeasterly along the arc of a 9.00 foot radius non-tangent curve (radius bears: S44°57'39"E) to the left 15.82 feet through a central angle 100°44'30" (chord: S5°19'54"E 13.86 feet); thence S55°07'58"E 58.85 feet; thence along the arc of an 525.00 foot radius curve to the right 184.13 feet through a central angle 20°05'42" (chord: S45°05'07"E 183.19 feet); thence S35°02'16"E 39.66 feet; thence along the arc of an 9.00 foot radius curve to the left 12.86 feet through a central angle 81°50'17" (chord: S75°57'24"E 11.79 feet); thence S38°17'37"E 51.22 feet; thence southwesterly along the arc of an 9.00 foot radius non-tangent curve (radius bears: S24°35'50"E) to the left 15.78 feet through the central angle 100°26'26" (chord: S15°10'57"W 13.83 feet); thence S35°02'16"E 205.45 feet; thence along the arc of an 9.00 foot radius curve to the left 12.33 feet through the central angle 78°29'18" (chord: S74°20'49"E 11.39 feet); thence S26°20'11"E 50.08 feet to the northerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat southwesterly along the arc of an 175.00 foot radius non-tangent curve to the left 129.74 feet through the central angle 42°28'35" (chord: S45°58'07"W 126.79 feet) to the northerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 3; thence along said Plat the following 11 (eleven) courses and distances: N67°49'01"W 249.65 feet; thence N63°23'46"W 50.00 feet; thence S26°36'14"W 25.86 feet; thence N63°23'49"W 92.45 feet; thence N55°30'13"W 30.29 feet; thence N58°30'41"W 94.16 feet; thence N61°06'17"W 50.00 feet; thence S28°51'59"W 10.44 feet; thence N56°38'48"W 100.79 feet; thence S29°58'10"W 15.82 feet; thence N74°30'22"W 98.89 feet to the point of beginning.

Contains: 6.38 +/- acres

OWNER'S DEDICATION

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

THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 3

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS, ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__.

(SIGNATURE)

LAND HAVEN, INC

BY: _____ (PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION NO. _____

(PRINTED FULL NAME OF NOTARY)

A NOTARY PUBLIC COMMISSIONED IN UTAH

ENGINEER'S APPROVAL

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

CITY ENGINEER

DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

CITY ATTORNEY

DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE SMITHFIELD CITY PLANNING COMMISSION THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR

DATE

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

DATE

CITY RECORDER

DATE

RECORDED

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____
CACHE COUNTY RECORDER

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 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 PUE 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:

- A RECORDED EASEMENT OR RIGHT OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
- ANY OTHER PROVISION OF LAW.

SHEET 1 OF 2

THE VILLAGE AT FOX MEADOWS P.U.D.

PHASE 4

LOCATED IN THE SW1/4 OF SECTION 21,
T13N, R1E, S.L.B.&M.
SMITHFIELD, UTAH

civilsolutionsgroupinc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



FINAL PLAT
OF
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 4
LOCATED IN THE SW1/4 OF SECTION 21,T13N, R1E, S.L.B.&M.
SMITHFIELD, UTAH



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°59'15"E	5.14
L2	S55°07'58"E	14.73
L3	S35°02'16"E	39.66
L4	N63°23'46"W	50.00
L5	S26°36'14"W	25.86
L6	S28°51'59"W	10.44
L7	S29°58'10"W	15.82

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	N74°29'48"W	12.70
L9	S29°58'08"W	48.75
L10	N29°58'07"E	53.02
L11	S29°58'07"W	20.09
L12	S28°52'09"W	34.46
L13	S28°51'59"W	24.03
L14	S28°52'14"W	24.04
L15	S55°07'58"E	11.89
L16	S36°57'20"W	36.52

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	133.00	41°54'00"	97.26	N32°00'00"E 95.11
C2	233.00	12°03'45"	49.05	N5°01'08"E 48.96
C3	133.32	21°49'16"	50.77	N41°59'45"E 50.47
C4	308.00	8°36'23"	46.26	S27°45'32"W 46.22
C5	308.00	4°09'24"	22.35	S21°22'38"W 22.34
C6	133.00	9°33'56"	22.20	N26°17'22"E 22.18
C7	133.00	10°27'23"	24.27	N16°16'42"E 24.24
C8	308.00	8°06'21"	43.57	S15°14'46"W 43.54
C9	233.00	4°53'24"	19.89	N8°36'18"E 19.88
C10	308.00	4°28'24"	24.05	S8°57'23"W 24.04
C11	233.00	7°10'21"	29.17	N2°34'26"E 29.15
C12	308.00	7°43'56"	41.57	N2°51'13"E 41.53
C13	13.00	90°48'04"	20.60	N44°22'57"E 18.51
C14	270.00	7°15'00"	34.17	N87°23'15"W 34.14
C15	270.00	15°14'39"	71.84	S76°08'25"E 71.63
C16	270.00	35°52'47"	169.08	S73°04'21"E 166.33
C17	300.00	35°52'47"	187.87	N73°04'21"W 184.81
C18	270.00	13°23'07"	63.08	S61°49'32"E 62.93
C19	9.00	92°05'18"	14.47	S9°05'19"E 12.96
C20	225.00	9°17'19"	36.48	S32°18'41"W 36.44
C21	225.00	28°28'06"	111.80	S22°43'17"W 110.65
C22	225.00	15°08'55"	59.49	N20°05'34"E 59.32
C23	225.00	4°01'52"	15.83	S10°30'10"W 15.83
C24	475.00	8°21'13"	69.25	S12°39'51"W 69.19
C25	475.00	20°22'45"	168.95	S18°40'37"W 168.06
C26	475.00	8°14'02"	68.26	S20°57'28"W 68.20
C27	475.00	3°47'30"	31.43	S26°58'14"W 31.43
C28	525.00	4°13'25"	38.70	S26°45'17"W 38.69
C29	525.00	5°51'42"	53.71	S21°42'43"W 53.69

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C30	500.00	20°22'45"	177.84	S18°40'37"W 176.91
C31	525.00	20°22'45"	186.73	S18°40'37"W 185.75
C32	525.00	7°26'22"	68.17	S15°03'41"W 68.12
C33	525.00	2°51'16"	26.15	S9°54'52"W 26.15
C34	175.00	15°00'17"	45.83	S15°59'23"W 45.70
C35	200.00	28°28'06"	99.37	S22°43'17"W 98.35
C36	175.00	28°28'06"	86.95	S22°43'17"W 86.06
C37	175.00	13°27'49"	41.12	S30°13'26"W 41.03
C38	9.00	87°54'42"	13.81	S80°54'41"W 12.49
C39	475.00	7°01'50"	58.29	S51°37'03"E 58.25
C40	475.00	3°37'12"	30.01	S46°17'32"E 30.01
C41	475.00	20°05'42"	166.59	S45°05'07"E 165.74
C42	500.00	20°05'42"	175.36	N45°05'07"W 174.46
C43	475.00	7°10'42"	59.51	S40°53'35"E 59.47
C44	475.00	2°15'58"	18.79	S36°10'15"E 18.79
C45	9.00	85°43'21"	13.47	S7°49'24"W 12.24
C46	305.00	13°46'40"	73.34	S43°47'45"W 73.17
C47	305.00	24°04'51"	128.19	S38°38'39"W 127.25
C48	305.00	10°18'11"	54.85	S31°45'19"W 54.77
C49	255.00	22°53'43"	101.90	S38°03'05"W 101.22
C50	280.00	30°31'26"	149.17	S41°51'56"W 147.41
C51	9.00	95°27'47"	15.00	N82°46'10"W 13.32
C52	280.00	7°01'54"	34.36	S60°38'36"W 34.34
C53	200.00	8°13'27"	28.71	N62°39'05"E 28.68
C54	9.00	84°43'22"	13.31	S7°19'25"W 12.13
C55	225.00	11°18'01"	44.38	S44°02'06"W 44.30
C56	200.00	34°07'39"	119.13	S41°28'32"W 117.37
C57	225.00	25°31'16"	100.22	S36°55'28"W 99.39
C58	225.00	14°13'15"	55.84	S31°16'28"W 55.70

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ CACHE COUNTY RECORDER _____

FINAL PLAT
OF
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 4
LOCATED IN THE SW1/4 OF SECTION 21,
T13N, R1E, S.L.B.&M.
SMITHFIELD, UTAH

SHEET 2 OF 2

civilsolutionsgroupinc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



ORDINANCE NO 22-30

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

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

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from A-5 (Agricultural 5-Acre) to M-1 (Manufacturing).

Approximate Property Location: 650 South 400 West

Cache County Parcel Number: 08-109-0002

BEG 4.20 CHS S OF NW COR OF SE/4 SEC 33 T 13N R 1E S 5.5 CHS E 9.41 CHS N 5.5 CHS WLY 9.41 CHS E TO BEG CONT 5.15 AC M/L

APPROVED by the Smithfield City Council this 11th day of January, 2023.

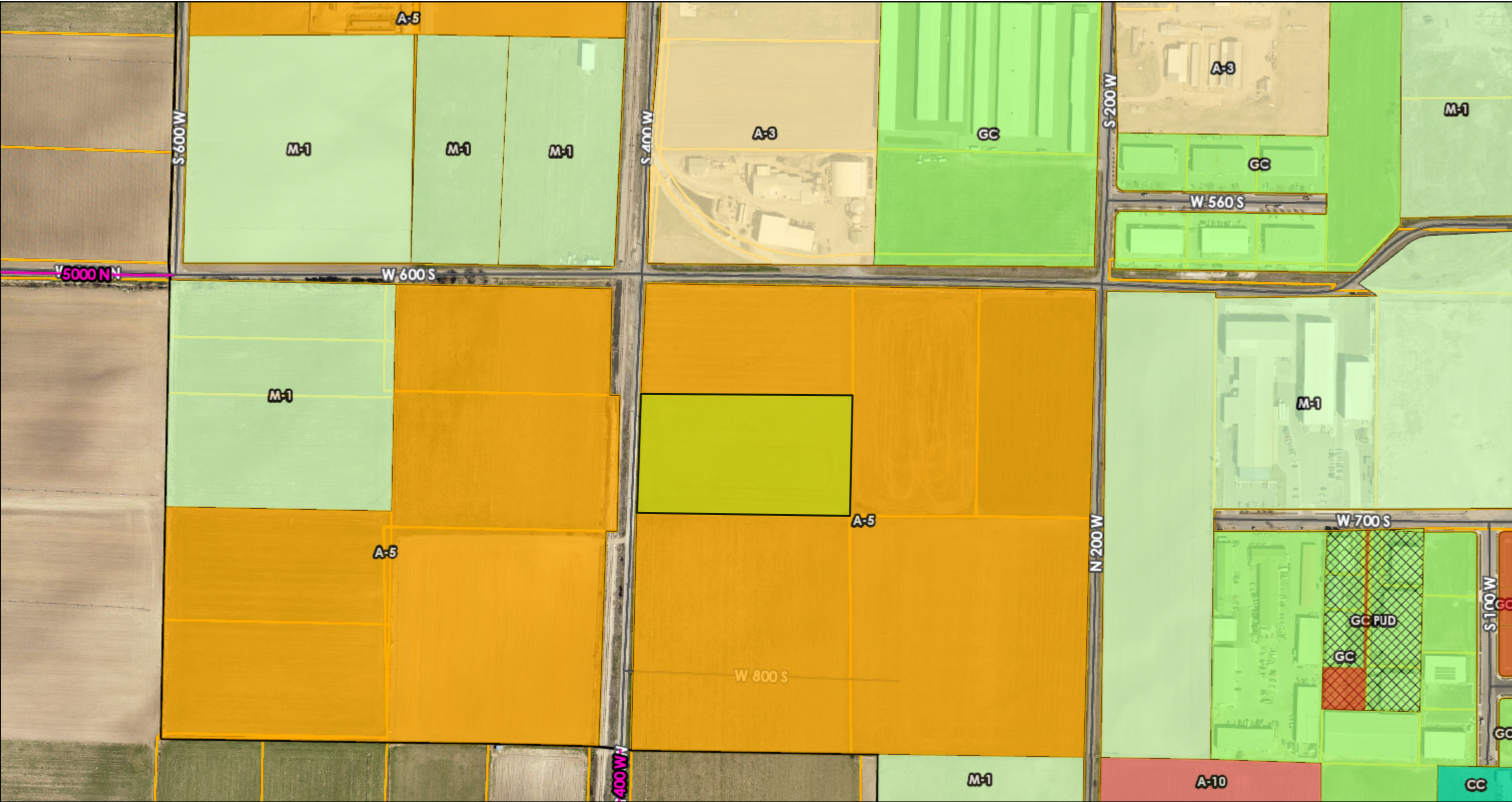
SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

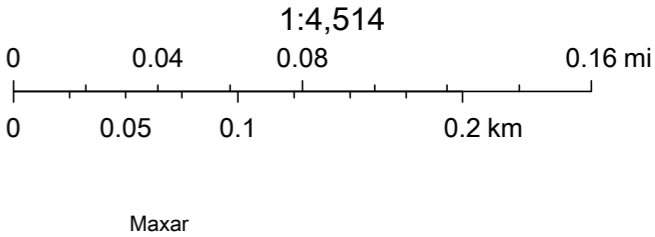
Justin B. Lewis, City Recorder

Parcel Map



12/5/2022, 4:41:38 PM

- | | | | | |
|---|--|---|--|--|
| <div>Override 1</div> <div>Taxes Due / Not Paid</div> <div>Wellsville Zoning</div> <div>NEIGHBORHOOD COMMERCIAL - NC</div> <div>COMMUNITY COMMERCIAL - C1 - C2</div> <div>GENERAL COMMERCIAL - GC</div> <div>HIGHWAY COMMERCIAL - CH</div> <div>MANUFACTURING</div> | <div>RESIDENTIAL AGRICULTURE - 5 ACRE</div> <div>RESIDENTIAL - 1 ACRE</div> <div>RESIDENTIAL - 1/2 ACRE</div> <div>RESIDENTIAL - 12,000 SF</div> <div>RESIDENTIAL - MULTIFAMILY</div> <div>RECREATIONAL PLANNED DEVELOPMENT</div> <div>RESIDENTIAL CRITICAL AREA</div> | <div>FOREST RECREATION - 40 ACRE</div> <div>Trenton Zoning</div> <div>AGRICULTURAL</div> <div>COMMERCIAL C1</div> <div>COMMERCIAL C2</div> <div>PARK</div> <div>RESIDENTIAL</div> | <div>Smithfield Zoning</div> <div>PUD OVERLAY</div> <div>MIXED USE OVERLAY</div> <div>AGRICULTURAL - A-3</div> <div>AGRICULTURAL - A-5</div> <div>AGRICULTURAL - A-10</div> <div>CENTRAL BUSINESS DISTRICT - CB</div> <div>COMMERCIAL PROFESSIONAL</div> | <div>COMMUNITY COMMERCIAL - CC</div> <div>GENERAL COMMERCIAL - GC</div> <div>INSTITUTIONAL - I-1</div> <div>MANUFACTURING - M1</div> <div>MULTIPLE FAMILY RESIDENTIAL - RM</div> <div>RESIDENTIAL AGRICULTURAL - RA-1</div> <div>RESIDENTIAL AGRICULTURAL - RA-2</div> |
|---|--|---|--|--|

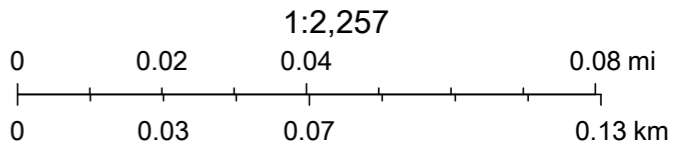


Parcel Map



12/5/2022, 4:39:19 PM

<div></div> Override 1	<div></div> Cache Parcels	UTCACH042027.sid	UTCACH038042.sid	UTCACH036027.sid	UTCACH031027.sid	UTCACH026027.sid	UTCACH018042.sid	UTCACH018030.sid	UTCACH010030.sid
<div></div> Taxes Due / Not Paid	UTCACH049024.sid	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1
Class B Surface Type	<div></div> Red: Band_1	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2
<div></div> ASPHALT	<div></div> Green: Band_2	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3
<div></div> GRAVEL	<div></div> Blue: Band_3	UTCACH039018.sid	UTCACH036033.sid	UTCACH034038.sid	UTCACH030042.sid	UTCACH023042.sid	UTCACH018038.sid	UTCACH010038.sid	UTCACH010013.sid
<div></div> DIRT	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1	<div></div> Red: Band_1
<div></div> Municipal Boundaries	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2	<div></div> Green: Band_2
<div></div> County Boundary	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3	<div></div> Blue: Band_3



Maxar, Microsoft

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. Multiple-family residential projects having more than one hundred (100) dwelling units shall be equipped throughout with two (2) separate and approved fire apparatus access roads. Developments of one (1) or two (2) family dwellings where the number of dwelling units exceeds thirty (30) shall be provided with two (2) separate and approved fire apparatus 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 11th day of January, 2023

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder