



# Smithfield City Staff Report

Community Development Department  
Administration • Engineering • Planning • Zoning

## Alecia Conley Business Conditional Use Permit

April 19, 2023

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

### Project Information

**Parcel ID:** 08-204-0034

**Applicant:** Alecia Conley

**Action Type:** Administrative

**Staff Recommendation:** Approval

**City Meeting:** Planning Commission

### Project Location

**Location:**

190 South 994 East  
Smithfield, Utah

**Lot Size:**

0.32 Acres

**Surrounding Uses:**

North - Residential (R-1-12)  
South - Residential (R-1-12)  
East - Residential (R-1-12)  
West - Residential (R-1-12)

**Current Zoning:**

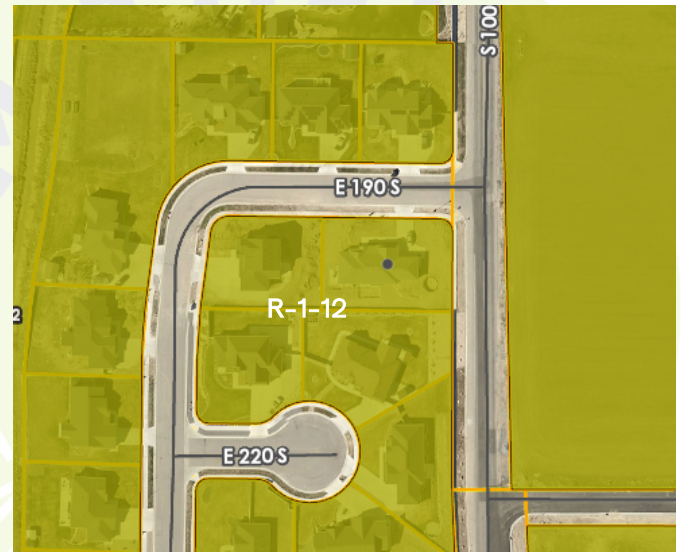
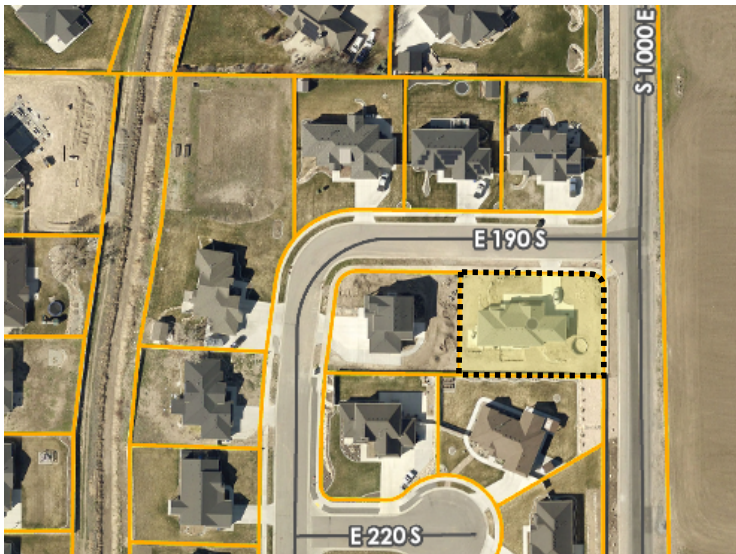
R-1-12 Residential

**Proposed Zoning:**

None

### Project Summary

Alecia Conley is requesting approval of a conditional use permit for a home based business. She would like to operate her legal company for estate planning out of her home. Alecia plans on three to five customers a month which never overlap. She would not advertise from her home or receive business mail. Her residence consists of up to four off street parking spaces.



## Findings of Fact

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1. The Use Matrix Table shows a 'disruptive home occupation' to be a conditional use in R-1-12. §17.120.010
2. The definition of condition use is found in the General Provisions of our zoning code. §17-04-070
3. Review criteria and general information for conditional uses can be found in §17.32.00.

## Conclusion and Recommendation

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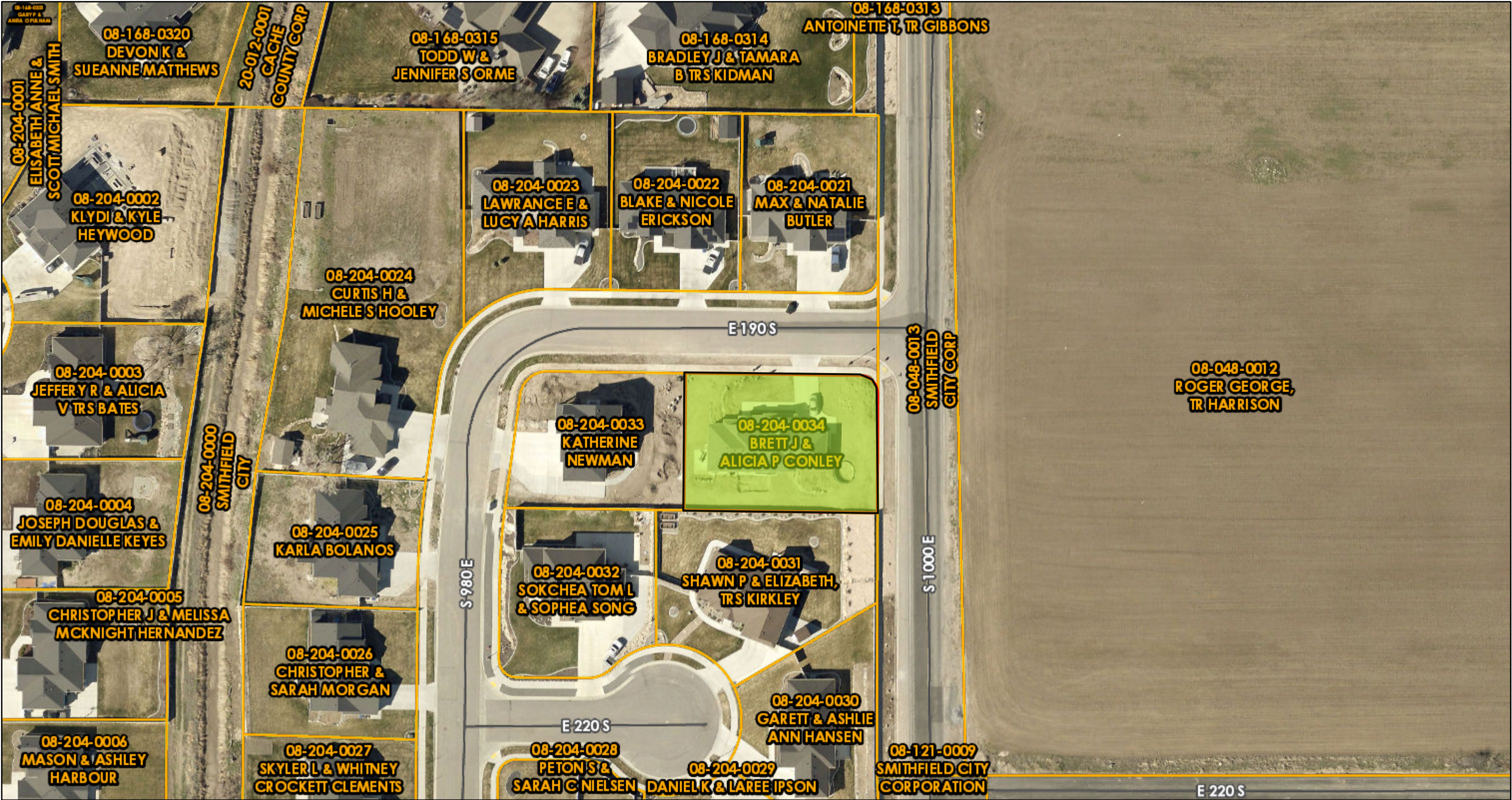
Based on the findings of fact listed above, the staff recommends **approval** of the Conley Business Conditional Use Permit as follows:

- A home occupation is allowed by conditional use in the residential zone (R-1-12). The proposed business complies with all of the required criteria found in §17.32.020. The residence can provide sufficient off street parking for occasional customer use.



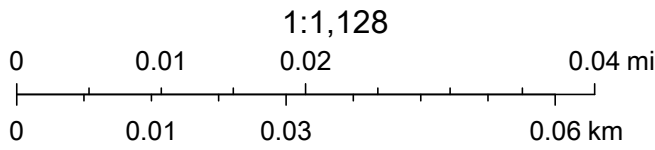


Parcel Map



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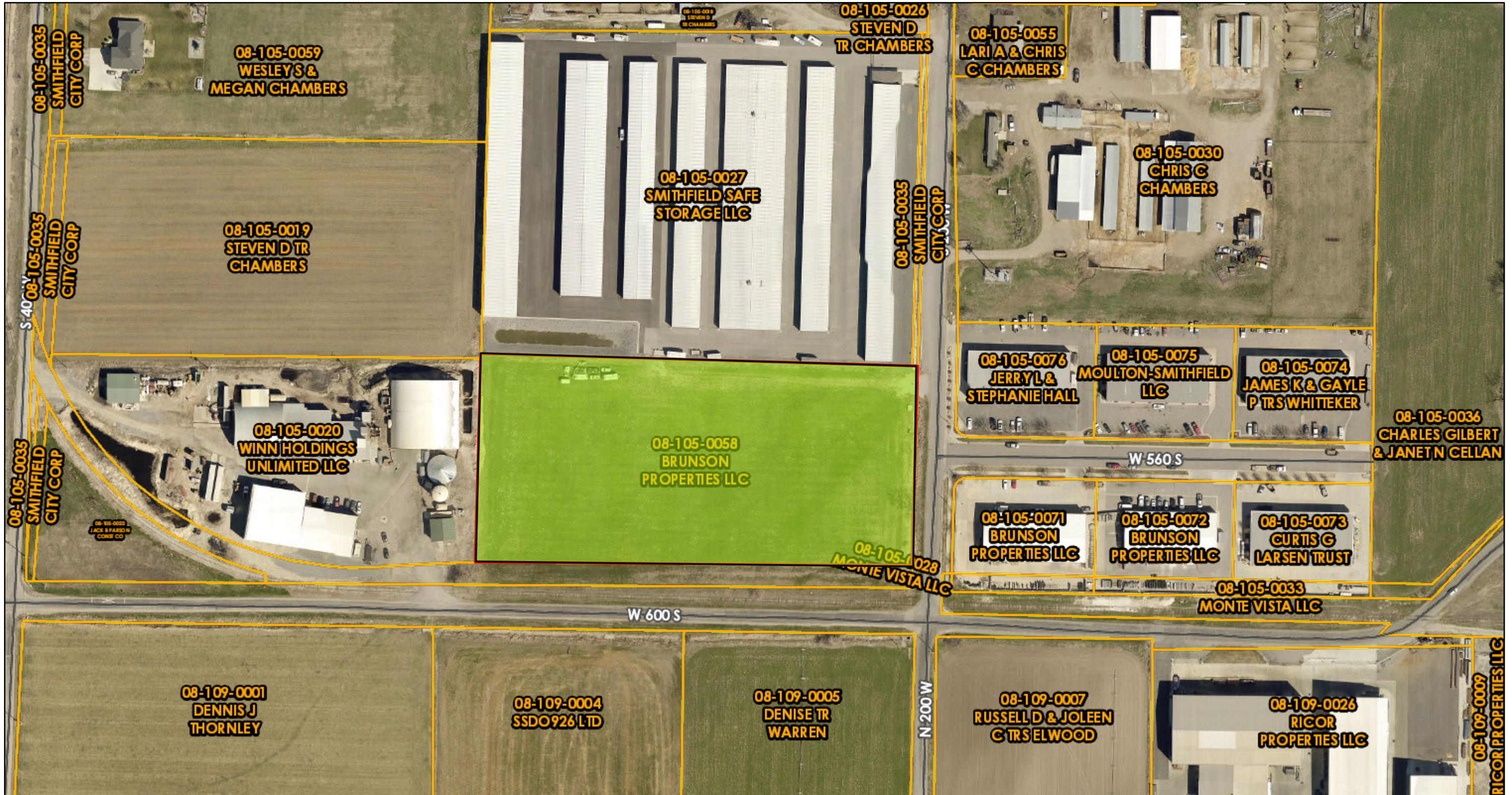
- Override 1
- Override 1
- Class B Surface Type
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Cache Parcels



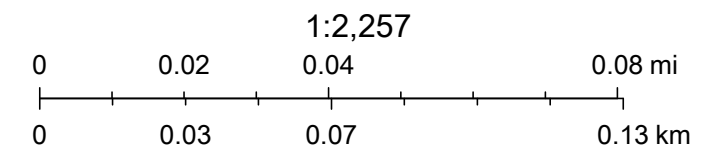
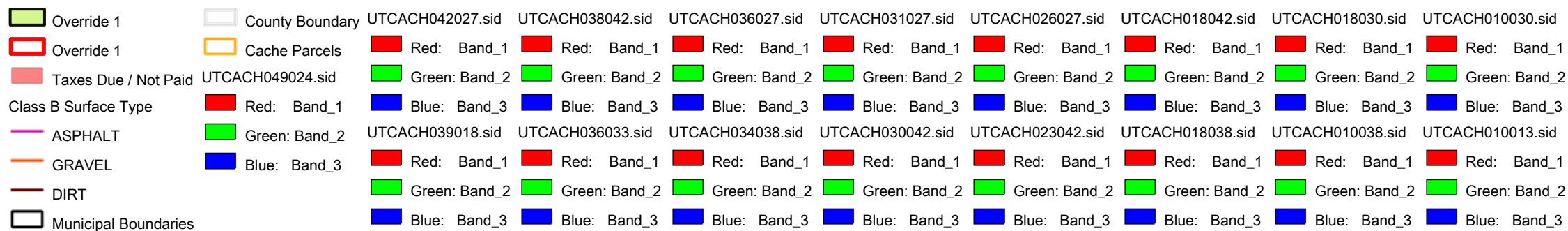
Maxar, Microsoft



# Parcel Map



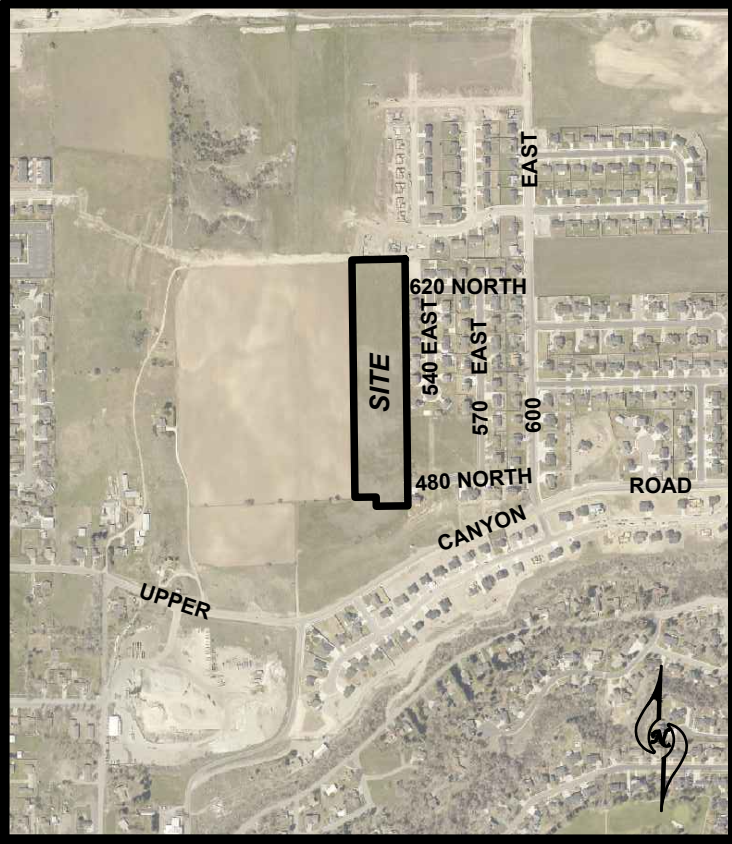
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Maxar, Microsoft

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





VICINITY MAP  
NTS

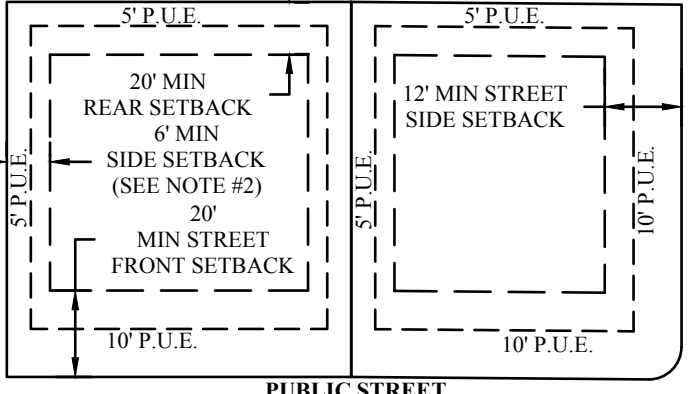


NOTES:

- #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), VILLAGE AT FOX MEADOWS OWNERS ASSOCIATION, INC.
- LOTS: 25
- 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)

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	13.00	95°5'00"7	21.74	S42°48'36"E 19.30
C2	13.00	90°00'00"	20.42	S44°16'20"W 18.38
C3	13.00	90°00'00"	20.42	S45°43'39"E 18.38
C4	13.00	90°00'00"	20.42	N44°16'21"E 18.38

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S0°14'00"E	3.90
L2	S0°14'00"E	1.95



**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 \_\_\_\_\_

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:  
(1) A RECORDED EASEMENT OR RIGHT OF WAY  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR  
(4) ANY OTHER PROVISION OF LAW.

**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, BLOCKS, 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 \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12606452-2201

**BOUNDARY DESCRIPTION**  
**PHASE 1**  
A portion of the SE1/4 of Section 22 and the NE1/4 of Section 27, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:  
Beginning at a point on the northerly line of RIDGEVIEW SUBDIVISION, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located SOUTH 76.87 feet and WEST 694.90 feet from the Southeast Corner of Section 22 and the Northeast Corner of Section 27, T13N, R1E, S.L.B.&M. (Basis of Bearing: N0°41'23"W along the Section line between the Southeast Corner and the East 1/4 Corner of Section 22); thence S89°16'21"W 177.85 feet; thence N0°43'39"W 51.55 feet; thence S89°16'21"W 119.00 feet to a Foresight rebar and cap; thence N0°43'40"W 1,332.39 feet to the Southwest corner of SMITHFIELD POINTE SUBDIVISION, Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N88°42'48"E along said Subdivision 298.34 feet to the Westerly line of RIDGEVIEW SUBDIVISION, Phases 4, 2, and 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S0°40'00"E along said Phases of said Subdivisions 1,386.85 feet to the point of beginning.  
Contains: 9.32 +/- 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 KNOLL SUBDIVISION**  
**PHASE 1**

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\_\_\_\_.  
LEND, LLC \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_ (SIGNATURE)  
CACHE COUNTY CORPORATION  
BY: \_\_\_\_\_ (PRINTED NAME) BY: \_\_\_\_\_ (PRINTED NAME)  
ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 LEND, LLC, A LIMITED LIABILITY COMPANY, 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

**CITY COUNCIL APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

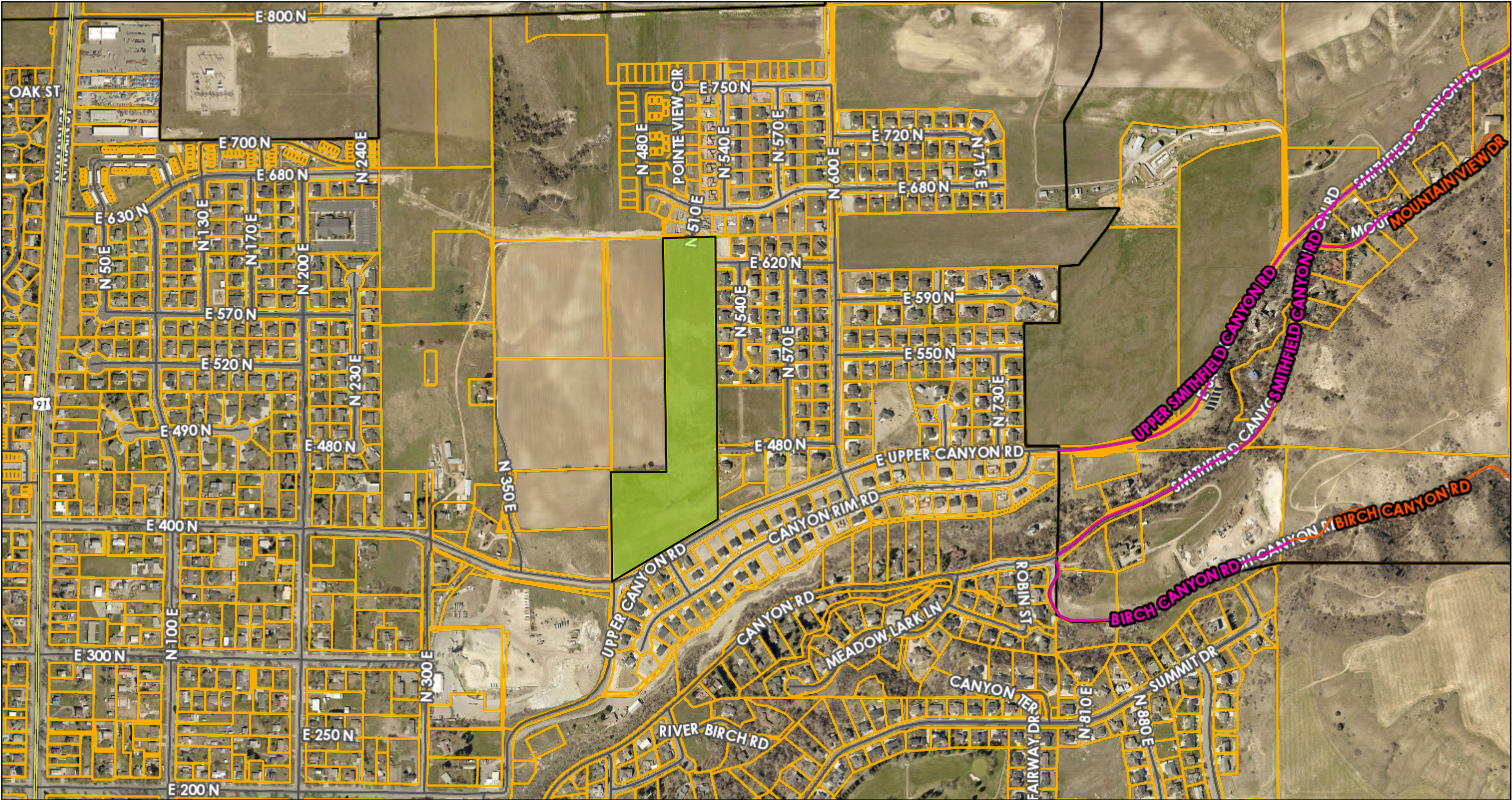
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

FINAL PLAT  
OF  
**THE KNOLL SUBDIVISION**  
**PHASE 1**  
LOCATED IN THE SE1/4 OF SECTION 22 & NE1/4 OF SECTION 27, T13N, R1E, SLB&M SMITHFIELD, UTAH

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



Parcel Map



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- Override 1

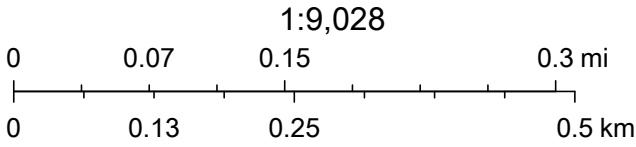
Class B Surface Type

ASPHALT
- GRAVEL

DIRT

Municipal Boundaries
- County Boundary

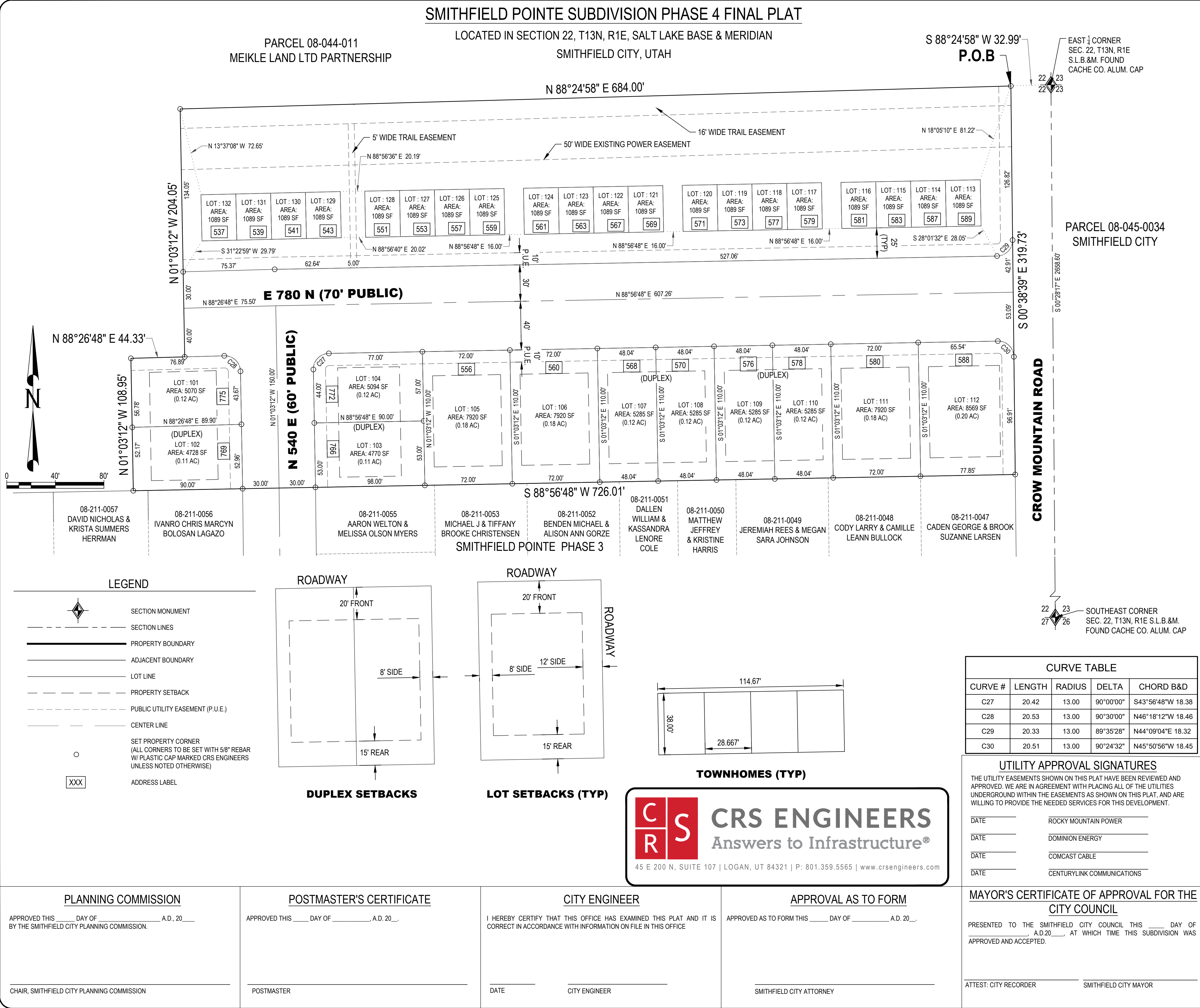
Cache Parcels



Maxar



File Path: P:\2019-0440 NBHD Housing Solutions-Smithfield Point Sewer Line\Drawings PH\XREFS\XREF-PLAT-PH4.dwg Apr 05, 2023 - 11:49am



**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST LINE OF CROW MOUNTAIN ROAD WHICH LIES SOUTH 88° 24' 58" WEST, 32.99 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 00° 38' 39" EAST ALONG THE WEST RIGHT OF WAY LINE OF CROW MOUNTAIN ROAD, 319.73 FEET TO THE NORTH LINE OF SMITHFIELD POINTE PHASE 3 SUBDIVISION; THENCE SOUTH 88° 56' 48" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 726.01 FEET; THENCE NORTH 01° 03' 12" WEST, 108.95 FEET; THENCE NORTH 88° 26' 48" EAST, 44.33 FEET; THENCE NORTH 01° 03' 12" WEST, 204.05 FEET; THENCE 88° 24' 58" EAST, 684.00 FEET TO THE POINT OF BEGINNING. CONTAINING 220,989 SQUARE FEET (5.07 ACRES) AND 32 LOTS

**SURVEYOR'S CERTIFICATE**

I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE, AND HAVE VERIFIED MEASUREMENTS SHOWN, AND HAVE SUBDIVIDED THE PROPERTY INTO LOTS TO BE KNOWN AS SMITHFIELD POINTE SUBDIVISION PHASE 4, AND THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS SHOWN HEREON.



DATE OF PLAT OR MAP: 04-05-2023  
JONATHAN D. BEHR, PLS  
LICENSE NO. 290669

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH, TO BE HEREAFTER KNOWN AS SMITHFIELD POINTE SUBDIVISION PHASE 4 AND DO HEREBY DEDICATE TO THE CITY OF SMITHFIELD FOR THE PERPETUAL USE OF THE PUBLIC STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING PUBLIC UTILITY AND OTHER EASEMENTS. WE ALSO DEDICATE TO THE CITY STORM WATER SYSTEM, WATER WORKS, AND SEWER WORKS. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS 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. FURTHERMORE, WE INCORPORATE ALL GENERAL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.  
ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF NEIGHBORHOOD NONPROFIT HOUSING CORPORATION, THE OWNER OF THE ABOVE DESCRIBED SUBDIVISION AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

SHEET 1 OF 1

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







FINAL PLAT  
OF  
**THE VILLAGE AT FOX MEADOWS P.U.D.**  
**PHASE 4 AMENDED**

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



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	13.00	81°06'21"	18.40	S75°35'27"E 16.90
C2	500.00	5°16'10"	45.98	N37°40'21"W 45.97
C3	475.00	5°16'10"	43.68	S37°40'21"E 43.67
C4	260.00	9°17'03"	42.13	S59°36'15"W 42.08
C5	13.00	85°03'12"	19.30	S7°29'20"W 17.57
C6	305.00	13°06'32"	69.78	S43°27'40"W 69.63
C7	305.00	23°24'42"	124.63	S38°18'35"W 123.76
C8	305.00	10°18'11"	54.85	S31°45'19"W 54.77
C9	280.00	30°31'26"	149.17	S41°51'56"W 147.41
C10	255.00	21°51'09"	97.26	S37°31'48"W 96.67
C11	13.00	96°30'22"	21.90	N83°17'27"W 19.40
C12	13.00	83°50'39"	19.02	S6°53'03"W 17.37
C13	225.00	10°25'17"	40.92	S43°35'44"W 40.87
C14	225.00	24°38'32"	96.77	S36°29'07"W 96.03
C15	225.00	14°13'15"	55.84	S31°16'28"W 55.70
C16	200.00	34°07'39"	119.13	S41°28'32"W 117.37
C17	200.00	42°57'47"	149.97	N45°53'36"E 146.48
C18	200.00	8°50'08"	30.84	N62°57'26"E 30.81

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 AMENDED**  
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

SHEET 2 OF 2





### VICINITY MAP

NTS

### DATE OF PREPARATION

DECEMBER 1, 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

### LEGEND

- LIMITED COMMON AREA (PARKING)
- PRIVATE OWNERSHIP

### 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 - MAIN ENTRANCE: 20'
    - GARAGE: 25'
    - REAR: 15'
    - SIDE: 8'
    - STREET SIDE: 12'
- 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). VILLAGE AT FOX MEADOWS OWNERS ASSOCIATION, INC. TRAILS LOCATED ON THESE PARCELS SHALL BE ACCESSIBLE TO PUBLIC USE. THESE OPEN SPACE PARCELS, ARE 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, HEREINAFTER), 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)(g)

### RECORDED #

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

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

\$ FEE \_\_\_\_\_ CACHE COUNTY RECORDER

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

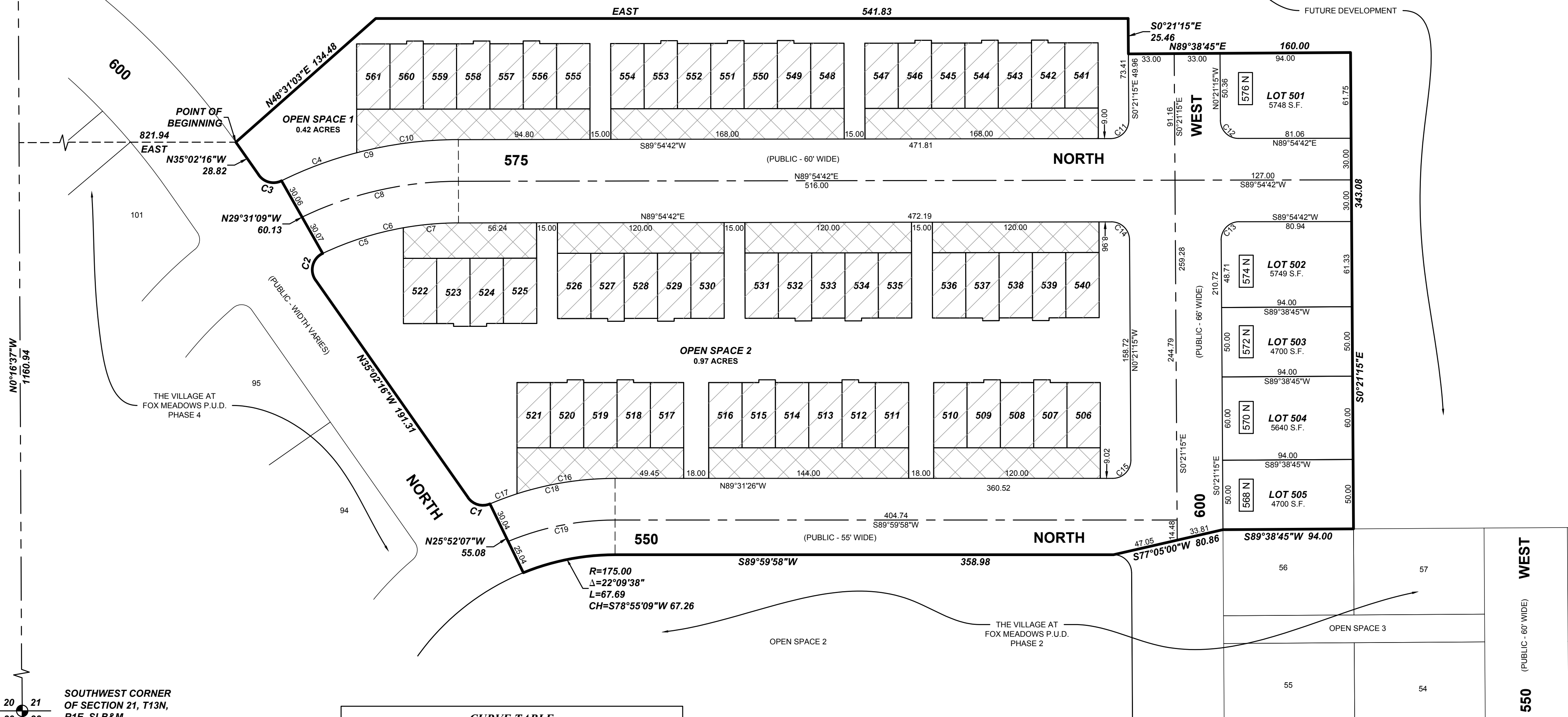
(BASIS OF BEARING: S0°17'11"E 2702.46 BETWEEN MONUMENTS)

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

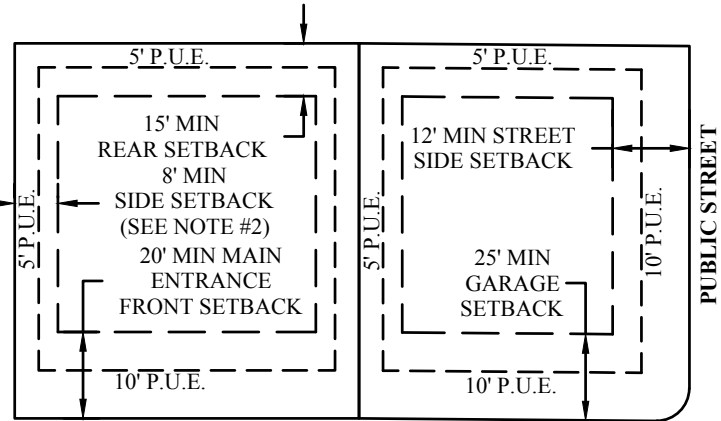
WEST 1/4 CORNER OF  
SECTION 28, T13N,  
R1E, SLB&M  
1971 COUNTY MONUMENT  
(FOUND)

## FINAL PLAT OF THE VILLAGE AT FOX MEADOWS M.P.C. PHASE 5

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



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	13.00	78°00'38"	17.70	N74°02'35"W 16.36
C2	13.00	99°46'34"	22.64	N14°51'01"E 19.88
C3	13.00	81°06'21"	18.40	N75°35'27"W 16.90
C4	282.00	11°45'39"	57.88	N69°34'26"E 57.78
C5	230.00	15°13'04"	61.09	S72°20'50"W 60.91
C6	230.00	25°10'24"	101.05	N77°19'30"E 100.24
C7	230.00	9°57'19"	39.96	N84°56'02"E 39.91
C8	260.00	25°39'55"	116.47	S77°04'44"W 115.49
C9	290.00	26°03'19"	131.88	N76°53'02"E 130.74
C10	290.00	14°37'13"	74.00	N82°36'05"E 73.80
C11	13.00	90°15'57"	20.48	N44°46'43"E 18.43
C12	13.00	89°44'03"	20.36	S45°13'17"E 18.34
C13	13.00	90°15'57"	20.48	S44°46'43"W 18.43
C14	13.00	89°44'03"	20.36	N45°13'17"W 18.34
C15	13.00	90°21'13"	20.50	N44°49'22"E 18.44
C16	230.00	17°51'43"	71.70	S81°04'06"W 71.41
C17	230.00	5°11'09"	20.82	N69°32'40"E 20.81
C18	230.00	23°02'53"	92.52	N78°28'32"E 91.90
C19	200.00	22°37'28"	78.97	S78°41'14"W 78.46



### SINGLE FAMILY PUE & SETBACK DETAIL

(TYPICAL SEE DRAWING FOR EXCEPTIONS)  
NTS

### 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 \_\_\_\_\_

### 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.

### 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 \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12606452-2201

### 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 on a point on the northerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 4, 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 1, 160.94 feet and East 821.94 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 N48°31'03"E 134.48 feet; thence East 541.83 feet; thence S0°21'15"E 25.46 feet; thence N89°38'45"E 160.00 feet; thence S0°21'15"E 343.08 feet to a point on the northerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 4 (four) courses and distances: S89°38'45"W 94.00 feet; thence S77°05'00"W 80.86 feet; thence S89°59'58"W 358.98 feet; thence along the arc of a 175.00 foot radius curve to the left 67.69 feet through a central angle of 22°09'38" (chord: S78°55'09"W 67.26 feet) to the northeasterly corner of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 7 (seven) courses and distances: N25°52'07"W 55.08 feet; thence northwesterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: N23°02'55"W) to the right 17.70 feet through a central angle of 78°00'38" (chord: N74°02'35"W 16.36 feet); thence N35°02'16"W 191.31 feet; thence along the arc of a 13.00 foot radius curve to the right 22.64 feet through a central angle of 99°46'34" (chord: N14°51'01"E 19.88 feet); thence N29°31'09"W 60.13 feet; thence northwesterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: N26°08'37"W) to the right 18.40 feet through a central angle of 81°06'21" (chord: N75°35'27"W 16.90 feet); thence N35°02'16"W 28.82 feet to the point of beginning.

Contains: 6.21 +/- 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 M.P.C. PHASE 5

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 SWORN/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 \_\_\_\_\_

### FINAL PLAT

OF

SHEET 1 OF 2

## THE VILLAGE AT FOX MEADOWS M.P.C. PHASE 5

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

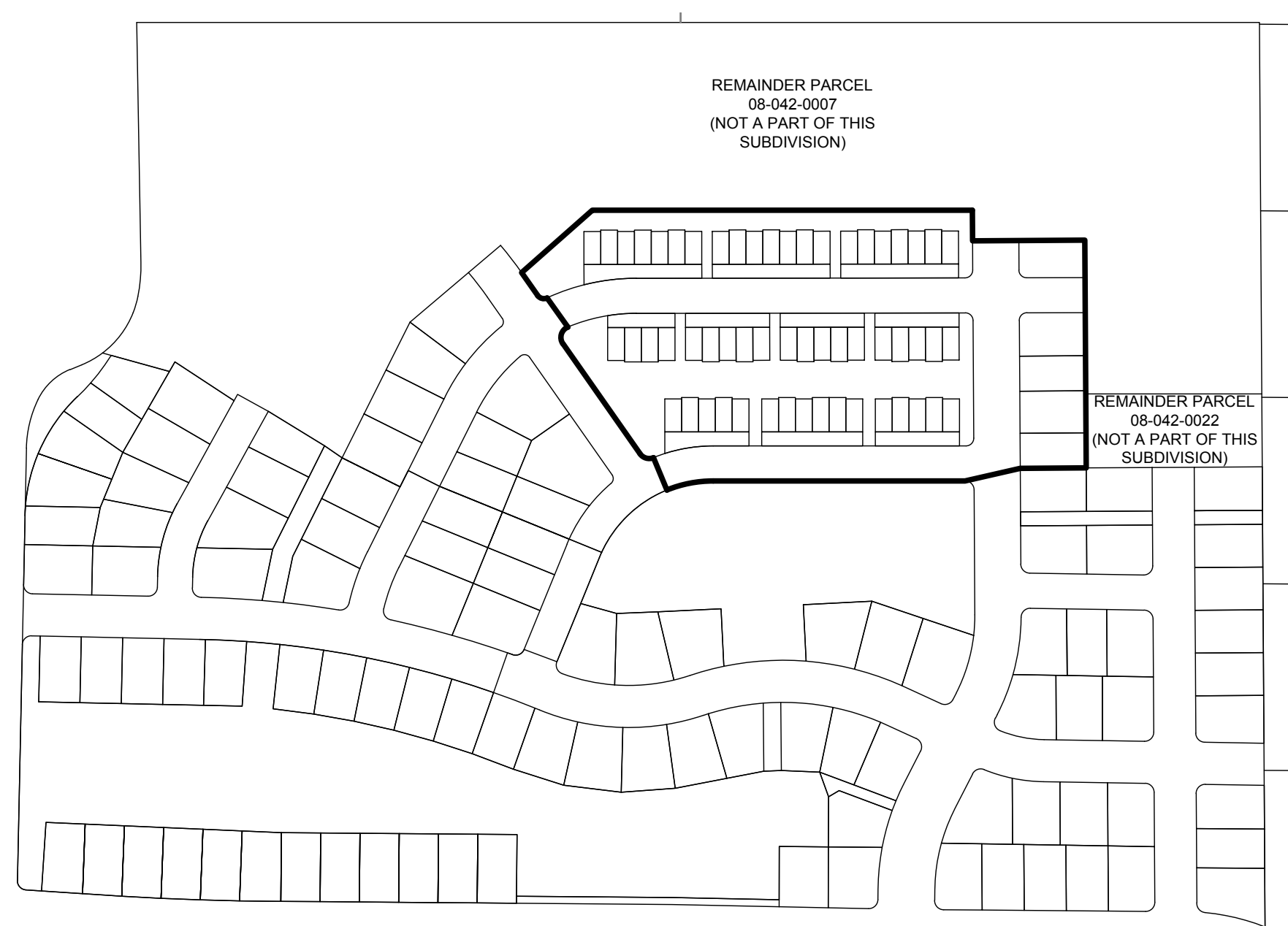
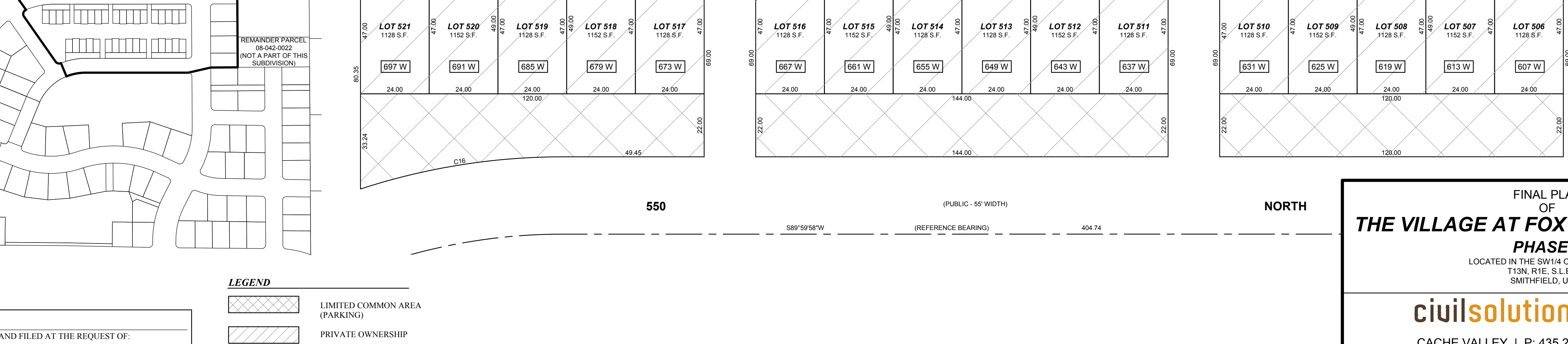
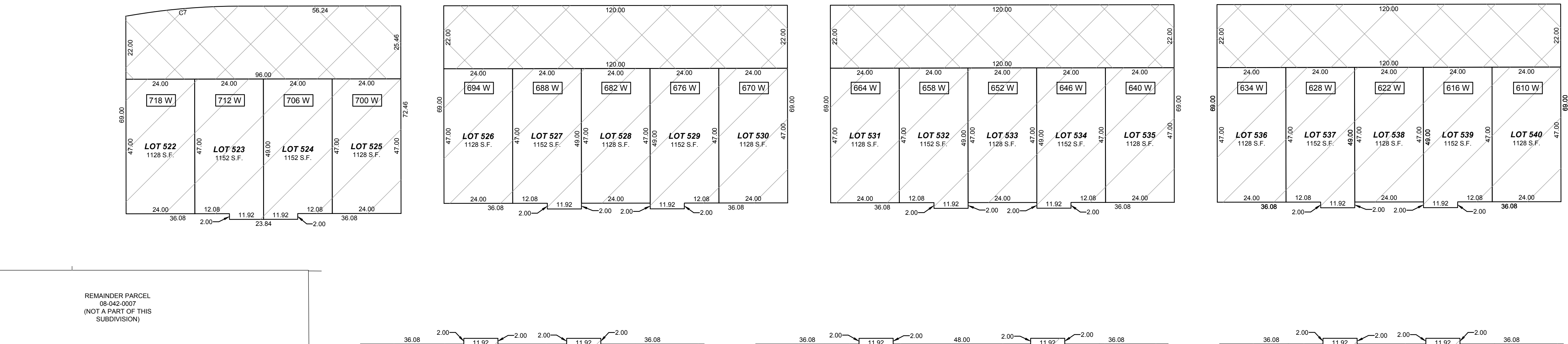
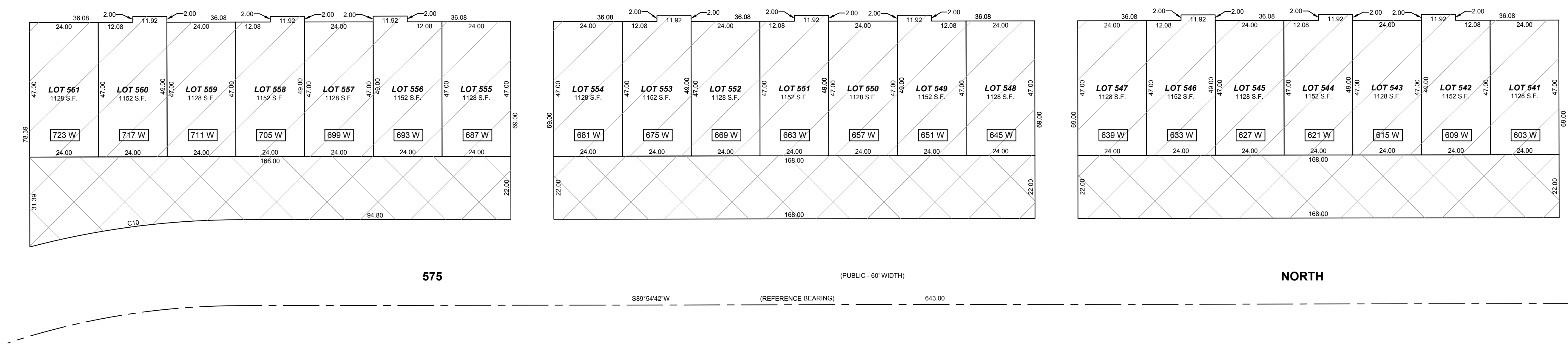
civilsolutionsgroupinc.

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 M.P.C.**  
**PHASE 5**  
LOCATED IN THE SW1/4 OF SECTION 21, T13N, R1E, S.L.B.&M.  
SMITHFIELD, UTAH



**LEGEND**

LIMITED COMMON AREA (PARKING)

PRIVATE OWNERSHIP

**NOTE:**

- ALL BUILDING WALLS ARE PARALLEL OR PERPENDICULAR TO THE REFERENCE BEARING SHOWN ON THE CENTERLINE OF THE ADJACENT ROAD.

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 M.P.C.**  
**PHASE 5**  
LOCATED IN THE SW1/4 OF SECTION 21,  
T13N, R1E, S.L.B.&M.  
SMITHFIELD, UTAH

**civilsolutionsgroup** inc.

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

**SHEET 2 OF 2**



**ORDINANCE NO 23-16**

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

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

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

Approximate Property Location: Southeast corner of 400 West 600 South

**Cache County Parcel Number: 08-109-0001**

BEG NW COR OF SE/4 SEC 33 T 13N R 1E N .95 CH E 9.41 CHS S 5.15 CH W 9.41 CHS N 4.20 CHS TO BEG 4.94 AC C786

APPROVED by the Smithfield City Council this 10th day of May, 2023.

**SMITHFIELD CITY CORPORATION**

---

Kristi Monson, Mayor

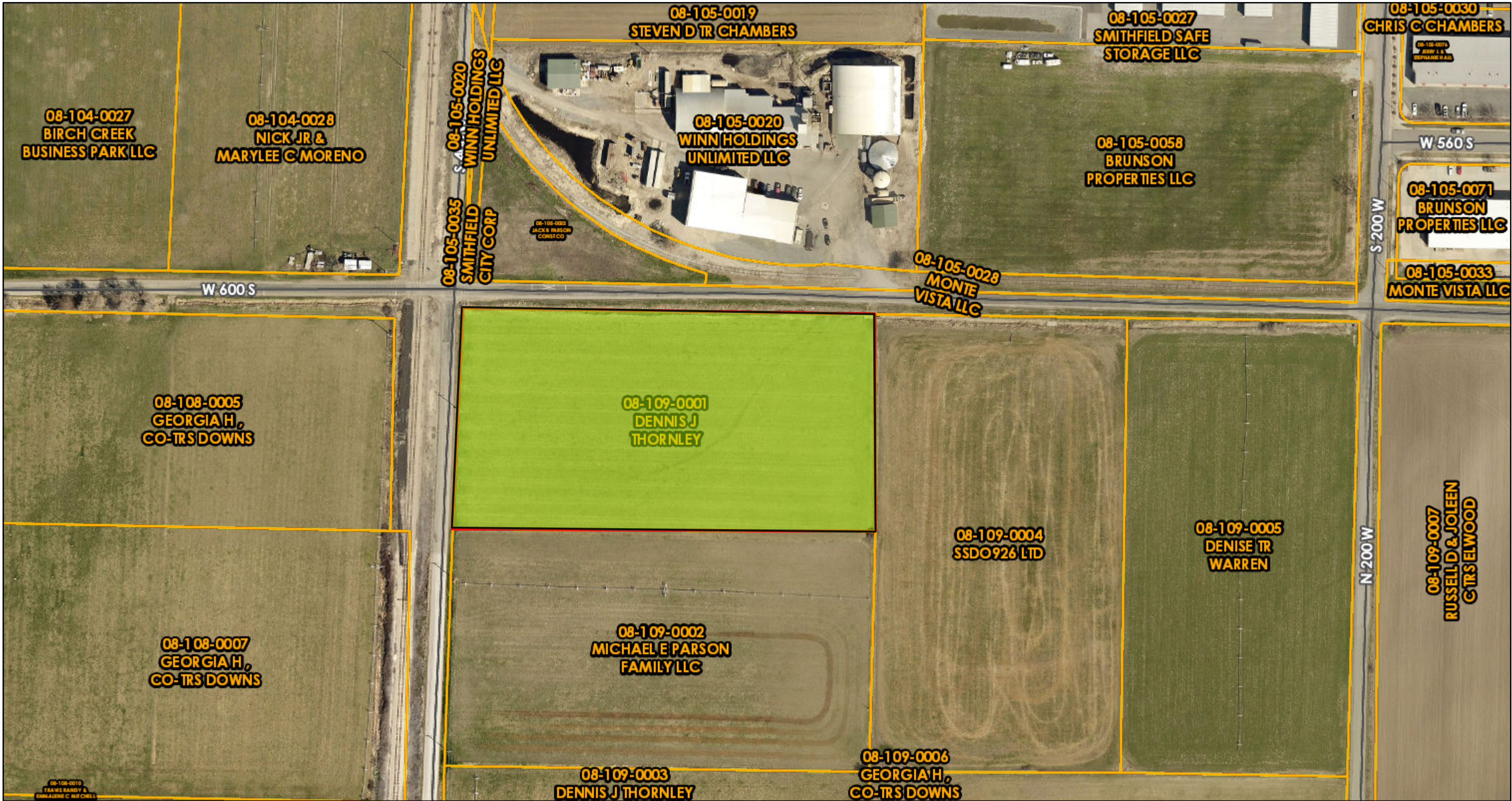
**ATTEST:**

---

Justin B. Lewis, City Recorder






# Parcel Map



3/23/2023, 3:20:02 PM

 Override 1       GRAVEL       County Boundary

 Override 1       DIRT       Cache Parcels

Class B Surface Type  Municipal Boundaries

— ASPHALT

1:2,257

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.02, 0.04, and 0.08. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.03, 0.07, and 0.13. There are 8 equal intervals between 0 and 0.08 miles, and 13 equal intervals between 0 and 0.13 kilometers. Vertical lines connect the corresponding tick marks on the two scales.

Maxar, Microsoft

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



# Parcel Map



3/23/2023, 3:21:14 PM

- Override 1

Override 1

Wellsville Zoning

NEIGHBORHOOD COMMERCIAL - NC

COMMUNITY COMMERCIAL - C1 - C2

GENERAL COMMERCIAL - GC

HIGHWAY COMMERCIAL - CH

MANUFACTURING
- RESIDENTIAL AGRICULTURE - 5 ACRE

RESIDENTIAL - 1 ACRE

RESIDENTIAL- 1/2 ACRE

RESIDENTIAL - 12,000 SF

RESIDENTIAL - MULTIFAMILY

RECREATIONAL PLANNED DEVELOPMENT

RESIDENTIAL CRITICAL AREA

Trenton Zoning

AGRICULTURAL

COMMERCIAL C1

COMMERCIAL C2

PARK

RESIDENTIAL
- FOREST RECREATION - 40 ACRE

PUD OVERLAY

MIXED USE OVERLAY

AGRICULTURAL - A-3

AGRICULTURAL - A-5

AGRICULTURAL - A-10

CENTRAL BUSINESS DISTRICT - CB

COMMERCIAL PROFESSIONAL

Smithfield Zoning

COMMUNITY COMMERCIAL - CC

GENERAL COMMERCIAL - GC

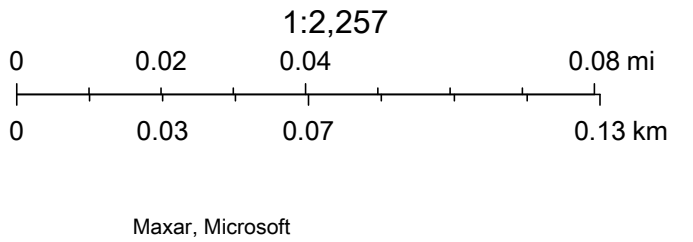
INSTITUTIONAL - I-1

MANUFACTURING - M1

MULTIPLE FAMILY RESIDENTIAL - RM

RESIDENTIAL AGRICULTURAL - RA-1

RESIDENTIAL AGRICULTURAL - RA-2





## **ORDINANCE NO 23-13**

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

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

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

Approximate Property Location: On the southwest corner of 440 North 800 West

**Cache County Parcel Numbers: 08-039-0015, 08-089-0004 and 08-089-0003**

A portion of the SW1/4 of Section 21 & the NW1/4 of Section 28 & the NE1/4 of Section 29 & SE1/4 of Section 20, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:

Beginning at a point on the west line of 800 West Street, located East 36.30 feet from the Northeast Corner of Section 29, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Northeast Corner and the East 1/4 Corner of Section 29, T13N, R1E, SLB&M); thence S0°17'11"E along said westerly line 775.20 feet to a Boundary Line Adjustment described in Book 2163 Page 1856 of the Official records of Cache County; thence N89°09'00"W along said Boundary Line Adjustment 1,362.77 feet to the west line of a field; thence N0°59'30"E along said west line and parallel to an existing irrigation line 1,022.20 feet to the south line of 6200 North Street; thence along said south line the following 4 (four) courses and distances: S88°25'00"E 81.38 feet; thence S89°01'00"E 597.22 feet; thence along the arc of a 2,980.00 foot radius curve to the right 55.48 feet through a central angle of 1°04'00" (chord: S88°29'00"E 55.48 feet); thence S87°57'00"E 606.18 feet to the west line of 800 West Street; thence S0°19'36"E along said west line 231.43 feet to the point of beginning.

Contains 31.55 +/- acres.

APPROVED by the Smithfield City Council this 10th day of May, 2023.

**SMITHFIELD CITY CORPORATION**

---

Kristi Monson, Mayor

**ATTEST:**

---

Justin B. Lewis, City Recorder

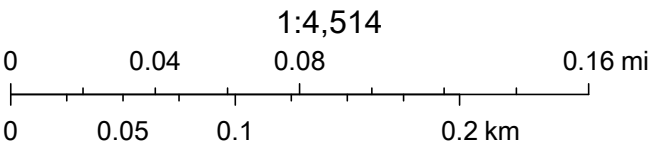


Parcel Map



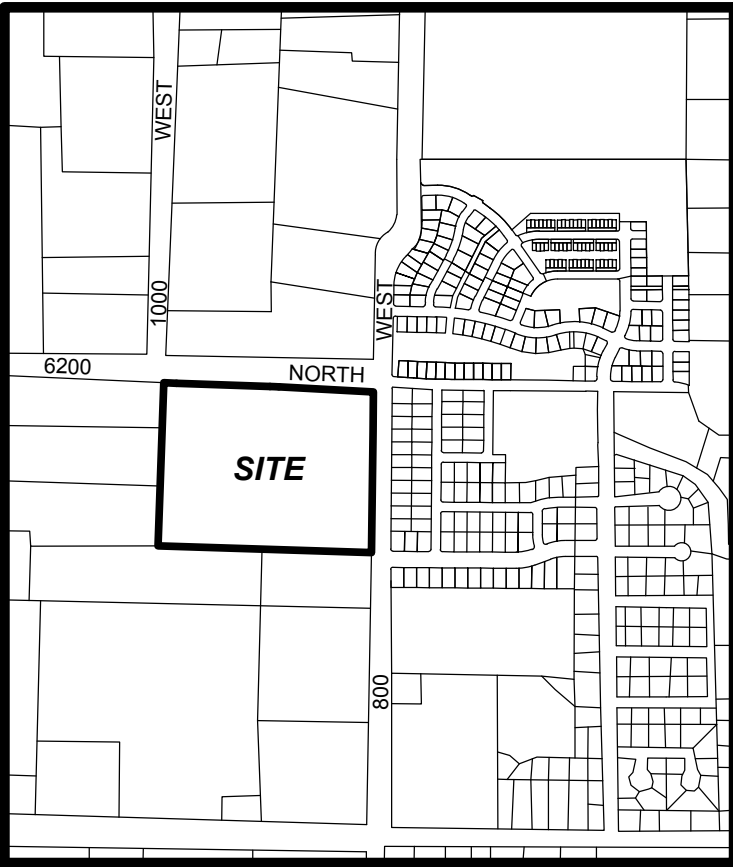
3/20/2023, 11:00:14 AM

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



Maxar





VICINITY MAP  
NTS

- LEGEND**
- ASPHALT
  - CONCRETE
  - POWER POLE/LINE
  - FENCE
  - IRRIGATION LINE
  - COMMUNICATIONS BOX
  - CONTOUR LINES
  - SPOT ELEVATIONS

**NORTH 1/4 CORNER  
OF SECTION 29,  
T13N, R1E, SLB&M  
(3" ALUMINUM CAP)**

J & M LAND HOLDINGS, LLC  
1611/1753

THE DON COREY MCMULLIN  
& CAROLEE MCMULLIN  
FAMILY TRUST  
1767/485

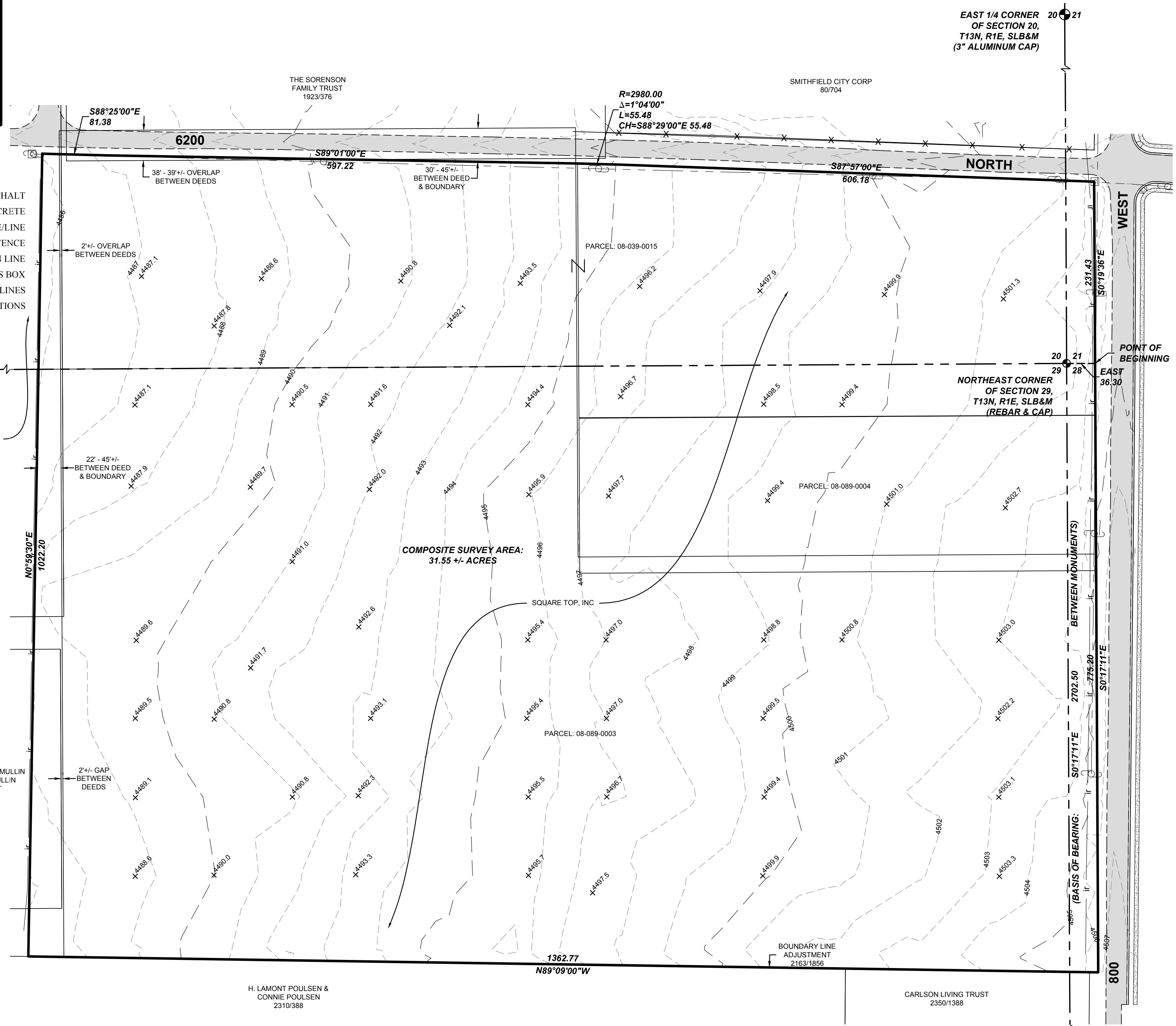
H. LAMONT POULSEN &  
CONNIE POULSEN  
2310/388

**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 made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Curtis Bown  
Professional Land Surveyor  
Certificate No. 12606452-2201

Date





## **ORDINANCE NO 23-14**

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

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

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described properties are hereby rezoned to I-1 (Institutional).

<b>Cache County Parcel Number: 08-039-0016</b>
--

Approximate Location: Northwest of 440 North 800 West

From A-10 (Agricultural 10-Acre) to I-1 (Institutional).

BEG 11 CHS N OF SE COR OF SE/4 OF SEC 20 T 13N R 1E & TH E 1.12 CHS M/L TO W LN OF ST TH S ALG W LN OF ST 6.0 CHS M/L TO INTERSEC OF ST TH W ALG N LN OF ST 10 CHS TH N 6.0 CHS M/L TO PT DUE W OF BEG TH E 8.88 CHS M/L TO BEG ALSO: BEG 11 CHS N OF SE COR OF SE/4 SD SEC 20 & TH E 1.22 CHS M/L TO W SIDE OF ST TH N 46.36 FT TH W'LY 666 FT M/L TO PT 8.88 CHS W & 773.36 FT N OF SE COR SD SEC 20 TH S 46.36 FT M/L TO PT W OF BEG TH E 8.88 CHS TO BEG CONT 1.0 AC ALSO: BEG 10.4 CHS N & 8.88 CHS W OF SE COR OF SD SEC 20 & TH W 240 FT TH S 20 FT TH E 240 FT TH N 20 FT TO BEG CONT 0.09 AC

<b>Cache County Parcel Number: 08-064-0005</b>
--

Approximate Location: 450 Upper Canyon Road

From RA-1 (Residential Agricultural 1-Acre) to I-1 (Institutional).

SIT IN NW OF THE NE/4 SEC 27 T 13N R 1E CONT 17.55 AC M/L LESS: 08-064-0007 NET 6.15 AC M/L LESS: 400 NORTH ST BY DEDICATION PLAT ENT 932364 MAP 2006-2127 CONT 1.05 AC NET 5.10 AC ALSO: PARCEL FOR ROAD BEING PT OF PARCEL 0002 CONT 0.26 AC (ENT 934752) LESS: BEG AT N/4 COR SEC 27 & TH E 598.95 FT TH S 463.36 FT TO W LN OF GRANTOR'S PROP & TRUE POB TH ALG GRANTOR'S PROP LN IN 3 COURSES: N 46°33'34" E 26.41 FT; N 34°57'29" E 109.95 FT; N 87°27'53" E 60.56 FT TH S 5°47'49" E 109.98 FT TH S 13°32'36" W 41.72 FT TH N 78°23'26" W 139.57 FT TH N 70°38'05" W 14.58 FT TH N 46°33'34" E 8.89 FT TO TRUE POB CONT 0.35 AC M/L (PT 0006) SUBJECT TO A BOUNDARY LINE AGREEMENT RECORDED JAN 11, 2021, AS ENTRY NUMBER 1272742, IN BOOK 2216, AT PAGE 0764, IN THE OFFICE OF THE CACHE COUNTY RECORDER'S OFFICE.

<b>Cache County Parcel Number: 08-066-0014</b>
--

Approximate Location: 450 East Upper Canyon Road



From RA-1 (Residential Agricultural 1-Acre) to I-1 (Institutional).

BEG 22.973 CHS W & 23.76 CHS S OF NE COR SEC 27 T 13N R 1E & TH S 64\*23' W 50 FT TO TRUE POB TH N 25\*37' W 1.51 CHS TH S 64\*23' W 198.66 FT TH S 25\*37' E 124.66 FT TH N 64\*23' E 198.66 FT TH N 25\*37' W 25 FT TO TRUE POB CONT 0.57 AC WITH 10 FT R/W ON DEED 596/300

<b>Cache County Parcel Number: 08-173-0022</b>
--

Approximate Location: 500 South 1000 East

From R-1-12 (Single Family Residential 12,000 Square Feet) to I-1 (Institutional).

PARCEL DESIGNATED AS "CITY PARK" IN COUNTRY VIEW SUBD PHASE 2 1.96 AC THE EAST 30.03 FT THEREOF HAS BEEN DEDICATED AS 1000 EAST ST BY PLAT 2001-1517 # 776573

<b>Cache County Parcel Number: 08-177-0226</b>
--

Approximate Location: 550 South 1000 East

From R-1-12 (Single Family Residential 12,000 Square Feet) to I-1 (Institutional).

TRACT E COUNTRY VIEW RETIREMENT PUD PH 1 CONT 0.69 AC

<b>Cache County Parcel Number: 08-177-0227</b>
--

Approximate Location: Northwest corner of 600 South 1000 East

From R-1-12 (Single Family Residential 12,000 Square Feet) to I-1 (Institutional).

TRACT F COUNTRY VIEW RETIREMENT PUD PH 1 CONT 0.49 AC

<b>Cache County Parcel Number: 08-044-0071</b>
--

Approximate Location: 600 North Main

From R-1-10 (Single Family Residential 10,000 Square Feet) to I-1 (Institutional).

BEG AT S/4 COR SEC 22 T 13N R 1E & TH N89.3410W 645.36 FT TO SW COR LT 1 HUNTER MEADOWS PHASE 1 TH N0.3142E 463.91 FT TO NW COR LT 4 SD SUBD TH N89.0251W 1263.99 FT TO E LN OF HWY 91 TH N4.3632E 315.64 FT TO TRUE POB TH 4\*34'20" E 471.36 FT TO S LN OF CASTLE VIEW MANOR PUD & HUNTER MEADOWS PH 7 TH E 89.05 FT TH S 0\*00'49" W 471.97 FT TO N LN OF HUNTER MEADOWS PH 4 TH N 89\*02'51" W 126.54 FT TO TRUE POB CONT 1.17 AC M/B



<b>Cache County Parcel Number: 08-162-0000</b>
--

Approximate Location: 590 North 130 East

From R-1-10 (Single Family Residential 10,000 Square Feet) to I-1 (Institutional).

BEG AT SW COR LOT 33 HUNTER MEADOWS PH 4 AMENDED & TH N 0°57'09" E 112.53 FT TH N 89°02'51" W 165.48 FT TH N 4°36'32" E 117.64 FT TO TRUE POB TH N 4°36'32" E 202.88 FT TO NW COR SD SUBD TH S 89°02'51" E 108.09 FT TO NW COR LT 34 TH S 11°25'08" W 101.50 FT TH N 89°02'51" W 97.81 FT TO TRUE POB CONT 0.20 AC ALSO: DETENTION AREA DEDICATED TO CITY BY PLAT OF HUNTER MEADOWS PH 10 (ENT 936712) CONT 0.56 AC (ADJOINS LOT 95 SD SUBD ON THE WEST)

<b>Cache County Parcel Number: 08-142-0001</b>
--

Approximate Location: 590 Wasatch Boulevard

From R-1-10 (Single Family Residential 10,000 Square Feet) to I-1 (Institutional).

LOT 1 BLK 5 T EARL ALLSOP SUBD AMEND #1 CONT 0.36 AC LESS: BEG AT NE COR LT 2 SD BLK & TH W 50.76 FT TH S 5°10' E 46.74 FT TO NW COR LT 2 TH N 45° E 65.83 FT TO BEG CONT 0.03 AC (PT 0002) CONT 0.33 AC IN ALL

<b>Cache County Parcel Number: 08-171-0099</b>
--

Approximate Location: Southwest corner of 250 East 600 South

From R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to I-1 (Institutional).

BEG AT NE COR LOT 33 BIG SKY ESTATES SUBDIVISION PHASE 4 & TH S 1°29'49" W 40 FT TH N 44°28'39" W 55.60 FT TH N 89°33' E 40 FT TO BEG CONT 0.02 AC

APPROVED by the Smithfield City Council this 10th day of May, 2023.

**SMITHFIELD CITY CORPORATION**

\_\_\_\_\_  
Kristi Monson, Mayor

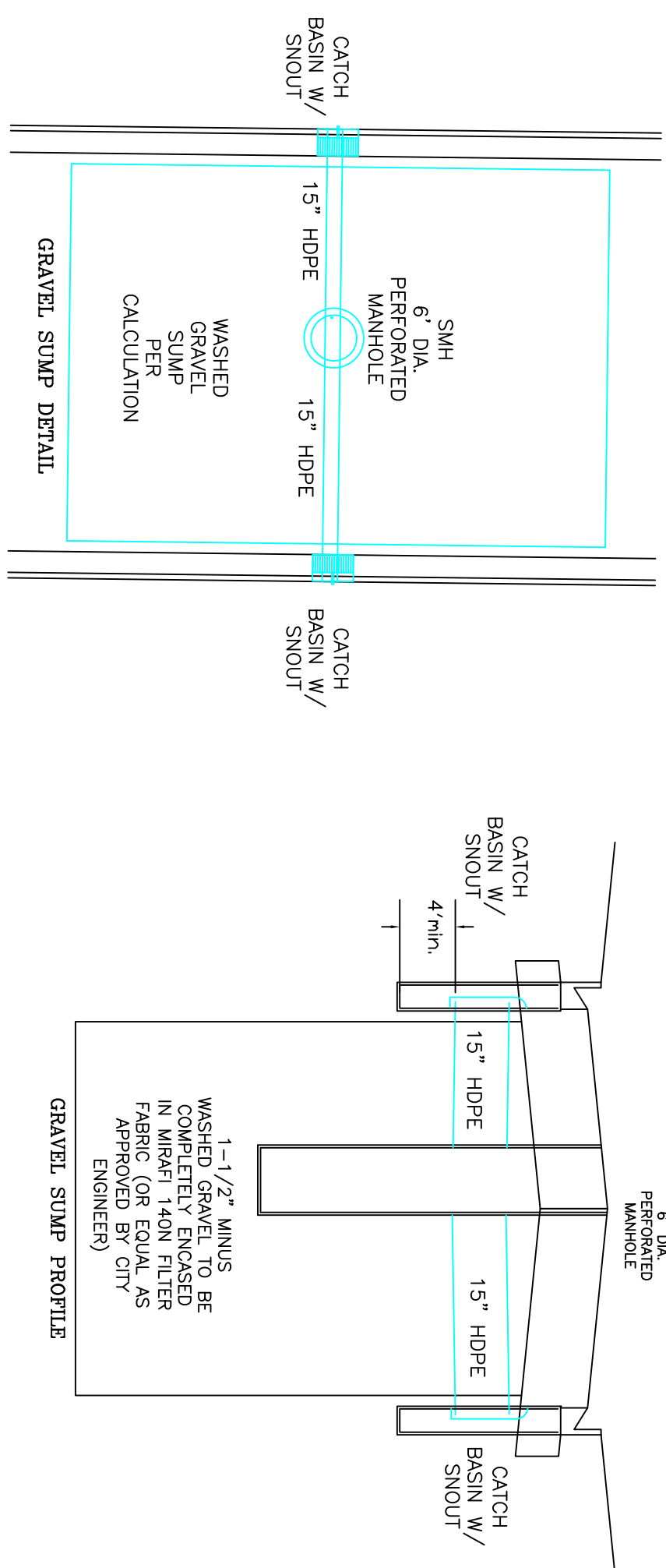
**ATTEST:**

\_\_\_\_\_  
Justin B. Lewis, City Recorder







[illegible]

Sumps to add up to required storage. Each individual sump and storage will be calculated per hydraulic area in construction drawings. Percolation test to be conducted to verify percolation rate.

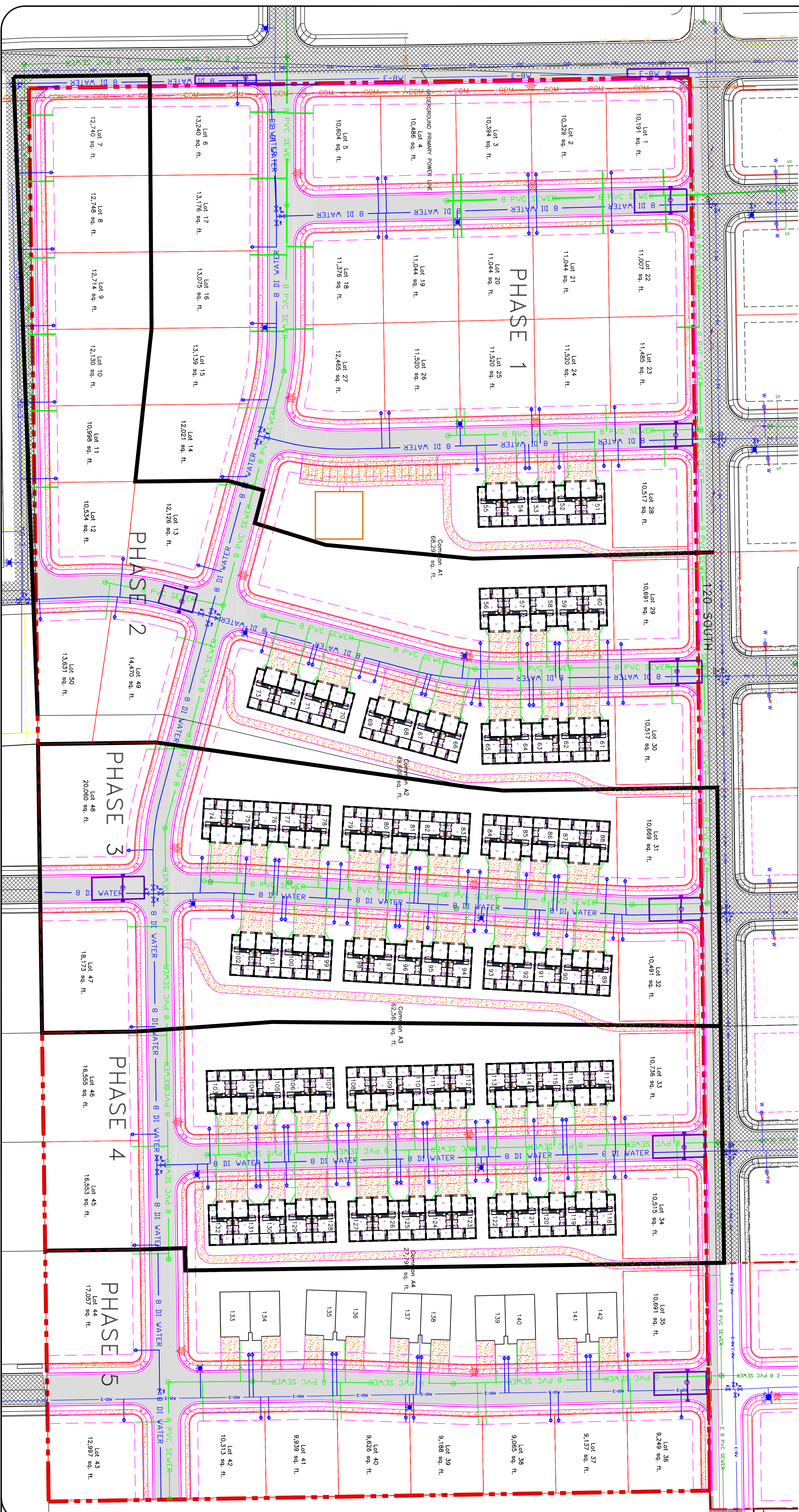
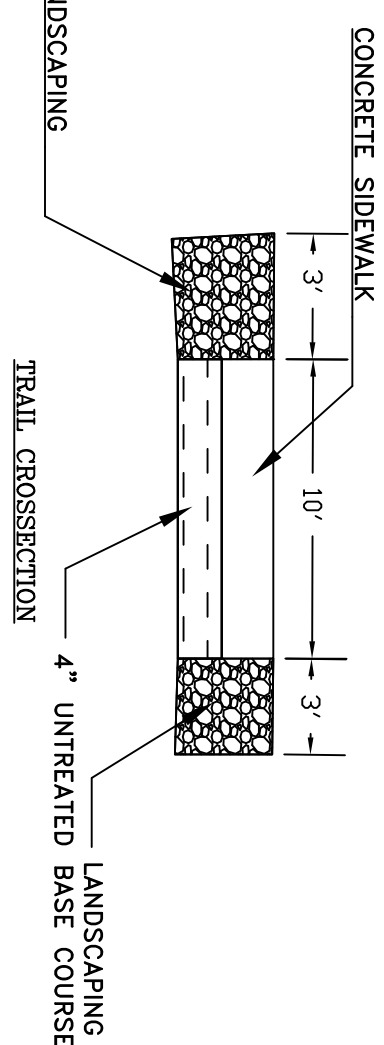
Percolation test to be conducted to verify percolation rate.

Percolation test to be conducted to verify percolation rate.

# BENCH LOOKOUT SUBDIVISION PRELIMINARY

## LEGEND

- |  |                            |
|--|----------------------------|
|  | BOUNDARY LINE              |
|  | NEW EASEMENT               |
|  | EXISTING POWER             |
|  | EXISTING COMMUNICATIONS    |
|  | EXISTING 8" WATER          |
|  | EXISTING 8" WATER          |
|  | EXISTING 8" SEWER          |
|  | PROPOSED 8" SEWER          |
|  | EXISTING STORM             |
|  | PROPOSED STORM             |
|  | EXISTING MNR CONTOUR (5')  |
|  | PROPOSED MNR CONTOUR (25') |
|  | EXISTING ASPHALT           |
|  | NEW STREET LIGHT           |



## BENCH LOOKOUT SUBDIVISION

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



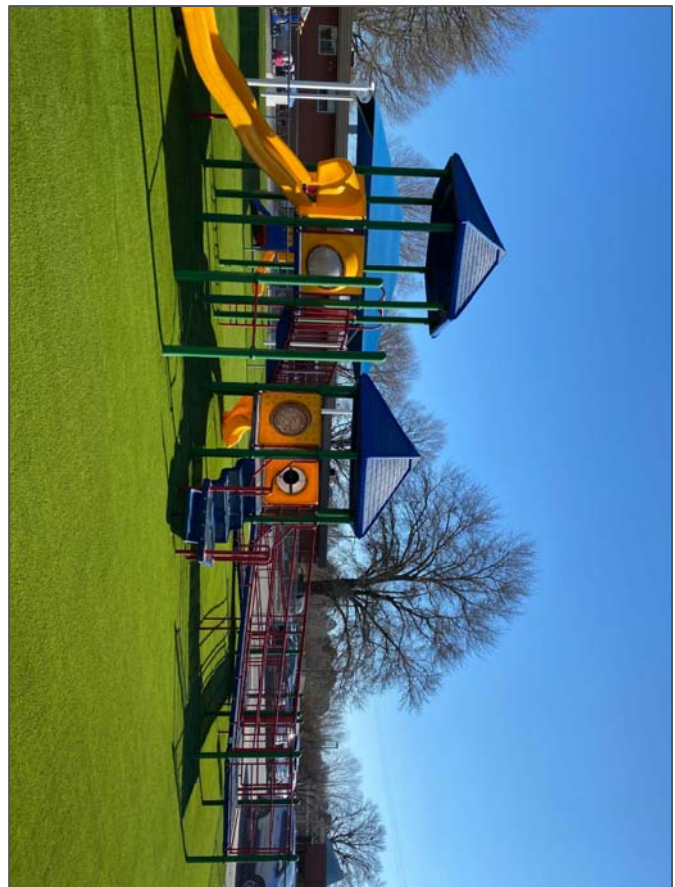
ALLIANCE CONSULTING  
ENGINEERS

150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435) 755-5121

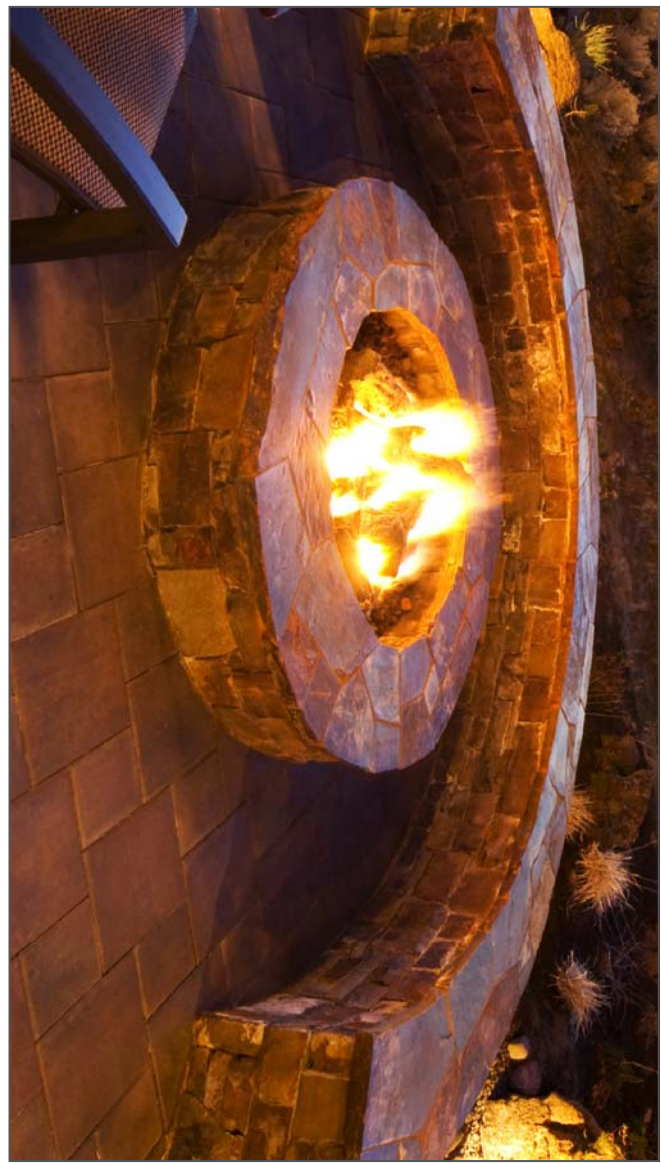




HAMMOCK STAND



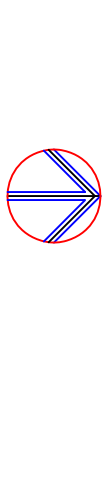
PLAYGROUND



FIREPITS

BENCH LOOKOUT SUBDIVISION  
PRELIMINARY

NORTH



LEGEND

- BOUNDARY LINE
- AMUR CHOKECHERRY (152)(2" CALIPER)
  - TATARIAN MAPLE (35)(2" CALIPER)
  - PRAIRIE FIRE CRABAPPLE(15)(2" CALIPER)
  - FORESTYTHA(10)(1 GAL)
  - NORWAY MAPLE (13)(2" CALIPER))
  - COLUMBIAN GINKGO SILBOKA(9)(2" CALIPER)
  - MEDIUM TO LARGE BOULDERS
  - SILVER LINDEN(5)(2" CALIPER)
  - ELIJAH BLUE FESCUE(120)(1 GAL)
  - DESERT WILLOW(9)(1 GAL)
  - JAPANESE LILAC (12)(2" CALIPER)
  - BENCH
  - CHINKAPIN OAK(10)(2" CALIPER)
  - UTAH SERVICEBERRY 'AUTUMN BRILLIANCE'(14)(2" CALIPER)
  - SCOTCH PINE(22)(2" CALIPER)
  - NEW GRASS
  - PAVILION
  - PLAYGROUND
  - PICKLEBALL/BASKETBALL
  - HAMMOCK STANDS
  - FIREPIT W/ BENCHES



BENCH LOOKOUT SUBDIVISION

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



ALLIANCE CONSULTING  
ENGINEERS  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435) 755-5121



**ORDINANCE NO 23-05**

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

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

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from R-1-12 (Single Family Residential 12,000 Square Feet) to MPC (Master Planned Community).

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 10th day of May, 2023.

**SMITHFIELD CITY CORPORATION**

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Kristi Monson, Mayor

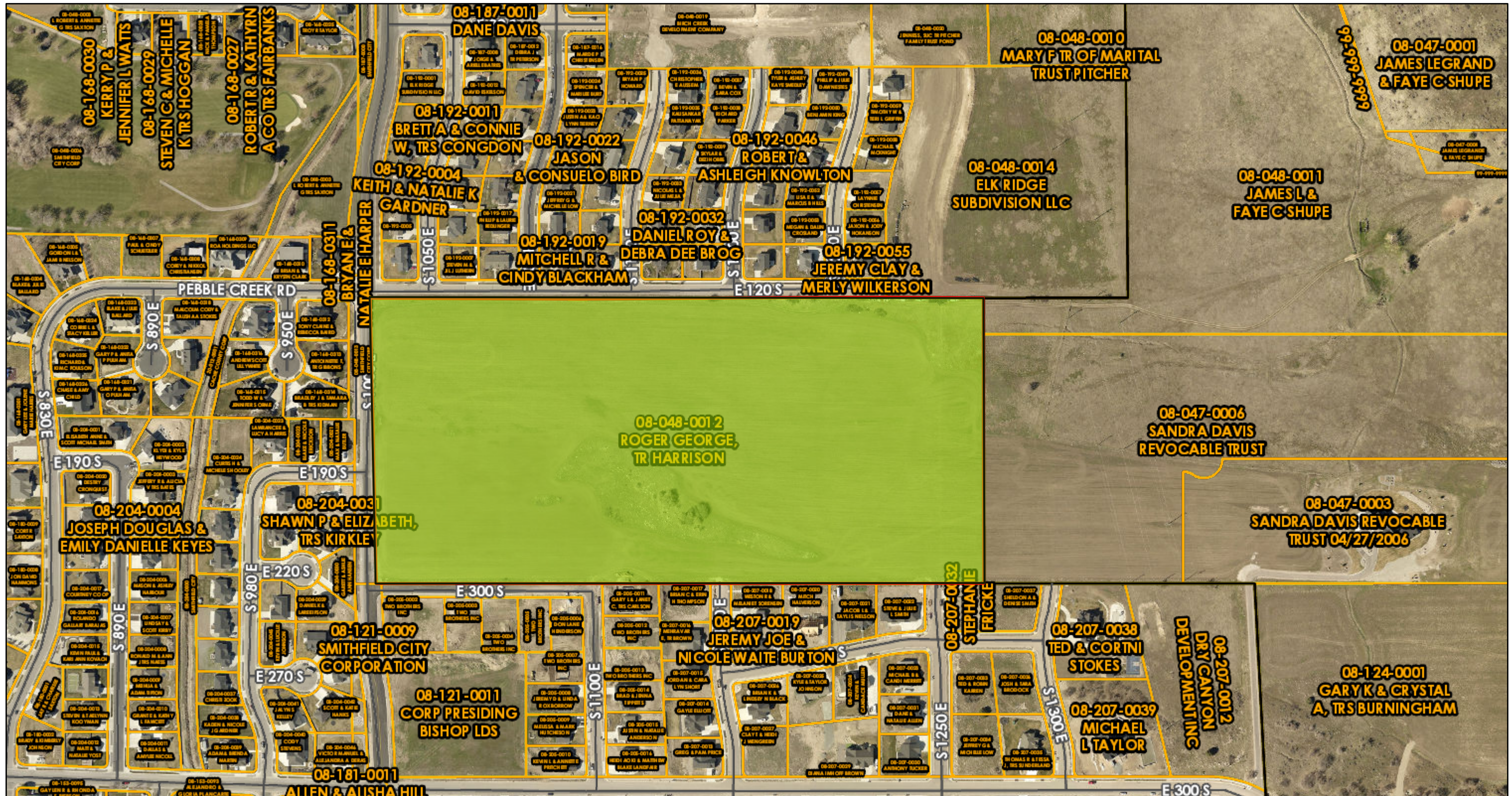
**ATTEST:**

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



































Justin B. Lewis, City Recorder

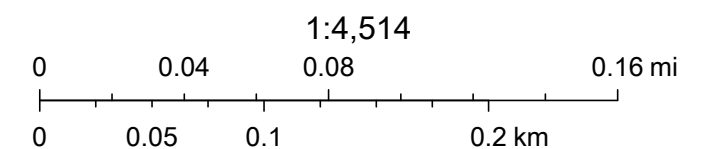


# Parcel Map



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 |  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  |  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   |  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 |  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  |  Blue: Band_3  |



Maxar

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



## ORDINANCE NO. 23-12

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 17.88 “PLANNED UNIT DEVELOPMENTS”, SECTION 17.88.100 “BLANK”.**

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.

<b>17.88.100 BLANK</b>	<b>DEVELOPMENT AGREEMENT</b>
------------------------	------------------------------

- A. As part of the preliminary PUD (Planned Unit Development) approval, the City and developer shall prepare and execute a development agreement which, among other things, shall outline the following:
  1. By what manner any private roads, open space, or other non-public common areas within the PUD shall be owned, managed, maintained and retain the beneficial use to all owners and occupants of the PUD.
    - a. In the case of private ownership of the open space, said spaces shall be protected against building development by conveying to Smithfield City an open space easement over such areas.
  2. How the developer intends to provide financial security for the completion of the project.
  3. A projected timeline of the associated phasing, including the infrastructure, facilities and amenities.
- B. Penalties for non-performance on either the City or the developer's part.
- C. Any other conditions of the project which the City Council shall deem appropriate to ensure successful execution of the PUD.
- D. The development agreement shall be given preliminary approval as part of the preliminary plan approval and shall be given final approval as part of the final PUD approval.
- E. In order to ensure the continuity and viability of the development agreement, said agreement shall be recorded against the property at the time the final PUD approval is granted.



F. No PUD may begin construction until such time as the development agreement has been approved and recorded.

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 10th day of May, 2023

**SMITHFIELD CITY CORPORATION**

---

Kristi Monson, Mayor

**ATTEST:**

---

Justin B. Lewis, City Recorder



## ORDINANCE NO. 23-10

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”, SECTIONS 17.81.050 “DEVELOPMENT STANDARDS”, 17.81.090 “LANDSCAPING” AND 17.81.100 “DENSITY BONUSES”.**

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.

<b>17.81.050 DEVELOPMENT STANDARDS</b>
--

The following are the minimum development standards and regulations for an MPC zone. Developers are encouraged to go above and beyond these requirements, but these are the minimums required to obtain approval of an MPC.

- A. **Project Size:** An MPC shall not be less than fifteen (15) acres in size.
- B. **Primary Use:** An MPC shall be residential.
- C. **Housing Types:** Developers are encouraged to provide a mix of housing types in an MPC. Such types may include, but are not limited to single-family (detached, single-family attached, twin homes, cluster) and multi-family duplex/triplex/ (tri-plex four-plex, five-plex six-plex, etc).
1. Developers are required to have at least ~~two~~ three (3) types of housing, ~~one~~ two (2) of which must be single-family detached. Single-family detached housing must make up at least forty percent (40%) of the total housing units in the project but shall not make up more than sixty percent (60%) of the total housing units in an MPC.
  2. Developers may reduce the percentage of required single-family detached housing, in exchange for an increase in open space, as outlined in SMC 17.81.060. In no case shall the percentage of single-family detached housing be less than thirty-five percent (35%) of the total required housing units.
- D. **Base Density:** The base density shall be six (6) units per acre, exclusive of any property in the development which is needed for rights-of-way. Density bonuses shall be



calculated by first determining the allowable number of units. The allowable number of units shall be calculated as follows: Net Acreage \* 6 = Base # of dwelling units

- E. **Single Primary Structure Required:** Regardless of the number of dwelling units contained in a primary structure, no lot may contain more than one (1) primary structure. All the dwelling units on the lot shall be contained within that primary structure. No single lot may contain in excess of ~~six (6)~~ **five (5)** dwelling units in the primary structure on that lot.
- 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 are in feet):

	HOUSING TYPE	FRONT SETBACK MAIN ENTRANCE	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'	<del>8'</del> <b>10'</b>	15'	<del>12'</del> <b>20'</b>

ACCESSORY BUILDING	Single Accessory Structures are only allowed in Single family attached <del>attached</del> <b>detached</b> . In Multi-family buildings, community accessory structures may be allowed so long as they are not developed as individual storage sheds.
--------------------	--

**G. Encroachment into the Setback:**

1. The ordinary projection of bay windows, chimneys, awnings, ornamental features, eaves and general building design projections, may encroach into any of setbacks, provided none of the encroachments exceeds twenty-four inches (24") in depth.
2. Unsheltered decks shall be allowed to project into the rear setback a maximum of ten feet (10'). In no case shall the unsheltered deck be built to a height greater than the uppermost floor level.

- H. **Dwelling Unit Minimum Size:** Each dwelling unit in an MPC shall contain a minimum of eight-hundred fifty (850) square feet of living space, and the ground-floor footprint of any building which contains dwelling units shall not be less than five hundred (500) square feet per dwelling unit.

**I. Building Orientation:**

1. No residential dwelling structure in an MPC may face the rear of another dwelling structure on an adjoining/adjacent parcel/lot.
2. Buildings with their front facing each other shall have a minimum of twenty-five feet (25') between building fronts.

- J. **Height Regulations:** No primary structure shall be erected to a height greater than thirty-five feet (35'), the height being measured from the threshold (finish floor elevation) of the lowest main entrance to the highest point of the main building.

- K. **Signage:** Signage for the MPC should be coordinated and cohesive throughout the entire project. Signs shall comply with the requirements of SMC 17.36, "Signs."

- L. **Lighting:** All lighting shall conform to SMC 9.24, "Outdoor Lighting."

- M. **Trash:** All community trash containers shall be screened from public view and adjacent properties with a six-foot (6') sight-proof fence or wall. The placement of trash containers and access thereto shall be reviewed and approved by the entity designated by Smithfield City to provide waste management services to the MPC. Unless otherwise required by the waste management provider, openings shall be oriented away from public view or screened with opaque gates and shall provide ease of access for trash collection.



No trash containers or enclosures may be located within a required front or street-side yard setback, and no single family attached, or multi-family trash containers or enclosures may be located within setback.

**N. Parking:**

- Each dwelling unit shall be required to have the following off-street parking spaces:

	Minimum Resident Parking Spaces Per Unit	Guest Parking Spaces Per Unit
<del>Single-Family Detached</del>	2	---
<del>Twin Home/Multi-Family</del>	2	0.50

- If calculating the required number of parking spaces results in a fraction, the next highest whole number of required parking spaces shall be required. (E.G., 3.25 = 4 required parking spaces.)
- In order to facilitate better design of an MPC, required off-street parking spaces may be grouped together; however, in no case shall more than twenty-five percent (25%) of the required parking spaces be grouped together. A professional parking study may be used to show acceptable alternate parking configurations.

## 17.81.090 LANDSCAPING

The following provisions shall apply to the open space in all MPC projects:

- A preliminary landscaping plan, prepared by a Landscape Designer or Landscape Architect, shall be submitted with the preliminary development plan for the MPC. Said plan shall include the number, type and, size of all proposed plants, trees, and shrubs within the MPC.
  - The plan shall also include a proposal for how the open-space landscaping shall be irrigated and maintained. Areas landscaped with sod shall have a sprinkler or irrigation system, and all other landscaped areas shall have a drip line or other approved irrigation system.
- Developers shall prepare a landscaping plan consisting of a variety of trees, shrubs and other plantings suitable for the climate. Developers are encouraged to use trees found on the Smithfield City list of approved large and small trees. Drought-tolerant, low-water plantings are encouraged. Trees shall be a minimum two-inch (2") caliper.
- The developer in an MPC shall be required to landscape open space and the HOA shall provide for the maintenance of the required landscaping, not only within the MPC but also in those areas between the sidewalk and the curb and gutter of a right-of-way, regardless of whether it is a public or private right-of-way.

## 17.81.100 DENSITY BONUSES

The chart below outlines the requirements and regulations on density bonuses within an MPC. All amenities must be approved by the Planning Commission before the density bonus will be awarded. In no case shall the density bonus exceed fifty percent (50%) of the base density. An amenity or feature may not be used to receive a density bonus under more than one density bonus category.

\* **Total project cost** is determined by the cost for infrastructure installation for the development.



Amenity	Requirement	Density Bonus	Max % Bonus
Additional Open Space	Provide open space <del>in excess of</del> the base rate (land area only).	2% density bonus for each 1% of open space above the base rate	20 <b>25</b>
Trails/Bicycle Circulation	Sidewalks less than 8 feet wide do not count as pedestrian/bike trails (land area only).	2% density bonus for each 1% of gross project size dedicated to trails.	10 <b>15</b>
Recreational Facilities	Provide recreational facilities such as playground equipment, swimming pools, recreation centers, etc. (also includes development cost of open space and trails).	(Cost of recreational facilities/total project cost) X1.2=density bonus	10 <b>10</b>
Off-Site Infrastructure Improvement	<del>Improve City infrastructure with a reasonable nexus to the project that may be deficient and could be negatively impacted by growth directly related to the development</del>	(Cost of off-site infrastructure improvements/total project cost) X1.2=density bonus	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 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 xx day of xxx, 2023

**SMITHFIELD CITY CORPORATION**

\_\_\_\_\_  
Kristi Monson, Mayor

**ATTEST:**

\_\_\_\_\_  
Justin B. Lewis, City Recorder