



SMITHFIELD CITY PLANNING COMMISSION MINUTES May 17, 2023

The Planning Commission of Smithfield City met in the City Council Chambers
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, May 17, 2023

The following members were present constituting a quorum:

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

Alternate Members in Attendance: Jamie Anderson, Lazaro Soto

City Staff: Councilmember Jon Wells, Councilmember Curtis Wall, Mayor Kris Monson, Brian Boudrero, Kenzie Nelson

Others in Attendance: Jeff Barnes, Michelle Anderson, Jon Harrop, Bayler Gunnell, Michael Heaps, Angie Heaps, Dustin Rollins, Lee Carter, Debbie Zilles

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

Consideration of consent agenda and approval of meeting minutes

Chairman Gibbons declared the minutes from the April 19, 2023 meeting be approved with the following changes: Commissioner Freidenberger said it should be noted that the NNHC representative confirmed for her that the townhomes would also be 'sweat equity'. Chairman Gibbons suggested listing the Alternate Commissioners rather than identifying them under "Others in Attendance". He also noted that the applicant of the Bench Outlook Subdivision advised that the owner(s)/building(s) will be owner-occupied.

AGENDA ITEMS

Discussion and possible vote on the request by Bayler Gunnell for approval of the Final Plat for the Gunnell Minor Subdivision, a (2) lot/unit subdivision located at approximately 119 West 100 South. Cache County Parcel Number 08-086-0065. Zoned R-1-10 (Single Family Residential 10,000 Square Feet).

Bayler Gunnell said there have been no changes from the preliminary plat. Mr. Boudrero pointed out that two separate lines were called out for the concrete cut; he also advised that the proposal had been reviewed by the Subdivision Technical Review Committee (STRC).

MOTION: Motion by Commissioner Higginbotham to **approve** the request by Bayler Gunnell for approval of the Final Plat for the Gunnell Minor Subdivision, a (2) lot/unit subdivision located at approximately 119 West 100 South. Cache County Parcel Number 08-086-0065. Zoned R-1-10 (Single Family Residential 10,000 Square Feet). Commissioner Bell seconded the motion. **Motion approved (7-0).**

Vote:

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

Chairman Gibbons noted that items 5-7 on the published agenda ([see below](#)) will be discussed at a future meeting per the applicant's request.

5. Discussion and possible vote on the request by Heritage Land Development for approval of the Preliminary Plat for the Lupine Village Subdivision, a (162) lot/unit subdivision located at approximately 485 North 400 West.

6. Introduction and Public Hearing for the purpose of discussing Ordinance 23-19, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to MPC (Master Planned Community). The parcels are located at approximately 485 North 400 West and total approximately 28.95 acres. The request was submitted by Heritage Land Development.

7. Discussion and possible vote on Ordinance 23-19.

Discussion and possible vote on the Conditional-Use Permit request by Trueline Contractors, LLC to operate an excavation business at approximately 600 South 400 West. Cache County Parcel Number 08-109-0001. Zoned M-1 (Manufacturing).

Mr. Boudrero explained that the permit is being amended so it applies to Parcel 08-109-0001.

MOTION: Motion by Commissioner Heaps to **approve** the Conditional-Use Permit request by Trueline Contractors, LLC to operate an excavation business at approximately 600 South 400 West. Cache County Parcel Number 08-109-0001. Zoned M-1 (Manufacturing). Commissioner Bell seconded the motion. **Motion approved (7-0).**

Vote:

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

Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for the Village at Fox Meadows MPC, Phase 6, a (57) lot/unit subdivision located at approximately 650 North 550 West. Zoned MPC (Master Planned Community).

Jon Harrop from Visionary Homes said nothing has changed from the preliminary plat. Mr. Boudrero noted that the project was reviewed by STRC.

MOTION: Motion by Commissioner Bell to **approve** the request by Visionary Homes for approval of the Final Plat for the Village at Fox Meadows MPC, Phase 6, a (57) lot/unit subdivision located at approximately 650 North 550 West. Zoned MPC (Master Planned Community). Commissioner Holbrook seconded the motion. **Motion approved (7-0).**

Vote:

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

Introduction and **Public Hearing** for the purpose of discussing Ordinance 23-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.

Mr. Boudrero explained that this is being proposed so that most minor Conditional Use Permits (e.g., those that will have no impact) can be approved by staff without having to come before the Commission. The goal is to streamline the process and save time. .

6:43 p.m. Public Hearing Opened – No comments.

6:44 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 23-17

Commission Heaps said this streamlined approach makes sense and will be more efficient.

Mr. Boudrero confirmed that the Commission will be involved if there is anything questionable, if residents will be impacted, or if the request is very disruptive (e.g., a home-based daycare that will have customers coming/going).

Commissioner Reis questioned what criteria would be used if a project were to be denied. Mr. Boudrero said permits will be reviewed/approved/denied based on state law. Conditions of approval can be added to help mitigate any possible detrimental impacts.

Commissioner Freidenberger advised that a similar process should be considered for trailer permits (when someone would like to live in their trailer while a home is being built or remodeled). She spoke with Mr. Boudrero about this before the meeting.

MOTION: Motion by Commissioner Freidenberger to **forward a recommendation of approval to the City Council for Ordinance 23-17**, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”. Commissioner Bell seconded the motion. **Motion approved (7-0).**

Vote:

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

Introduction and **Public Hearing** for the purpose of discussing Ordinance 23-20, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.100 “Site Development and Landscaping”, Sections 17.100.010 “Purpose”, 17.100.020 “Definitions”, 17.100.030 “Landscaping in Commercial Zones”, 17.100.040 “Landscaping Requirements in Manufacturing Zones”, 17.100.045 “Landscaping Requirements in Multi-Family Zones”, and adding in their entirety 17.100.021 “Applicability”, 17.100.022 “Water Efficiency Standards”, 17.100.055 “Institutional”, and 17.100.035 “Landscaping Requirements in Residential New Construction”.

Mr. Boudrero said this ordinance is comprised of information pulled from different cities. The state requires a city to have an ordinance in place for citizens to receive a rebate for water-efficient landscaping.

6:50 p.m. Public Hearing Opened – No comments.

6:51 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 23-30

Commissioner Higginbotham asked how this would work if there is an onsite detention basin (as addressed in 17.100.035 Section E) with the wording in Section B. *Limitations on Lawn:” No more than fifty percent (50%) of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than two hundred fifty (250) square feet of landscaped area”*. He asked if there would be any exceptions. Mr. Boudrero said residents can put sod in the basins. He cited two examples of residents who have done this. Commissioner Higginbotham said there are many basins with grass, however, he is not satisfied with this as a solution and suggested a possible exclusion of the 50% requirement for those who have basins. Mr. Boudrero said those types of changes can be made. He will also do more research into the rebate program.

Commissioner Higginbotham said his job deals with water efficiency and he agrees with the efforts being made to accomplish this goal. His understanding of the legislature is that the goal is to incentivize rather than mandate. This proposal seems to be more of a mandate because of the “shall” wording. Section 17.100.022 essentially requires that a smart irrigation controller is required in landscaped areas – which may not work for everyone. Mr. Boudrero said his understanding is this ordinance does not have to be used or implemented unless a rebate is requested, however, agreed that there could be more flexibility in some of the options.

Chairman Gibbons agrees with Commissioner Higginbotham and questioned how this would be enforced. Although he agrees with the idea of water conservation, he encouraged caution with issues that are codified and mandating things that can and cannot be done with water. Mr. Boudrero said one option could be including a disclaimer regarding when/where this ordinance may be used.

Commissioner Anderson asked about the state's specific requirements. Mr. Boudrero said he can do more research and that the wording of the ordinance can mirror those requirements. Chairman Gibbons suggested reviewing the legislation and determining exactly what is required to be in the ordinance. Commissioner Bell suggested adding an explanation for the purpose of the ordinance.

Councilmember Wall provided Mr. Boudrero with a copy of the state requirements and the ordinance that Hyde Park City recently passed. The Utah Division of Water Resources (housed within the Department of Natural Resources) is administering a landscape incentive program (for residents and commercial). Eligible citizens can receive a cash incentive of \$1.50 per sq. ft. for water-wise landscaping changes once a city has an ordinance (there is \$3 million in the fund and Gov. Cox, who has put \$300 million into water savings, said he will continue to fund the program as long as it is being used). Until an ordinance is passed by the City Council, no one will qualify for the rebate.

Chairman Gibbons asked Mr. Boudrero to work with Commissioner Higginbotham on the wording of the ordinance and the Commission will continue the discussion at next month's meeting.

MEETING ADJOURNED at 7:10 p.m.

Minutes submitted by Debbie Zilles

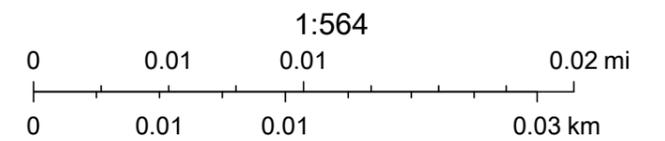
Scott Gibbons, Chairman

Parcel Map



6/12/2023, 8:36:06 AM

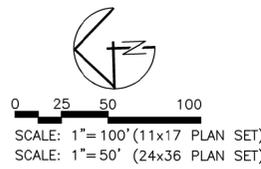
- Override 1
- Cache Parcels
- Override 1
- County Boundary
- Municipal Boundaries
- ASPHALT
- GRAVEL
- DIRT



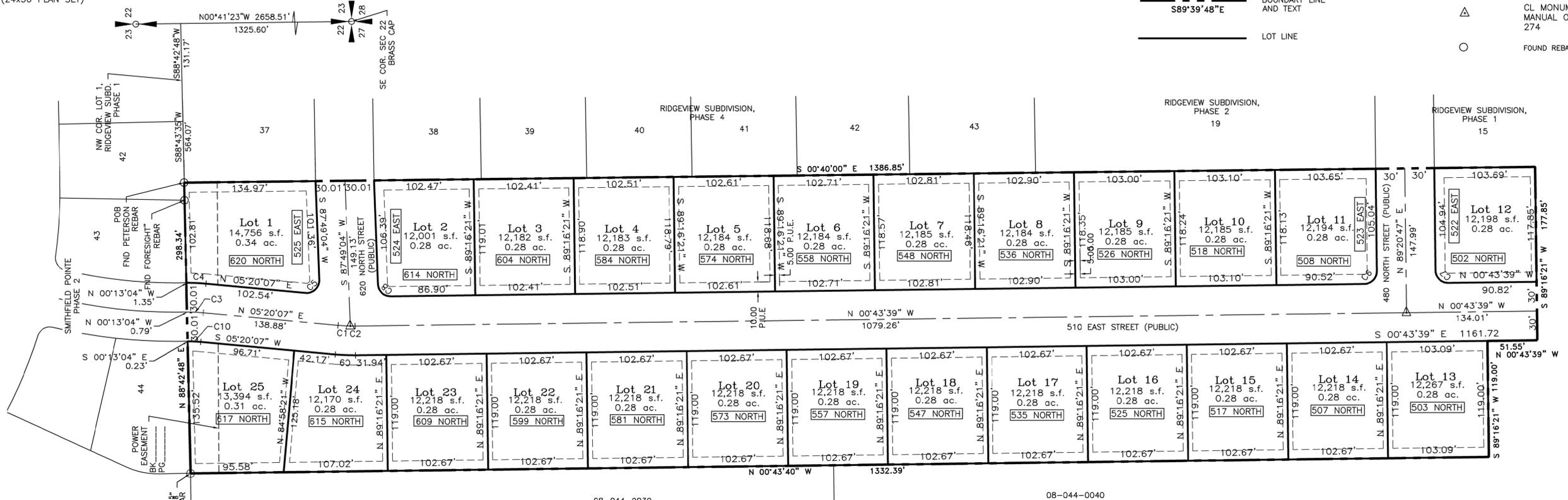
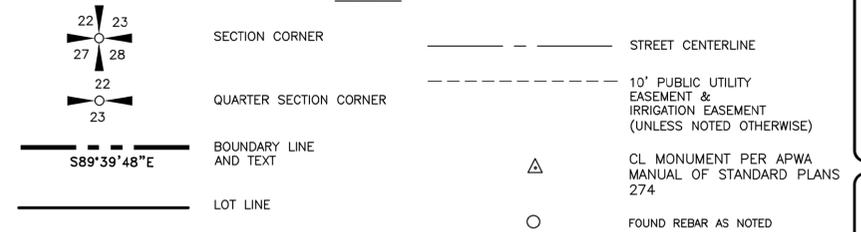
Maxar, Microsoft

THE KNOLL SUBDIVISION, PHASE 1

PART OF THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 13 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
SMITHFIELD, UTAH



LEGEND



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00	12.65	12.65	S 03°08'20" W	4°23'34"
C2	165.00	4.81	4.81	S 00°06'27" W	11°40'12"
C3	165.00	15.99	15.99	S 02°33'31" W	5°33'11"
C4	195.00	18.90	18.89	N 02°33'31" E	5°33'11"
C5	13.00	22.13	19.55	S 43°25'25" E	97°31'03"
C6	13.00	20.40	18.37	S 45°41'26" E	89°55'34"
C7	13.00	20.44	18.40	N 44°18'34" E	90°04'26"
C8	12.77	20.14	18.12	N 44°02'26" E	90°22'16"
C9	195.00	20.63	20.62	N 02°18'14" E	6°03'46"
C10	135.00	13.08	13.08	S 02°33'31" W	5°33'11"

GENERAL NOTES:

- OWNER: LEND, LLC, 470 N 2450 W, TREMONTON, UTAH 84337
- EASEMENTS: FRONT AND REAR - 10 FT; SIDEYARD - 5 FT UNLESS NOTED OTHERWISE
- SETBACKS ARE AS FOLLOWS: FRONT: 20'; FRONT GARAGE: 25'; REAR: 30'; SIDEYARD: 10'; CORNER SIDE: 20'
- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PARCEL INTO 25 SINGLE FAMILY RESIDENTIAL LOTS.
- 5/8" REBAR SET AT ALL REAR PROPERTY CORNERS. 1/2" DIAMETER EXPANDING ANCHOR PINS TO BE SET IN THE TOP BACK OF THE CURB AT PROPERTY LINE PROJECTIONS.
- THE BASIS OF BEARING IS N 00°41'23" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN.
- THE BOUNDARY OF THIS SUBDIVISION IS SHOWN ON RECORD OF SURVEY 2023-2030 FOR LEND, LLC.

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date _____ City Engineer _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved
 Rocky Mtn Power _____
 Dominion Energy Gas _____
 Comcast Cable _____

APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D., 2022.

City Attorney _____

POSTMASTER

Presented to the Smithfield Postmaster this _____ day of _____ A.D., 2023, at which time this subdivision was accepted.

Postmaster _____ Date _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Smithfield City Council this _____ day of _____ A.D., 2023, at which time this subdivision was approved and accepted.

Mayor _____ Date _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

Presented to the Smithfield City Planning Commission this _____ day of _____ A.D., 2023, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman _____ Date _____

DOMINION ENERGY/ ROCKY MOUNTAIN POWER NOTES

- 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 other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the 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 1-800-366-6532.
- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27c-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 Utility Facilities, or
 - Any other provision of law

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots as shown on this plat and name said tract **KNOLL SUBDIVISION, PHASE 1**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this _____ day of _____, 20____.

_____, Managing Member
Lend, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this _____ day of _____, in the year 2023, before me _____, a notary public, personally appeared Boyd Cook, Manager Member of Lend, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Lend, LLC by authority of its bylaws.

Notary Public Signature _____
Notary Public Full Name _____
Commission Number _____
My Commission Expires _____
A Notary Public Commissioned in Utah

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 22, Township 13 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 22, Township 13 North, Range 1 East, Salt Lake Base and Meridian monumented with a Cache County Aluminum Cap, thence N 00°41'23" W 1325.60 feet along the East line of the Southeast Quarter of said Section 22; thence S 88°42'48" W 131.17 feet to the Northwest Corner of Lot 1, Ridgeview Subdivision, Phase 1; thence S 88°43'35" W 564.07 feet to the Northwest Corner of Lot 37, Ridgeview Subdivision, Phase 4 and the POINT OF BEGINNING and running

thence S 00°40'00" E 1386.85 feet along the boundary of Ridgeview Subdivision, Phase 1, 2 and 4; thence S 89°16'21" W 177.85 feet; thence N 00°43'39" W 51.55 feet; thence S 89°16'21" W 119.00 feet; thence N 00°43'40" W 1332.39 feet to the Southwest Corner of Smithfield Pointe Subdivision, Phase 2; thence N 88°42'48" E 298.34 feet along the boundary of said subdivision to the point of beginning, containing 9.324 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, do hereby certify that I am a registered land surveyor and that I hold licence number 275617. As prescribed by the laws of the State of Utah, I further state that this plat of KNOLL SUBDIVISION, PHASE 1 was prepared from field notes of actual surveys made by me or under my direct supervision and that the same are true and correct to the best of my knowledge and belief.



No.	REVISIONS/ SUBMISSIONS	DATE

THE KNOLL SUBDIVISION, PHASE 1
PART OF THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 13 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
SMITHFIELD, UTAH

REVIEWED: _____
DATE FILED: _____

DRAWING NO.: _____
PROJECT NO.: _____

FINAL PLAT

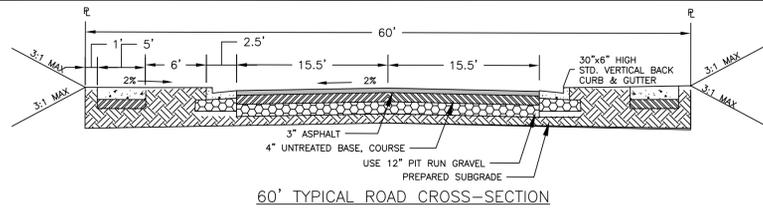
DATE: MAY 2023
DRAWING No. 1

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

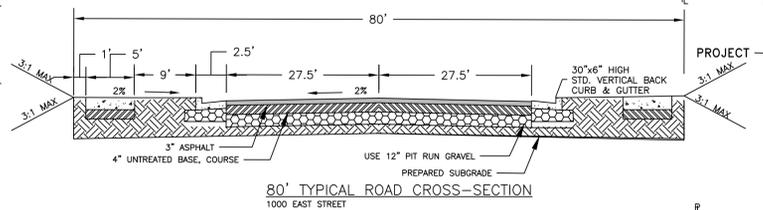
DEVELOPER:
LEND, LLC
470 N 2450 W
TREMONTON, UTAH 84337

NOTES:

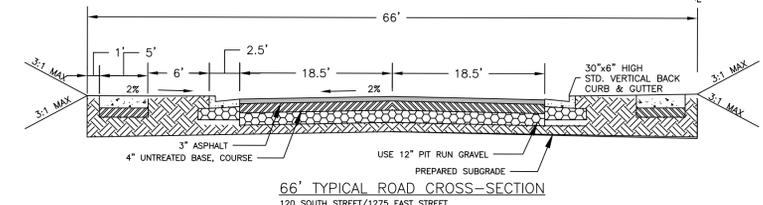
- 1) Subdivider/Owner
Roger George, TR HARRISON
1158 S 350 W
Orem, UT 84058-6730
- 2) Assessors Parcel Number
08-048-0012
- 3) Proposed Zone: Master
Planned Community
- 4) Building Setbacks:
FRONT: 20' (25' FOR GARAGES)
SIDE: 8' (12' SIDE CORNER)
REAR: 15'
- 5) Total Acreage: 34.37 ACRES
Net Acreage: 25.53 ACRES
Base Density: 153 UNITS
Total Open Space: 5.56 ACRES OR 21.7%
Require Single Family Housing: 35%
- 6) Total lots: 50 or 35.2%
- 7) Total units: 142 Total Dwellings
- 8) Each unit to have separate garbage can.
- 9) Joint Restraints to be used on 1125 east and 1100 East



60' TYPICAL ROAD CROSS-SECTION



80' TYPICAL ROAD CROSS-SECTION



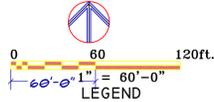
66' TYPICAL ROAD CROSS-SECTION

BENCH LOOKOUT SUBDIVISION PRELIMINARY



VICINITY MAP

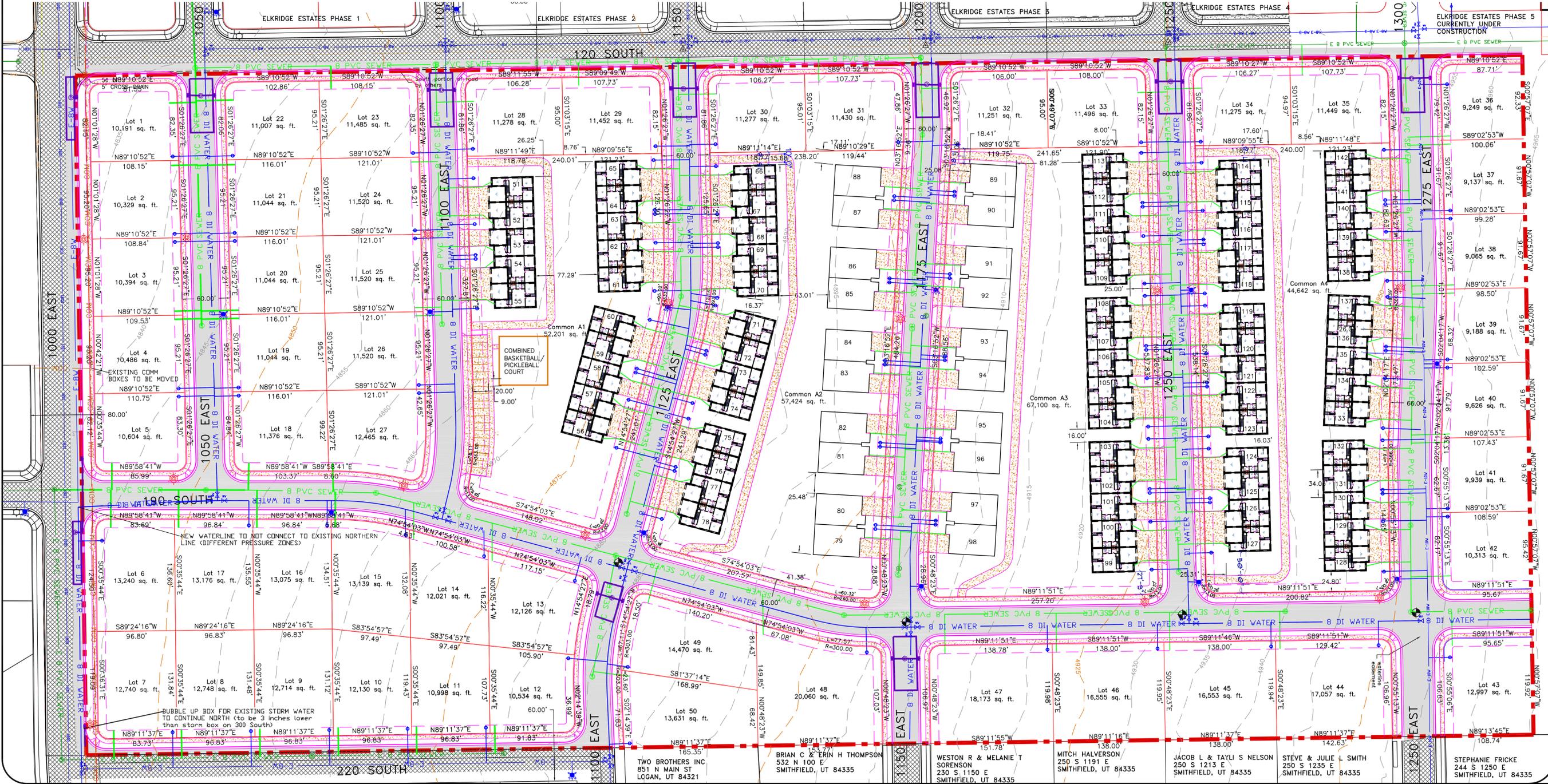
NORTH



- BOUNDARY LINE
- NEW EASEMENT
- EXISTING POWER
- EXISTING COMMUNICATIONS
- E 8" DI WATER
- EXISTING 8" WATER
- PROPOSED 8" WATER
- E 8" PVC SEWER
- EXISTING 8" SEWER
- PROPOSED 8" SEWER
- EXISTING STORM
- PROPOSED STORM
- EXISTING MNR CONTOUR (5')
- PROPOSED MJR CONTOUR (25')
- EXISTING ASPHALT
- NEW STREET LIGHT
- NEW CENTERLINE MONUMENT



TYPICAL LOT DIMENSIONS 5-PLEX TYPICAL LOT DIMENSIONS 4-PLEX TYPICAL LOT DIMENSIONS TWIN HOME



ALLIANCE CONSULTING ENGINEERS



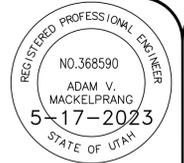
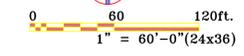
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

BENCH LOOKOUT SUBDIVISION

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

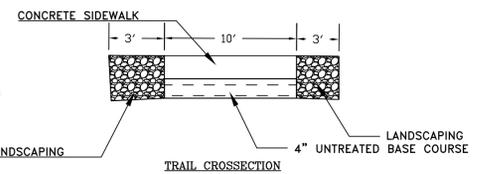
BENCH LOOKOUT SUBDIVISION PRELIMINARY

NORTH



LEGEND

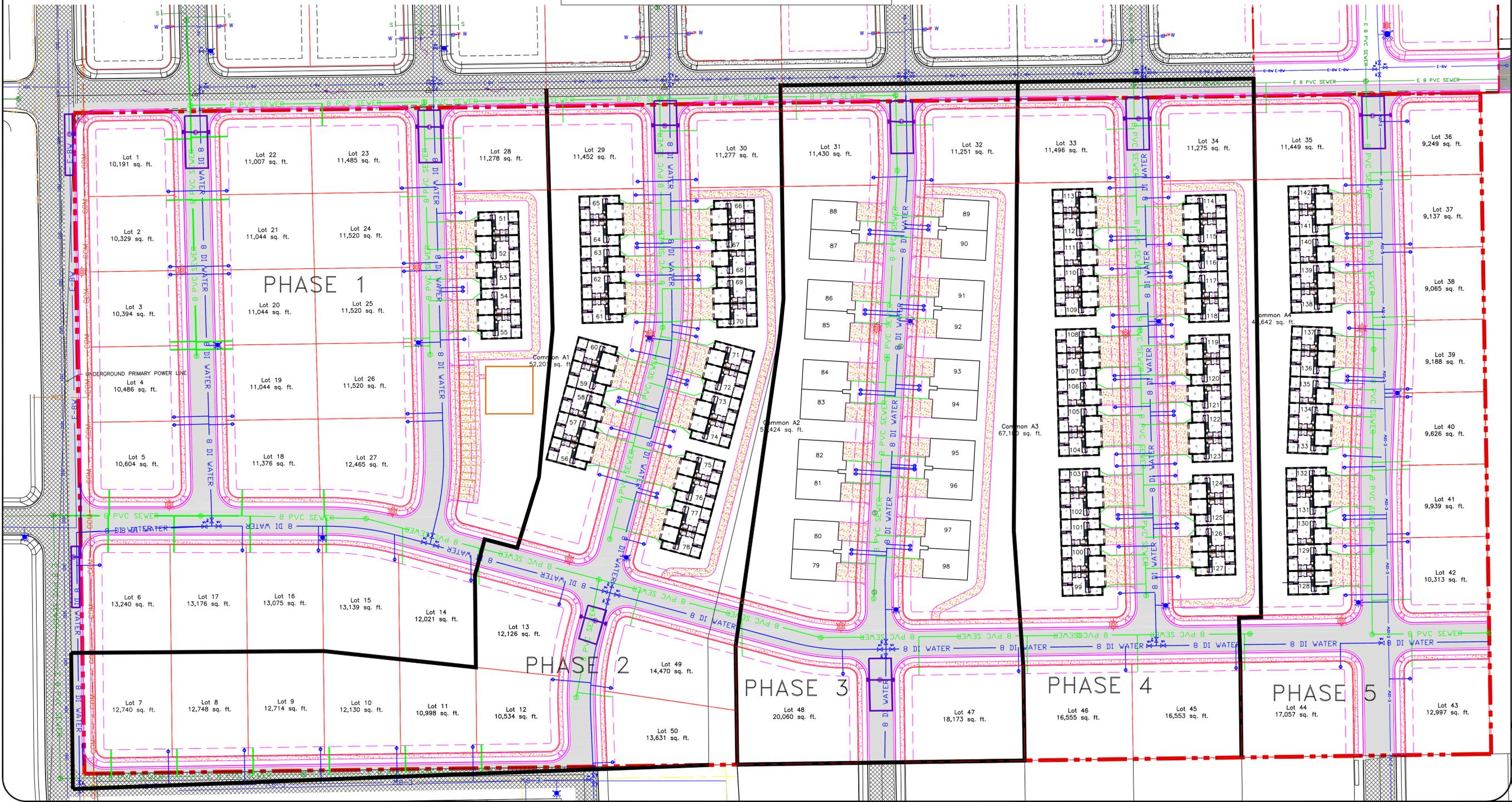
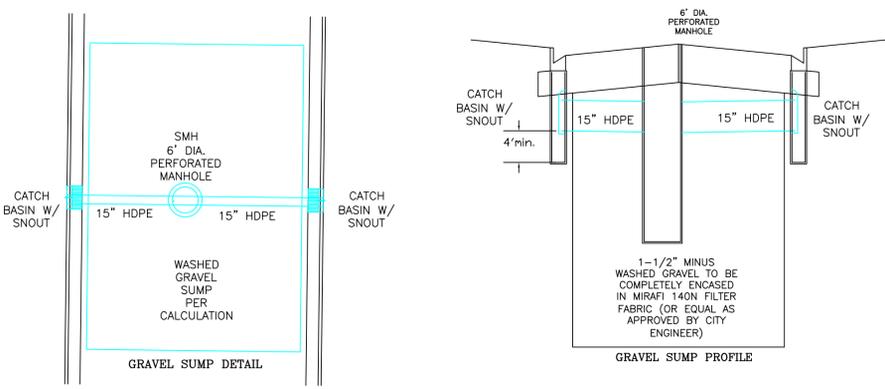
- BOUNDARY LINE
- NEW EASEMENT
- EXISTING POWER
- EXISTING COMMUNICATIONS
- EXISTING 8" WATER
- PROPOSED 8" WATER
- EXISTING 8" SEWER
- PROPOSED 8" SEWER
- EXISTING STORM
- PROPOSED STORM
- EXISTING MNR CONTOUR (5')
- PROPOSED MNR CONTOUR (25')
- EXISTING ASPHALT
- NEW STREET LIGHT



Drainage Area to Pond: 34.37 acres
 Weighted 'C' value for Pond Drainage Area: 0.40
 Allowable Infiltration Rate: 5.0 inches/hr = 0.0059 ft/min
 Infiltration area: width 0.0 ft, depth 0.0 ft, length 0.0 ft, area 0 sq. ft.

Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxIxAt/360 (ft ³ /hr)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³)
5	4.16	0.43	34.37	0.40	48905.24	21489.253	0	0.00	21489.253
10	3.96	0.66	34.37	0.40	48905.24	32937.458	0	0.00	32937.458
15	3.28	0.82	34.37	0.40	48905.24	40222.297	0	0.00	40222.297
30	2.23	1.10	34.37	0.40	48905.24	54859.164	0	0.00	54859.164
60	1.37	1.37	34.37	0.40	48905.24	68370.179	0	0.00	68370.179
120	0.79	1.56	34.37	0.40	48905.24	78859.219	0	0.00	78859.219
180	0.56	1.68	34.37	0.40	48905.24	83849.823	0	0.00	83849.823
360	0.36	2.16	34.37	0.40	48905.24	104851	0	0.00	104851
720	0.22	2.64	34.37	0.40	48905.24	131749.83	0	0.00	131750
1440	0.13	3.12	34.37	0.40	48905.24	155704.35	0	0.00	155704
Void ratio: 40.00%									
Pond Required: 388201									

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.



ALLIANCE CONSULTING ENGINEERS



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

BENCH LOOKOUT SUBDIVISION

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



HAMMOCK STAND



PLAYGROUND

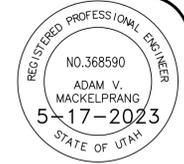
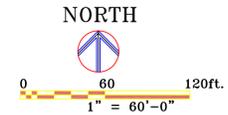


FIREPITS

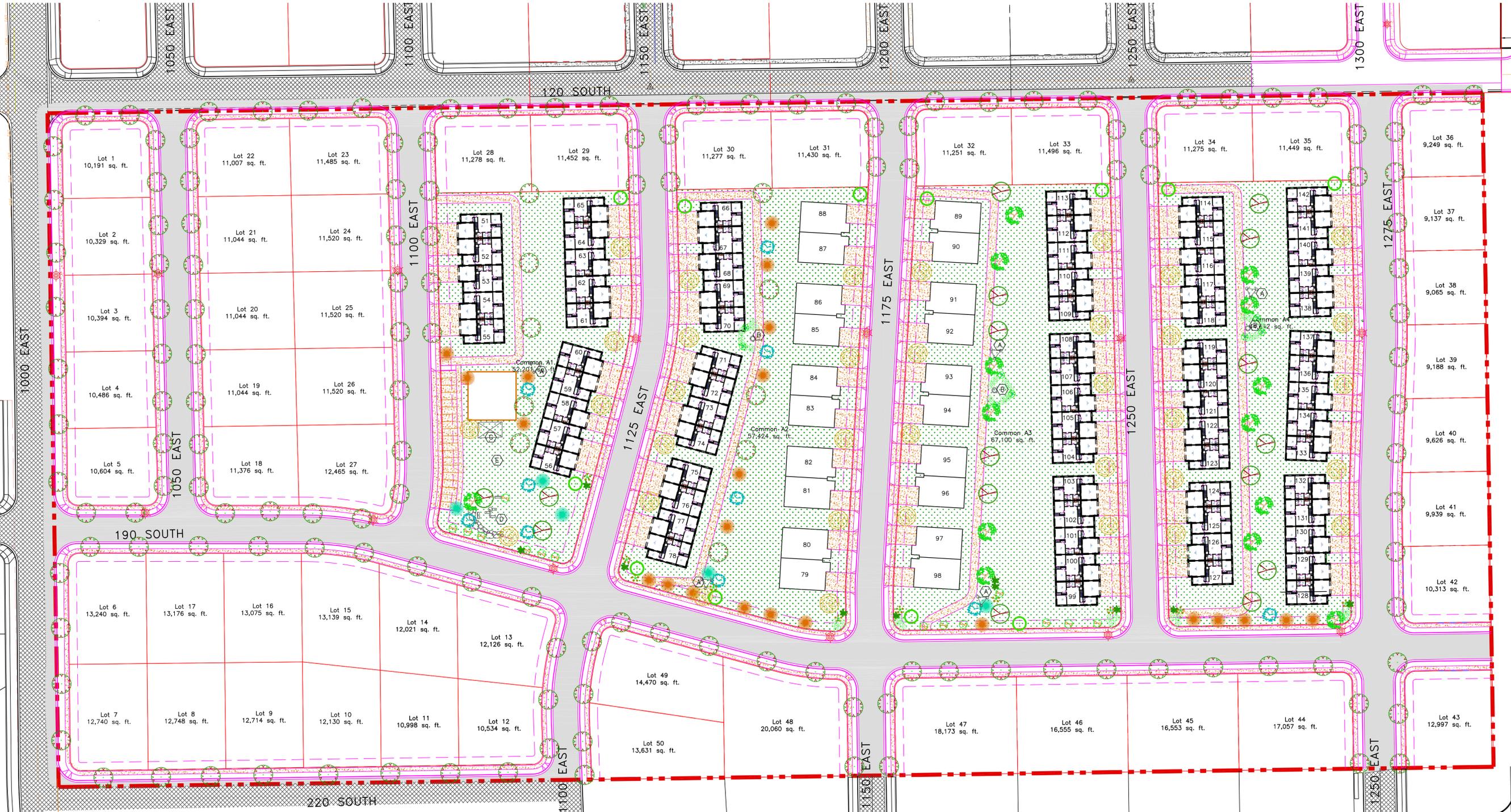
BENCH LOOKOUT SUBDIVISION PRELIMINARY

LEGEND

- AMUR CHOKECHERRY (152)(2" CALIPER)
- TATARIAN MAPLE (35)(2" CALIPER)
- PRAIRIE FIRE CRABAPPLE(15)(2" CALIPER)
- FORSYTHIA(10)(1 GAL)
- NORWAY MAPLE (13)(2" CALIPER)
- COLUMNAR GINKO BILOBA(8)(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)



- (A) HAMMOCK STANDS
- (B) FIREPIT W/ BENCHES
- (C) PAVILION
- (D) PLAYGROUND
- (E) PICKLEBALL/BASKETBALL



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



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

ORDINANCE NO 23-21

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

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

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from 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 12th day of July, 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”, 17.81.100 “DENSITY BONUSES” AND 17.81.030 “DEFINITIONS”.

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

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

17.81.050 DEVELOPMENT STANDARDS

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).~~ **(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'	8' 10'	15'	12' 20'

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

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

	↓ Dwelling	↓ Dwelling
	Minimum Resident Parking Spaces Per Unit	Guest Parking Spaces Per Unit
Single-Family Detached	2	---
Twin Home/Multi-Family	2	0.50

2. 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.)
3. 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. 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.
 1. 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.
- B. 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.
- C. 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 <u>in excess of</u> the base rate (land area only).	2% density bonus for each 1% of open space above the base rate	20 25
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 15
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 10
Off-Site Infrastructure Improvement	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	(Cost of off-site infrastructure improvements/total project cost) X1.2=density bonus	30

17.81.030 DEFINITIONS

Cluster Housing: Cluster housing is a development of at least four (4) or more homes, designed using various forms of architecture, in which the houses are arranged in relatively close groups around a central common space sharing site amenities such as parking and landscaping in a coherent site design, located either on a single lot or individually platted lots.

Five-plex: A multi-family home, arranged or designed to be occupied by five (5) families. The structure having only five (5) dwelling units under individual ownership on one (1) lot.

Four-plex: A multi-family home, arranged or designed to be occupied by four (4) families. The structure having only four (4) dwelling units under individual ownership on one (1) lot.

Tri-plex: A multi-family home, arranged or designed to be occupied by three (3) families. The structure having only three (3) dwelling units under individual ownership on one (1) lot.

Twin Home: Two (2) single family homes that share an adjoining or communal wall, with separate and individual yard space.

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 12th day of July, 2023

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder