

ORDINANCE NO. 18-16

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on November 11, 2015; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 16 “SUBDIVISION REGULATIONS”; AMENDING CHAPTER 16.12 “FINAL PLATS IN PARTICULAR; SECTION 16.12.030 “PREPARATION AND REQUIRED INFORMATION”, ADDING PARAGRAPH G AND TITLE 17 “ZONING REGULATIONS”: AMENDING CHAPTER 17.89 “MIXED-USE OVERLAY ZONE” IN PARTICULAR; SECTION 17.04.070 “DEFINITIONS”; SECTION 17.89.080 “SETBACKS, YARDS, AND OTHER REQUIREMENTS”, PARAGRAPHS B, C & D, #1 & #2 AND SECTION 17.89.100 “LIGHTING”, PARAGRAPH A AND 17.89.130 “SITE PLAN REQUIRED”, PARAGRAPH B, #2.

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

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

16.12.030 PREPARATION AND REQUIRED INFORMATION

G. The locations for the placement of garbage receptacles. A letter from the Logan Environmental Department approving the location(s) shall be included with the final plat.

17.04.070 DEFINITIONS

ALLEY: A public thoroughfare twenty-six feet (26') ~~or less~~ in width.

17.89.080 SETBACKS, YARDS, AND OTHER REQUIREMENTS

B. Building orientation.

1. All single-family attached homes and multi-family residential complexes ~~shall~~ **may** have their primary orientation to the street. Entrances to multi-family buildings may include entrances to individual units or breezeway/courtyard entrances; or
2. All single-family attached homes and multi-family residential complexes may have their primary orientation to a side yard when a direct pedestrian walkway is provided between the main entrance and the street, with at least one entrance located not more than 20 feet from the curb line of the street.

C. Design guidelines and standards. All mixed-use developments shall comply with the provisions of the city's design **guidelines standards**.

D. Vehicle and Driveway Access

1. No curb cuts are allowed for lots that abut alleys. **Standards for vehicle and driveway access design are contained in the most current version of the Smithfield City Manual of Design and Construction Standards.**

2. The use of alleys is permitted with the following conditions:

- a. All buildings are located within 500 feet of a public right of way street.
- b. Number of residential units shall be determined by Fire Code.
- c. One street connection is required per two (2) acres of non-residential development.
- d. Alleys meet city engineering and street Design Standards. Alley easements for access and public utilities, will be approved by the City Engineer.
- e. Alleys shall be privately maintained by HOA or property owners. Maintenance shall include: snow removal, maintenance on asphalt or concrete and repairs or replacement of asphalt or concrete as needed.
- f. No person shall park a vehicle in an alley except during the necessary and expeditious loading and unloading of merchandise, and no person shall stop, stand, or park a vehicle within an alley in such a position as to block the driveway entrance to any abutting property or interfere with free movement of traffic through the alley.
- g. Rear and side alleys must be the primary means of vehicular ingress and egress to individual lots.
- h. A separate sidewalk shall be required connecting the entrances to the street. Sidewalks adjacent to the alley shall have a minimum 6" grade separation, and shall not be included in the 26' alleyway width.

17.89.100 LIGHTING

A. Uniformity of lighting is desirable to achieve an overall objective of continuity and to avoid objectionable glare and shall meet the requirements of SMC 9.24.050. **Standards for street lighting design are contained in the most current version of the Smithfield City Manual of Design and Construction Standards.**

17.89.130 SITE PLAN REQUIRED

Developments in the MU overlay zone must submit a site plan, which is subject to planning commission approval.

B. The following criteria shall be considered by the STRC and the planning commission when reviewing a site plan(s) for uses over 25,000 square feet:

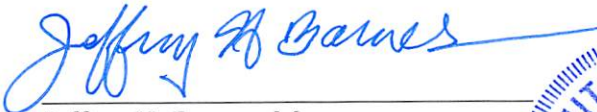
2. Exterior building materials must be approved by the STRC, and shall match the quality, texture, and architectural intent of surrounding buildings, if applicable, and the intent and regulations of any applicable overlay zone design **guidelines standards**.

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.

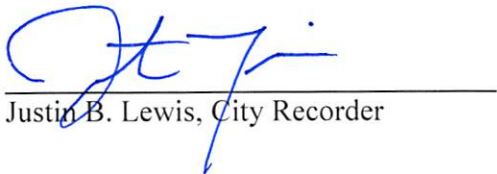
Approved and signed this 9th day of January, 2019

SMITHFIELD CITY CORPORATION



Jeffrey H. Barnes, Mayor

ATTEST:


Justin B. Lewis, City Recorder

