

ORDINANCE NO. 24-13

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 17.12 “SUPPLEMENTARY AND QUALIFYING REGULATIONS”, SECTION 17.12.240 “WATER MODEL REQUIRED” AND SECTION 17.120 “USE MATRIX TABLE”, SECTION 17.120.010 “USE ALLOWANCE MATRIX”.

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

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

17.12.240 WATER MODEL REQUIRED

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

A water model will be required on all new commercial and manufacturing construction projects and be submitted as part of the city zoning clearance. An escrow fee will be required from the developer, for the completion of said water model (See Utah Office of Administrative Rules R309-500-4). Any site construction or utility installation required by the water model will be shown in the drawings submitted by the developer and be included in the bond or letter of credit for the project (See Construction and Design Standards §Part 2 Bonds and Insurance). All commercial or manufacturing zones requiring upsizing or main line extension must use 12-inch ductile iron or larger.

17.120.010 USE ALLOWANCE MATRIX

Residential/domestic:

Current:

Accessory, residential unit – Conditional in CB (Central Business) and CC (Community Commercial)

Proposed:

Accessory, residential unit, - Conditional in CB (Central Business) and CC (Community Commercial) and Permitted in A (Agricultural), RA (Residential Agricultural) and R-1 (Single Family Residential).

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 July, 2024

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder