



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, August 20, 2025**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Brad Thatcher.

1. Approval of Planning Commission Meeting Minutes from July 16, 2025.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Public Hearing for the purpose of discussing the 2025 General Plan Update.
4. Discussion on the 2025 General Plan Update.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7997, at least three (3) days before the date of the meeting.



SMITHFIELD CITY PLANNING COMMISSION MINUTES July 16, 2025

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah, at 6:30 p.m. on Wednesday, July 16, 2025

Welcome/Pledge of Allegiance & thought/prayer by Jim Marshall & Chris Olsen

Members Present: Jamie Anderson, Lane Henderson, Bob Holbrook, Jim Marshall, Chris Olsen, Sarah Price, Brad Thatcher

Alternate Members Present: Dustin Smith

Members Excused: Klydi Heywood

City Staff: Brian Boudrero, McKenzie Nelson

Others in Attendance: Michelle Anderson, Megan Deere, Cory & Aubrey Keate, Matthew Knoppel, Caralee Stokes

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

Approval of the Planning Commission Meeting Minutes from May 21, 2025

Following review by the Commission, Chairman Anderson declared the minutes from the May 21, 2025, meeting to be amended to reflect two corrections: a comment originally attributed to Commissioner Heywood should have been attributed to Commissioner Price, and the footnote numbering was corrected.

Public Comment for items not on the agenda or not requiring a public hearing during the meeting

Megan Deere is a resident and lives in the Crow Mountain area. She understands the City owns an 11-acre parcel that is slated to become a park. She would like to express support for that idea and asked if there was anything the community could do to help. She has some ideas for a playground area and bike track. Mayor Monson was in attendance and Chairman Anderson said Ms. Deere could speak to her.

AGENDA ITEMS

Discussion and possible vote on the Seeds To Cedars Academy conditional use permit request to operate a homeschool education center at 947 East 80 North. The request was submitted by Cory Keate.

Cory and Aubrey Keate submitted a request for a conditional use permit to operate an educational academy intended to provide supplemental education and tutoring assistance for homeschooled children. The program is proposed to run from 10:00 a.m.

to 3:00 p.m., Tuesday through Thursday, beginning September 2, 2025, and ending May 25, 2026.

The applicants stated that 12 families are interested in participating, with a total of 28 children between the ages of 6 and 14. Drop-off and pick-up would involve approximately eleven vehicles, with three of those remaining on-site to assist with mentoring. It was noted that the proposed operating hours would not conflict with public school transportation schedules. Additionally, 12 of the 28 participating children are the children of the mentors who will be present on-site.

Commissioner Price asked if the application would have to be renewed annually. Mr. Boudrero said the conditional use permit will be tied to the residence, so unless something with the permit changes, it will remain in effect.

Mr. Boudrero said he will need to review the application because the City's Code has a limit of 16 children. The number of children was not included on the application. The request has been cleared by the State.

Mr. Boudrero explained for Commissioner Olsen said this request for a homeschool supplemental program is not considered a home occupation disruptive, but would be classified under the home childcare/preschool category. It is an allowed use, but conditions can be applied as necessary. This permit is providing a location/name for the allowed use. After talking to the State, one of the reasons for the exemption is that it is not a home childcare or home preschool – for all intents and purposes this is considered a home school subsection. Even though the State has granted the exemption, the City Code will ensure specific regulations are followed.

Commissioner Holbrook likes the idea of homeschooled children having the ability to get together and socialize.

Commissioner Olsen asked if there will be any fees. Ms. Keate explained that homeschool co-ops require equal participation. The goal is to help take some of the weight off of, and provide support for, homeschooled families.

Commissioner Marshall suggested allowing the times to be 8:00 a.m. to 5:00 p.m. to provide for some leeway in the event of something unexpected. Commissioner Olsen agreed with the recommendation for more latitude for the hours of operation.

Commissioner Marshall does not think the number of allowed participants exceed the other provision of the Code.

MOTION: Motion by Commissioner Marshall to approve the Seeds To Cedars Academy conditional use permit request to operate a homeschool education center at 947 East 80 North, with the hours of operation to be amended to 8:00 a.m. - 5:00 p.m. Tuesday-Thursday and that the number of students not exceed other provisions within the Code. Commissioner Holbrook seconded the motion. The motion was approved by a vote of 7-0.

Vote:

Yes: Anderson, Henderson, Holbrook, Marshall, Olsen, Price, Thatcher

No: None

Discussion and possible vote on the conditional use permit request by Matthew Knoppel to have a detached garage at 170 South 350 East.

The request is for a detached garage and shop. The garage will be used for personal vehicles, and the shop will serve as storage for construction tools and materials. According to Mr. Knoppel, the structure will be approximately 700 square feet. Due to the lot configuration, the required 10-foot setback behind the front of the home cannot be met, rendering the proposal non-conforming.

Commissioner Marshall asked whether the existing home is considered non-conforming. Mr. Boudrero confirmed that it is. This is a case involving an older home that was approved under the setbacks, zoning, and regulations in effect at the time of construction. The Planning Commission has the authority to determine whether the current request is compatible and can be approved under the existing circumstances.

In response to Commissioner Marshall's question, Mr. Knoppel confirmed that he owns a construction company. Commissioner Marshall expressed concern that some of the materials may be visible from the property and noted he is inclined to request a fence—from the northwest corner of the new shop to the north property line—to help screen the area. Mr. Knoppel stated that he is willing to install a fence if required.

Commissioner Thatcher inquired about access to the structure. Mr. Knoppel responded that the entire frontage has a rolling curb.

Mr. Boudrero clarified that the primary use of the structure should be as a personal garage. While business-related items may be stored, a structure used for business purposes is limited to 500 square feet. Commissioner Marshall noted that the fence suggestion may be inappropriate if it is a personal garage. Commissioner Olsen said a fence might make it more difficult.

Commissioner Olsen said there are other lots with detached garages, so this proposal fits in with the surrounding area.

Commissioner Price disclosed that she is a neighbor of Mr. Knoppel. She stated that she has no objection to the proposal and does not believe a fence should be required.

MOTION: Motion by Commissioner Thatcher for approval of the conditional use permit request by Matthew Knoppel to have a detached garage at 170 South 350 East. Commissioner Olsen seconded the motion. The motion was approved 7-0.

Vote:

Yes: Anderson, Henderson, Holbrook, Marshall, Olsen, Price, Thatcher

No: None

Initial presentation of the General Plan Update

The project report provided prior to the meeting for Commissioner's to review covers work conducted from February 2024 through July 10, 2025.

Commissioner Olsen stated that he had different expectations at the outset of the process, anticipating that the steering committee would meet more frequently. He noted that the previous meeting provided an opportunity to give J-U-B Engineers additional input for potential changes, and emphasized that there are still revisions needed. He emailed some notes earlier in the day and reviewed the table of contents to compare changes. Commissioner Olsen expressed concern that elements from the previous plan such as goals, objectives, and action items may be missing in the current draft. He also voiced reservations about the population projections, indicating he views the data as a low estimate and holds a different perspective.

Chairman Anderson explained that the General Plan was last updated in 2017. Currently, the update is a draft. He thanked Commissioners Marshall and Olsen on their service on the steering committee.

Commissioner Marshall stated that he had expected a representative from J-U-B Engineering to be present at this initial presentation of the General Plan to provide information and receive feedback. Mr. Boudrero explained that representatives from J-U-B Engineers will be in attendance at next month's meeting, during which the public will also have an opportunity to provide comments.

Commissioner Marshall expressed appreciation for the opportunity to participate in the process and provide input. He acknowledged that the consultant has made a sincere effort to incorporate the feedback received thus far. He noted that his previous input on the last version of the General Plan may have been too general to implement effectively, so he has since prepared specific language for consideration. Mr. Boudrero confirmed that the updated information Commissioner Marshall provided in an email earlier that afternoon has been forwarded to representatives from J-U-B Engineers.

Commissioner Marshall emphasized the importance of ongoing discussion with the Planning Commission throughout the General Plan process. He expressed concern regarding the population estimates included in the draft Plan. He referenced a paragraph in the Plan that describes a buildout analysis based on the Future Land Use Map, anticipated annexation boundaries, and projected population densities used to estimate future population. However, Commissioner Marshall noted that in his email exchange with the consultant earlier in the day, that a formal buildout analysis has not yet been completed. He previously estimated a buildout population of approximately 30,000 residents. The current population projections presented in Tables 1 and 2 are based on data from the Kem C. Gardner Policy Institute and the Utah Department of Transportation (UDOT). These projections indicate that Smithfield City will continue to grow, although at a slower rate. He noted that while the City has experienced a 5% growth rate in recent years and has added several thousand residents since 2017, the projections in the Plan assume that growth will decline to approximately 2% annually.

through 2035–2040, after which it is expected to plateau and eventually decline, resulting in a negative growth rate. Commissioner Marshall stated that such projections could have significant fiscal implications for the City. He recommended that, if these projections are accurate, the City should treat them seriously and incorporate language in the Plan to address the long-term implications. He also requested clarification regarding the underlying assumptions that led to the expectation of population leveling off and subsequent decline.

Chairman Anderson reiterated that the draft General Plan was emailed to all residents who are subscribed to City email notifications. He encouraged residents who are not subscribed to contact City staff for more information about the Plan and to receive assistance in subscribing to future updates. He noted that the draft Plan includes proposed locations for future parks and emphasized that this stage of the process is intended to encourage public participation. Chairman Anderson expressed his desire for all citizens to be actively involved. He described the Plan as very comprehensive and asked that any questions or concerns from Commission members be emailed to City staff for compilation prior to the next meeting.

Chairman Anderson also expressed agreement with the concerns raised regarding population projections. He observed that current and possibly future generations are generally having fewer children. Additionally, he noted that the City may need to consider options for “building up as well as out” in the future to accommodate growth.

Mr. Boudrero reminded the Commission that the General Plan is a living document and can be updated or modified as needed over time. He clarified that this should not be viewed as a completely new plan, but rather an update to the existing General Plan. He also noted that the moderate income housing section will remain unchanged, as that portion of the Plan, along with the associated goals, now referred to as “strategies”, is guided by state mandates.

When reviewing the Plan, Chairman Anderson asked members to review the Future Land Use Map, the Transportation Master Plan and other specialized documents/plans pertinent to this update.

Commissioner Marshall asked for links to be provided links from the studies referenced by Kem. C. Gardner Policy Institute and UDOT related to Table 2 references. Mr. Boudrero will get and distribute that information.

Commissioner Olsen thinks giving everyone more time to review.

Chairman Anderson observed that the draft Plan contains a substantial number of goals and requested clarification on who would be responsible for their implementation and ongoing progress. He also questioned whether the City agrees with the goals as currently proposed.

Commissioner Olsen added that some of the newly proposed goals do not include timelines and stated that further refinement is needed to ensure clarity and accountability.

Chairman Anderson asked that questions/feedback/suggestions be provided to City staff no later than Wednesday, August 13th to provide time for compilation and to provide information to the Consultant to address.

Adjourn at 7:16 p.m.

MEETING ADJOURNED at 7:16 p.m.

Jamie Anderson, Chairman

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SMITHFIELD CITY

General Plan | 2025





ACKNOWLEDGMENTS

The City of Smithfield wishes to extend our gratitude to the many groups and individuals that contributed their time, insights, and expertise to the development of this General Plan. Over the course of 18 months, the Steering Committee has met three times, reviewing past plans and city documents, directing the collection of guidance from the residents of Smithfield and other stakeholders, and developed goals and objectives to implement the intent of the community. Your active participation in meetings, surveys, and discussions have been invaluable in shaping the vision that reflects the aspirations of our community. Special thanks to the planning team, elected officials, and dedicated volunteers who worked to bring this plan to fruition. Together, we have created a roadmap for a thriving and vibrant future.

Mayor

Kris Monson

City Council

Wade Campbell
 Todd Orme
 Sue Hyer
 Jenn Staker
 Ted Stokes

Steering Committee

Kris Monson
 Jim Marshall
 Chris Olsen
 Ben Sandberg
 Kerry Watts
 Roger Davies
 Carrie Niederhauser
 Devin Hillyard

Consultant Team at J-U-B ENGINEERS, Inc.

Alison Tompkins
 Quinn Dance
 Vijay Kornala
 Brian Carver
 Danika Montgomery
 The Langdon Group



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INTRODUCTION

Smithfield City last updated its General Plan in 2017. Since then, the city has continued to experience substantial growth, leading to notable changes in residential and commercial uses and new challenges with transportation and infrastructure facilities. To address these changes, an updated General Plan is essential to remove outdated policies, maintain legal compliance, and effectively manage growth while strengthening the local economy.

Growth and Change in Smithfield Since 2017

	2017	2023	Percent Change
Population (2017 and 2023 U.S. Census Bureau, American Community Survey)	10,832	14,033	29.55% total increase 4.93% average annual increase
Housing Units (2017 and 2023 U.S. Census Bureau, American Community Survey)	3,196	4,200	31.41% total increase 5.23% average annual increase
Median Home Price (Realtor MLS)	\$274,600	\$485,000	76% total increase
Housing Occupancy (2017 and 2023 U.S. Census Bureau, American Community Survey)	87.6% Owned 12.4% Rented	80.2% Owned 19.8% Rented	7.4% increase in rental units
Employment (2017 and 2023 U.S. Census Bureau, American Community Survey)	5,000	6,488	29.76% total increase
Median Income (2017 and 2023 U.S. Census Bureau, American Community Survey)	\$62,596	\$92,841	48.31% total increase 8.05% average annual increase



As a forward-thinking, comprehensive long-term strategy, the General Plan embodies the community's vision of preserving the qualities that make Smithfield City an exceptional place to live. It presents solutions to existing issues and trends that hinder the progress of human, community, and environmental collaboration. The plan also fosters economic prosperity, envisioning Smithfield as a dynamic, thriving city enriched by its history and strong sense of community.

Smithfield City is located in beautiful Cache Valley, surrounded with stunning mountain views, rivers and streams, and easily accessible canyons. A popular hunting ground for Native Americans for centuries, permanent settlement was established in the mid-19th Century, by members of the Church of Jesus Christ of Latter-Day Saints. Historically, the area depended predominantly on the agricultural industries of farming and ranching. Cache Valley was originally settled by trappers during the early 1800s, attracted by its rich supply of wildlife and wild game. In 1859, the first settlers moved north of the Logan settlement to focus on agricultural prospects. The area was surveyed, and the resulting settlement was named Summit. In 1860, the town was renamed Smithfield City in honor of John G. Smith, the first Mormon Bishop of the community.

Today, Smithfield City is the second largest community in Cache Valley and has grown to a population of more than 14,033 (2023 American Community Survey). The city's continued growth reflects the high quality of life it offers. Residents are dedicated to implementing growth management strategies while preserving their way of life and ensuring the city's economic prosperity and long-term stability.



General Plan Purpose

The primary purpose of a general plan is to outline a long-range vision for the physical and economic development of the city that reflects the aspirations of the community. Empowered by Utah State Code Title 10 Chapter 9a, the general plan presents a blueprint to manage growth, guide development initiatives, and direct needed investments in public improvements to increase competitiveness and promote economic growth. Partnerships among landowners, developers, public agencies, and institutions will ensure effective and collaborative planning. Under this plan, Smithfield can become a role model for Cache Valley communities for growth management planning, regional cooperation, economic vitality, environmental quality, and revitalization of the town center and established neighborhoods.

Prior to adoption, the draft update of the Smithfield City General Plan was reviewed by Smithfield City Council members, Planning Commission, city staff, residents, and others concerned about the future of the community. This review ensures that the goals of the community are accurately reflected in the plan. Public hearings were conducted to review the final draft plan prior to adoption by City Council.

The General Plan provides designations for the preferred mix of future land uses within the city and its annexation boundaries. The General Plan establishes land-use policies that are enforced through Zoning Ordinances in order to preserve the integrity of neighborhoods, accommodate new residential growth, and to provide parks, open space, and areas for future commercial and industrial growth.

The future land use map in the 2025 General Plan depicts desired future land use categories and locations. Further analysis may be required to determine if any zoning map amendments are warranted.

Zoning map amendments must conform to the city's required procedures, including properly noticed public hearings.



SMITHFIELD CITY VISION STATEMENT

Smithfield is a thriving community that respects its heritage while facilitating responsible residential and commercial growth. This will be accomplished by providing necessary services to ensure a healthy, safe family environment that strives to foster environmental, social, and economic accountability. We welcome all who share our vision.

Updating the General Plan

Section 10-9a-205 of Utah State Code outlines the procedure for amending the General Plan. To maintain its relevance and effectiveness, the Planning Commission and City Council should regularly review, update, and refine the plan. As the community evolves, the General Plan must adapt to address shifting priorities and needs. Keeping the plan current is essential for ensuring it serves as a reliable guide for community development decisions.

Key Themes

Key themes of the Plan include maintaining the hometown feel of Smithfield while strengthening existing centers of activity and commercial corridors in the city. The city would also like to expand its industrial capacity, retail base, and create new residential neighborhoods. The Plan has been prepared to accomplish the following:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision.
- Establish long-range land use development policies that will guide development decision-making and are in harmony with the outcomes envisioned in the Smithfield General Plan.
- Reflect the city's current and future economic development efforts.
- Guide development in a manner that improves the quality of life for the whole community and meets future land use needs based on the projected population and job growth opportunities.
- Allow the city, other public agencies, private property owners, and developers to design projects that will preserve and enhance community character and environmental resources, promote resiliency, and minimize hazards.
- Provide the basis for establishing detailed plans and implementation programs, such as the zoning and subdivision regulations and the Capital Improvement Program.

History

Cache Valley was first visited by trappers in the early 1800s who were attracted by its rich supply of wildlife and trapping game. In 1859, a man by the name of A. Langton, in the company of Robert Thornley, was advised by Brigham Young to settle in the Cache Valley. They and their families settled near the banks of Summit Creek, building the first cabins with wood from nearby cottonwood trees. In 1860, the city was surveyed and laid out in blocks, with each block consisting of four one-acre parcels.

In July of 1860, a fort was constructed in which the people lived for several years and only left in groups to work. Summit Creek flowed through the fort to supply water for the people. In 1864 the fort was dismantled and the settlers moved onto the city lots. The city was laid off again in blocks of 10 lots each, with an acre of land to each lot, making 10 acres to the block. One center block was reserved for public buildings. The site was one-mile square. Beyond the town to the southwest was a tier of 2-1/2 acre lots. Beyond these was another tier of 10-acre plots, and beyond that another tier of 20-acre plots. Each settler received an allotment of land in each of the tiers. In 1860, the name Smithfield City was adopted in honor of the first Mormon Bishop, John G. Smith.

On February 6, 1868, Smithfield City received a charter and shortly thereafter held elections. In 1873, the Utah Northern Railway, a narrow-gauge railroad, was constructed in Smithfield City. After operating at a loss for several years, it was sold to the Union Pacific Oregon Short Line Railroad. (Source: A History of Cache Valley, manuscript by M. R. Hovey, Special Collections, Logan Library, Logan, Utah)

By 1890, Smithfield City had a population of 1,500. Although Summit Creek was an adequate source of water for Smithfield residents, a canal carrying water from the Logan River north to Richmond, built in 1896, became the primary source of water for agricultural



purposes, which allowed the city to continue to grow. The early years of Smithfield City are a history of a people overcoming harsh conditions and situations to build a community for the future. (Source: Logan Journal, 13 March 1897)

The 20th Century saw construction of the Del Monte vegetable canning facility, a Carnegie library, a high school, and an evolution into a residential community for the greater Logan Metropolitan Area. Over time,

the cannery was replaced by an exercise equipment manufacturer. The historic factory campus is now divided among several different businesses for warehousing and light manufacturing. Agriculture continues to play an important role in Smithfield's heritage and history, but land use within the city boundaries has mostly converted to residential use with any remaining commercial agricultural plots left on the outer edges of the community.

Goals, Objectives, and Actions

GOAL

Use the General Plan as a guide to all land use and growth decisions, particularly the Future Land Use Map and relevant goals, objectives and policies of the Plan.

OBJECTIVE

Regularly review and update the General Plan, keeping in mind the General Plan's long-term integrity.

ACTION

Annually evaluate the General Plan to coincide with the City's budget process.

TIMING

Update every 5 to 10 years or when major changes occur in the community.

RESPONSIBILITY

Staff, Planning Commission, and City Council



GROWTH AND LAND USE

Virtually every element of the city is affected by the increase or decrease of its population. Understanding population projections will assist the community in determining land and infrastructure required for future housing, increased demand for recreational amenities, and for public facilities such as schools, libraries, and for police and fire protection.

The growth in Smithfield City is attributed to several factors that govern future land-use designations. They include the proximity of the city to Utah State University and other major employment opportunities; growth of neighboring communities; land availability and housing opportunities; and the high quality of life in Smithfield through civic amenities such as recreational opportunities, quality schools, and parks and trails.

Population Analysis

Throughout the General Plan and especially when referencing future city infrastructure plans, a 20-year population analysis is typically used. Future land uses, as specified on the Future Land Use Map (Figure 1), are applied to undeveloped and underdeveloped parcels within the annexation boundary of the city. The actual build-out of the city will take many years. The population projections in Table 2 are based on historic growth trends in the county and locally. Within Table 2, the percentage growth rates for Cache County and Smithfield are indicated to better understand current growth and future trends and impacts of growth on Smithfield as Cache County grows.

The most recent population estimate for Smithfield City is published by the U.S. Census Bureau in the 2023 American Community Survey. Future growth projections

are provided by the State of Utah through the Kem C. Gardner Institute at the University of Utah. The Gardner Institute produces population growth projections by county every five years. The most recent county projections were released in 2022.

In 2023, the Utah Department of Transportation used county population projections to create city-level population projections for the 2023 Unified Transportation Plan. The population figures used for Smithfield for years 2023 and 2025 are still only estimates and may not reflect the actual growth rate between 2023 and 2025.

Based on construction and building permit requests over the past six years, the city believes the state projections to be overly conservative and assumes a three percent (3%) growth rate (see Table 3) for the purposes of this plan.

TABLE 2 | POPULATION PROJECTIONS

Cache County* & Smithfield City** Population Projections <small>*Kem C. Gardner Policy Institute, University of Utah 2023 ** Utah Dept. of Transportation, 2023 ***US Census Bureau American Community Survey Estimate</small>	Projected Population						
	2023***	2025** <i>(estimate)</i>	2030	2035	2040	2045	2050
Smithfield City**	14,033	15,540	17,162	18,724	20,291	20,260	20,129
Projected Annual Growth Rate – Smithfield**		5.37%	2.08%	1.82%	1.67%	-0.3%	-0.12%
Cache County*	142,393	150,007	163,344	174,638	185,948	196,866	207,094
Projected Annual Growth Rate - Cache County*		2.63%	1.77%	1.38%	1.29%	1.17%	1.03%



TABLE 3 | PROJECTED GROWTH RATE

Population Growth Assuming 3.0% Growth Rate								
Year	2020	2022	2023	2030	2035	2040	2045	2050
Smithfield City	13,571	13,568	14,033	17,258	20,007	23,194	26,888	31,171

Future and Current Land Use

Land Use

The Future Land Use Map encompasses areas within the city, as well as areas adjacent to the city that have potential for annexation. The map designations are intended to guide appropriate zoning for current and desired future development. This illustrates the community’s long-term vision for the evolution of residential, commercial, industrial, and agricultural uses. This aids in forecasting the need for new infrastructure such as roads, utilities, schools, and other public services by showing where growth is expected or encouraged. It also helps reduce the development of incompatible land uses.

It should be noted that the designations on the Future Land Use Map (Figure 1) are general and approximate. Development approvals should consider both the zoning of the property and the arrangement of land uses shown on the future land use map. Appendix 1 shows proposed future land uses for the area within Smithfield City and its annexation boundary. Table 4 explains the land use designations on the future land use map. Site-specific property issues are reviewed on a case-by-case basis when the Planning Commission and the Smithfield City Council are requested to zone, rezone, and/or grant building permits for specific parcels.

For a larger version of the map, see **Appendix 1 – Future Land-Use Map**.

Current Land Use and Zoning Map

The Smithfield General Plan is a guide for future land use that can be changed and updated to address changing needs and community values over time. Smithfield City has adopted a zoning map to guide orderly growth and location of complementary land uses. Table 4 explains the land use designations of the current land use map. The Zoning Ordinance regulates present land use and has

specific regulatory authority. The General Plan provides and supports the regulatory direction of the Zoning Ordinance, and as a result, future re-zoning efforts should generally be consistent with the future land use map and intent of the General Plan.

Smithfield’s Zoning Ordinance contains both the code (defining purpose, approval process, guidelines and requirements, and permitted uses) and the current zoning map. (See Figure 2, larger map in Attachment 2)

Smithfield City currently encompasses approximately 6.02 square miles of incorporated lands. Based on water-related land use, approximately 42.7% (1,646.9 acres) of land within the city is currently in agricultural use and 50.8% (1,959.8 acres) is in residential use. Approximately 6.3% (244 acres) is undeveloped, non-agricultural open space such as forest, river, and hillside.





FIGURE 1: FUTURE LAND USE MAP

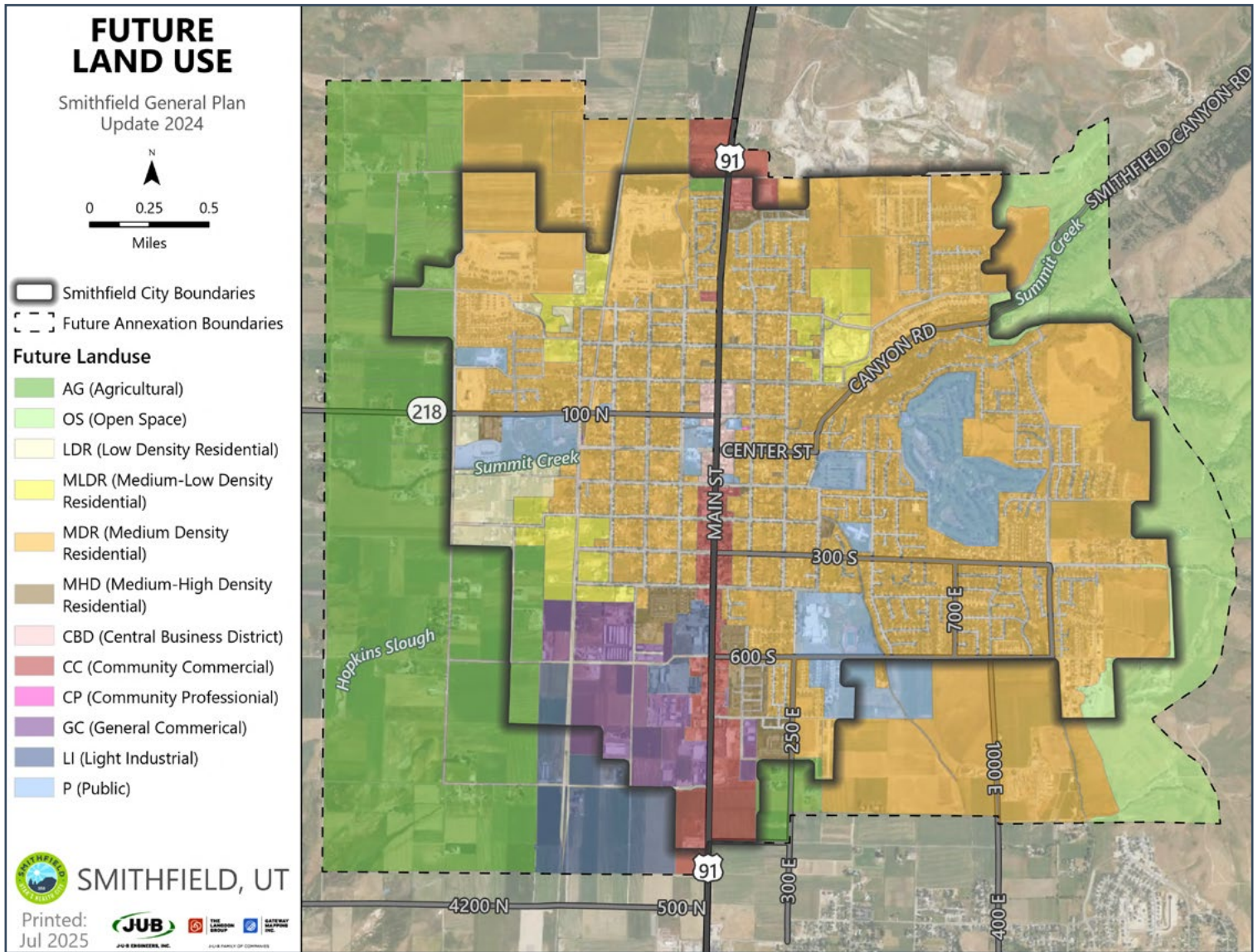


TABLE 4 | FUTURE LAND USE DESCRIPTIONS

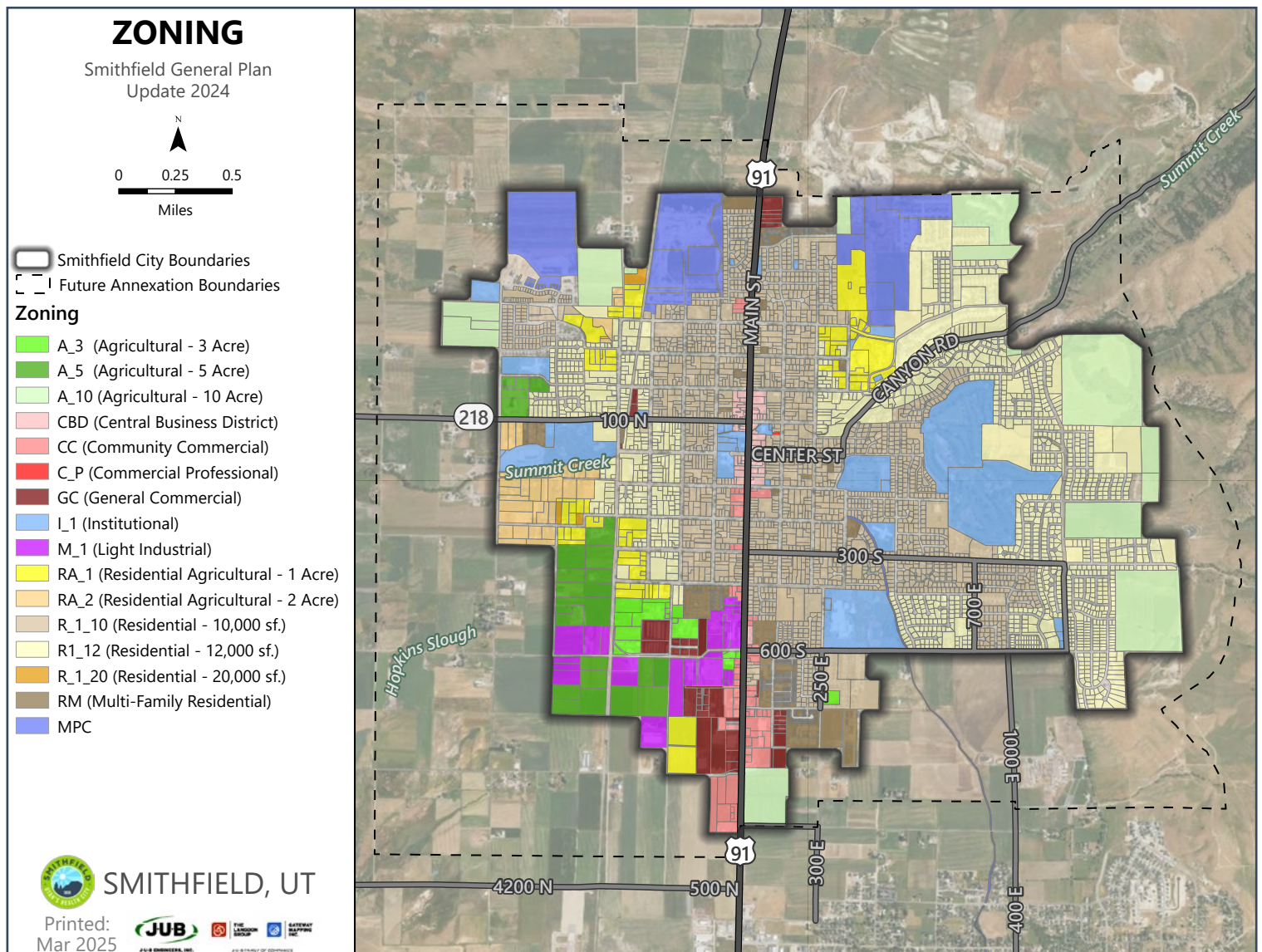
	Zone Name	Example Uses		Zone Name	Example Uses
AG	Agricultural (one dwelling unit per 5 acres and up)	Farms, homes, churches	CC	Commercial-Central Business District	Bookstores, florists, professional office
OS	Open space	Parks, sensitive areas	CP	Commercial- Community	Caterers, bakeries, clinic
LDR	Low Density Residential (1 dwelling per one to two acres)	Single homes, some animals, home businesses, churches	GC	Commercial- Professional	Garages, convenience stores
MLDR	Medium Low Density Residential (1 to 2 dwelling units per acre)	Single homes, home businesses, churches	LI	General Commercial	Warehouses, machine shops
HDR	Medium Density Residential (3 to 5 dwelling units per acre)	Single homes, duplexes	P	Light-Industrial	Libraries, offices, schools
CBD	Medium High Density (6 to 10 dwelling units per acre)	Apartments, townhomes	MIX	Public	Homes, small businesses



TABLE 5 | CURRENT ZONING DESCRIPTIONS

DESIGNATION	DESCRIPTION	DESIGNATION	DESCRIPTION
A	Agricultural zone	GC	General commercial zone
RA	Residential agricultural zone	MPC	Master Planned Community zone
R-1	Single-family residential zone	M-1	Manufacturing zone
RM	Multiple-family residential zone	I-1	Institutional zone
CP	Commercial professional zone	MUO	Mixed Use overlay zone
CB	Central business district zone	GO	Gateway overlay zone
CC	Community commercial zone	ALO	Airport limitation overlay zones

FIGURE 2: CURRENT ZONING MAP





Density projections

Based on the population projections in Table 2, Smithfield is expected to add approximately 1,300 new households by 2035.

This map is for illustrative purposes only. It does not guarantee or imply any zoning or development pattern on any parcel.

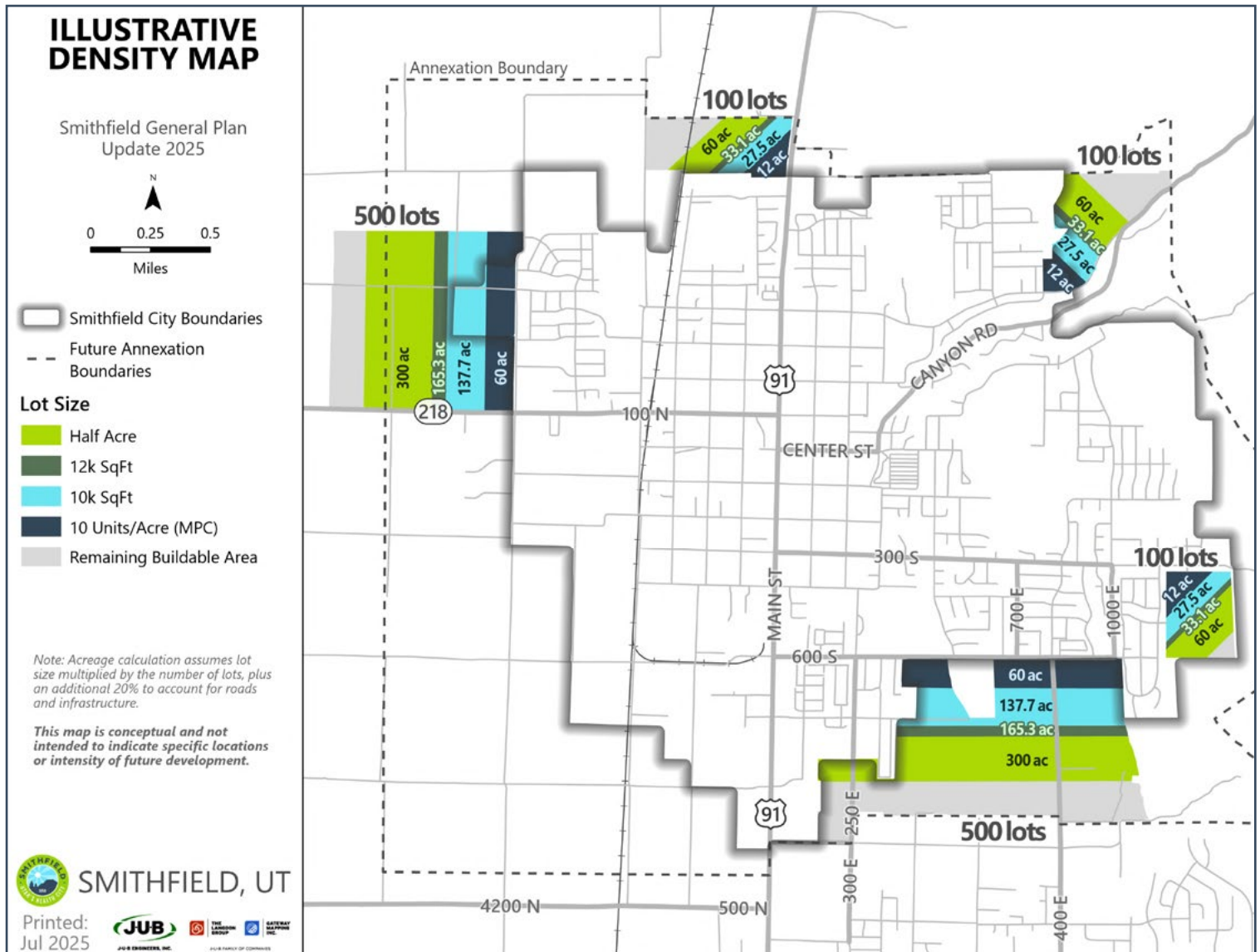
Figure 3 shows areas of potential growth on the periphery of Smithfield City limits. This map illustrates how different growth patterns expand into open land. Each level of density will result in different amounts of land being developed. Lower density development requires more land to accommodate a given number of households. For example, 500 units of 1/2 acre lots will consume 250 acres of land. In contrast, 500 units

of 1/4 acre lots will consume 125 acres of land. Higher density development leaves more land available, either for future development, or for conservation of land for agricultural use or other benefits.

Additionally, increased density reduces the tax burden per household to operate and maintain the public infrastructure that serves each home. A 1/2 acre lot, with a frontage of 100 feet requires nearly 30% more in additional service and maintenance costs for road pavement and water and sewer pipe than a 1/4 acre lot with a frontage of 80 feet.

This model assumes that 20% of land used in a development will be roads, parks, and other infrastructure, i.e. one acre of single-family lots results in 1.2 acres total of developed land.

FIGURE 3: EXAMPLE ILLUSTRATIVE DENSITY





Residential

Residential uses are located throughout the planning area and consist primarily of single-family homes. However, residential uses may also include manufactured homes and multi-family dwellings such as apartments and townhomes. The majority of residential-zoned land in city limits is designated as R_1 Residential for single-family dwellings on quarter-acre lots. Other residential zones are created for single-family dwellings on larger lots, or multi-family dwellings such as townhomes or apartments.

Smithfield has established hillside development standards. Floodplains, wetlands, and areas of high wildfire risk should also be restricted to limited development. This approach preserves the area's natural characteristics and prevents problems with erosion and storm runoff, access, and negative visual impacts.

The undeveloped interior of existing blocks allows for infill opportunities as long as access and building height accommodate existing development's preferences for privacy. Or these inner-block spaces may be maintained as undeveloped space.

Residential Policies

- Development of hillside areas with 10-30 percent slopes should be discouraged. Development on slopes greater than 30 percent should not be permitted.
- Require a minimum of one acre per residential unit within the Smithfield Canyon area, which is a unique area and important watershed for the city.
- Encourage efficient water usage and preservation of natural vegetation for all development.
- Multifamily uses on undeveloped interior blocks should be subject to height limitations.
- Encourage medium- and high-density housing near collector and arterial roads.
- Encourage medium density housing developments within the interior of the older city blocks.

Central Business District (CBD)

Commercial development in the town center should be of a scale that is typical of traditional town centers in the region. Two-story maximum building heights with a zero-setback street frontage and facades utilizing historic building materials should be encouraged.

The CBD should include an appropriate mix of anchor

tenants with significant space for smaller-scale users. The area should be oriented toward the pedestrian and convenient to the automobile.

Smithfield's town center extends from 400 South to 200 North on Main Street. The eastern boundary is 100 East and the western boundary is 100 West. Mixed use development is encouraged in this area. "Mixed use" refers to developing structures and communities that have a mixture of residential, business and retail uses. By incorporating retail, office, and residential space into a single project, mixed-use developments take advantage of the land upon which they are built during more hours of each day and by more people than a single-use building. This can help integrate the pedestrian connection between neighborhoods and activate the business district before and after business hours.

Public spaces should be encouraged and included in the central business district to allow for walkable park and recreational opportunities for those who work and live in the town center.

Protection of the town center character should be strengthened as new development comes to this area. Historic building preservation and facade improvements should be encouraged when and where possible. The city should pursue the use of government grants for historic preservation to help protect this area.

The City has made strides in working closely with the Smithfield Redevelopment Agency to encourage the use of redevelopment funds in the town center. This cooperation of public/private funds represents a commitment to a thriving town center. As new businesses come to the city, the type and mix of businesses should be complementary to maximize their success. The use of smaller, shared parking lots and facilities should be considered as opposed to single, larger facilities with separate parking lots for each business or land use. The central business district is adjacent to residential neighborhoods to the east and west. It is important to maintain the character and quality of life in these neighborhoods. To do this, transitional zones of "professional office" can be recommended on the borders of the central business district to help support businesses during the day and decrease the intensity of impact on adjacent residential communities.



Community Commercial/ Professional Zone

The commercial area at the south end of town is an important component of the Smithfield City tax base. The area is also the southern face of the community and provides a first impression of the city from that direction. The mixed-use component is an important aspect of this zone in that it allows the city to encourage a live-work situation. A multi-story building may be built with commercial uses on the ground floor, a shared residential entry lobby, and common access areas such as hallways or stairways that lead to individual residential units above or behind the commercial uses. Parking in mixed-use areas is often shared, whether in a garage or parking court. Site landscaping standards can ensure development that maintains community character and a neighborhood feel.

Community Commercial/Professional Zoning Policies

- Commercial uses should provide landscape buffers to protect adjacent, less intense land uses (especially residential uses) from negative impacts.
- Encourage mixed-use commercial/residential where it seems reasonable and prudent.
- Screen and enclose all commercial storage and trash areas.
- Develop Mixed-Use Overlay Zone ordinance and standards.
- Review and update all commercial site landscaping standards.

Central Business District Zoning Policies

- Continue the pattern of concentrating Smithfield Redevelopment Agency activities in the central business district and encourage investment in the area to create public/private partnerships.
- Work to establish a safe relationship between pedestrians and vehicles in all town center revitalization.
- Create architectural design guidelines for the town center area.
- Work with developers and business owners to create shared parking areas that benefit businesses in the central business district and serve other users after business hours.
- Encourage the development of public spaces for recreation and social interaction.
- Research grant opportunities for historic preservation of historic buildings in the town center.
- Encourage residential uses within this area as part of an integrated comprehensive development that mixes appropriate commercial, retail, and residential units.
- Landscape buffers should be required between business offices and the adjacent residential neighborhoods — these may include features such as berms, rows of trees, and plantings to screen automobile light and noise.

Master Planned Community (MPC) Zone

The Master Planned Community (MPC) zone is designed to promote innovative and efficient land use while fostering a strong sense of community and ensuring harmony with surrounding neighborhoods and the natural environment. It achieves this through flexible building placement, the creation and integration of open spaces, and the clustering of residential units. The regulations outlined in this chapter aim to develop lively, sustainable, and pedestrian-friendly neighborhoods with



well-connected streets, appealing landscaping, and diverse housing options.

An MPC is a thoughtfully designed residential area featuring a cohesive development theme. It incorporates functional open spaces, varied lot designs, different housing types, numerous amenities, and a carefully planned circulation system.

This zoning designation can be applied using a rezone requestion in various locations within Smithfield City, provided that the proposed development aligns with and successfully fulfills the objectives set forth in this ordinance.

Overlay Zones

An overlay zone is a special regulatory area created to place over existing zoning districts. It may overlap several different zones. It modifies or adds new requirements to the underlying land use regulation in order to meet specific goals and objectives.

Mixed Use Overlay Zone

The Mixed-Use Overlay Zone (MU overlay zone) is designed to foster a diverse urban environment where residential, commercial, and office spaces coexist. Housing densities range from 2 to 24 units per acre, ensuring a blend of living spaces. The zone is characterized by well-maintained streets, ample pedestrian pathways, and sufficient parking to enhance public safety and convenience. It features inviting shops, offices, theaters, cultural landmarks, and both single-family and multi-family residences. Typical establishments include specialty retail stores, hotels, various residential options, professional offices, theaters, restaurants, and a broad array of commercial outlets.

The MU overlay zone serves several key purposes: it creates mixed-use developments that integrate commercial, institutional, office, and service spaces with sensitivity to the surrounding environment; supports a central village focused on a main street; encourages transit-oriented development by permitting higher densities where appropriate; and improves accessibility, particularly in relation to the Gateway Overlay Zone. Geographically, it extends along Main Street from 400 North to 1000 South, with a depth limit of 330 feet on either side.

Ultimately, the zone promotes coexistence of different uses while minimizing disruptions to residents. It is designed to reduce reliance on motorized travel, incorporating roads, walkways, and passages that cater to pedestrians, bicyclists, and drivers. The intent is to foster vibrant, walkable spaces that encourage natural interactions at a human scale.

Gateway Overlay Zone

The purpose of this overlay chapter is to foster business growth on Highway 91 that is complementary to the city's goals of promoting a high-quality business environment and providing an aesthetically pleasing gateway on both the south and north ends of Smithfield City. The zone specifies landscaping and architectural requirements to visually establish the boundaries and entrances of Smithfield City.

Airport Limitation Overlay

Smithfield City recognizes the value of the Logan-Cache County airport and its contribution to the economy of the greater community. The intent of the airport limitation overlay zone is to establish construction and use standards that will reduce conflicts and assure the long-range safety and beneficial uses of the airport.

The policies in this zone are to restrict land uses such as building heights, within certain distances from the airport. These limitations are intended to reduce the risk of loss of life and property and to assist the airport in compliance with state and federal aviation rules and regulations.

Light Industrial/ Manufacturing

Future light industrial areas designated in the city should be located near the existing manufacturing area. Historically, industrial and manufacturing uses have been in the southwest portion of the community between the highway and railroad. Future industrial development for the city should continue to be encouraged in this location to complement similar uses and efficiently utilize existing infrastructure.

Smithfield City's planned annexation boundary to the southwest comes very near to the Logan Cache Airport. For this reason, the area is zoned by the city as light industrial to allow for a buffer between the airport and residential uses that may be sensitive to noise. The proximity to the airport, required height restrictions,



access to rail lines, and the future development of 400 West make this a suitable area for light industrial uses.

Light Industrial/Manufacturing Policies

- Locate industrial development in areas that will not diminish the desirability of existing and planned non-industrial areas. This means separating the industrial areas from residential uses, either with physical buffers or with buffers of land uses that make a gradual transition from one type to the next.
- Encourage continued development of the existing industrial park area.
- Require landscape screening with berms, plantings, and deep setbacks between industrial parks and adjacent residential uses.
- Restrict main street access from industrial areas to existing collector roads to limit corridor access conflicts

Agriculture

Agricultural land is a non-renewable resource. Once the decision has been made to convert agricultural land to non-agricultural land, the resources may not later be recovered.

Agriculture has multiple benefits to the community:

- Working agriculture lands contribute to other community and regional jobs including transportation, supply, and food production.
- Local production provides self-sufficiency and cost advantages to the city residents and region.
- Preservation of open space buffers, wildlife habitat, and visual aesthetics enhance the rural lifestyle that has played an important role in Smithfield City’s cultural heritage.

The state has classified a majority of the soil in Smithfield City as important farmland soil. This soil exists within city limits and within the declared annexation boundaries. Preservation of productive

agricultural land should be considered as land use decisions are made in order to retain viable environmental and economic value. Doing so enhances the visual aesthetics and rural character valued by the community.

Agricultural Policies

- Require transfer of water rights from agricultural operators to the city as farmland is developed to protect the city’s water supply.
- Encourage preservation of agriculturally productive land through land-use and/or regulated development.
 - » Large lot zoning (Two or more acres per unit)
 - » Attainment of land through acquisition
 - » Use of conservation easements
- Explore and adopt additional measures to encourage the conservation of agricultural land as needed including purchase of land or development rights

Annexation

Smithfield encourages annexation and development adjacent to existing city infrastructure. This increases the efficiency of the public services provided by the city. Smithfield City desires to grow in an orderly and sustainable direction in order to protect the community’s lifestyle and public and private investment. Newly annexed land should be rezoned in a manner that is compatible with adjacent existing neighborhoods and consistent with the Future Land Use Map.

Annexation Policies

- All annexed areas shall be adjacent or contiguous to existing city limits.
- Smithfield City should require water rights that exist on land proposed for annexation to be brought to the city as part of the development of that land.





Land Use Policies

- The zoning ordinance, zoning map, and future land-use decisions should be consistent with the goals and policies of the General Plan.
- City urban development should be located within or adjacent to existing urban areas to eliminate sprawl and strip developments, to maximize the cost-effectiveness of public facilities and services, and to preserve agricultural and open space land uses.
- The cost of new public infrastructure should be paid by development.
- Development approval should include a demonstration by the applicant that adequate public facilities are available to serve each development or will be provided/upgraded by the developer.
- Transition from commercial development to residential development should include an aesthetic, as well as a physical separation.
- The city should continue its efforts to revitalize the town center area and develop a strong commercial city core.
- New development should be required to consider and contribute to community park development as part of the zoning/annexation approval process.
- The city should continue its efforts to beautify major city gateways, entrances into parks and new developments, and continually update its design standards to include maintenance requirements and sign standards.
- The city should continue to create and apply water use policies to all land uses.

Goals, Objectives, and Actions

LAND USE GOAL 1

Use the General Plan as a guide to all land use and growth decisions, applying the future land use map together with the intent and purpose of the zoning map.

OBJECTIVE

Regularly review and update the General Plan, keeping in mind the General Plan’s long-term integrity and impact on zoning changes.

ACTION

Action A: Work to keep land use decisions consistent with the Future Land Use Map in the General Plan, unless special circumstances and a clear justification warrant deviation. If warranted, amend the map prior to approving any zoning changes and/or conflicting land use decisions.

TIMING

As needed

RESPONSIBILITY

Staff/Planning/
City Council

LAND USE GOAL 2

Strive to achieve responsible and well-managed growth within the city.

OBJECTIVE

Allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.

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ACTION	TIMING	RESPONSIBILITY
<p>Action A: Ensure development provides adequate on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site.</p>	Ongoing	Staff/Planning/ City Council

LAND USE GOAL 3

Encourage development that will support and enhance Smithfield’s small-town character and quality of life.

OBJECTIVE

- Define where and how to grow as a community.
- Encourage water-wise landscaping and street beautification.
- Encourage low-intensity infill (single-story, or two-story with sufficient setbacks to accommodate privacy of existing lots).
- Define gateway blocks at north, west, and south approaches to the city center.
- Develop design standards to encourage distinct “neighborhoods.”

ACTION

Promote PUD and MPU ordinances to developers to take advantage of density bonuses.

LAND USE GOAL 4

Further protect Sensitive Lands by identifying and mapping areas within the community that would require development to be limited because of slope, flooding, geologic, or other issues.

OBJECTIVE

Determine areas that should be considered for limited development because of issues that would jeopardize the public health, safety, welfare, and environment of Smithfield City.

ACTION	TIMING	RESPONSIBILITY
<p>Action A: Identify and limit development on lands that contain natural hazards or provide critical natural systems functions such as floodplains, steep slopes, wetlands, groundwater recharge zones, and well/spring source protection areas.</p>	0-1 years	Staff/Planning/ City Council
<p>Action B: Within the Zoning Ordinance develop language that will require approval of modifications of natural drainage channels due to development and prohibit development to occur within 100 feet of drainage channels or in historically flood-prone areas that may not be currently designated.</p>	0-1 years	Staff/Planning/ City Council



LAND USE GOAL 5

Smithfield City should plan for long-term growth and physical expansion based on environmental, land use, community design, and infrastructure considerations.

OBJECTIVE

The pace of growth should be calibrated and measured by the ability of Smithfield to provide services, with an emphasis on developing lands within existing city limits.

ACTION

TIMING

RESPONSIBILITY

<p>Action A: Capital improvements should be evaluated to determine appropriate feasibility and timing. New facilities should be prioritized, and additional capital improvement projects should be included, if appropriate. A detailed capital improvement plan should be developed by staff, a consultant, or a qualified citizen.</p>	<p>0-5 years</p>	<p>Staff/Planning/ City Council</p>
<p>Action B: Continue to review any impact fees that have been adopted by the city to ensure that all state regulations and laws are being followed. Continue to regularly review the Impact Fee Facility Plan (IFFP) to indicate the projected needs for growth.</p>	<p>0-1 years</p>	<p>Staff/Planning/ City Council</p>
<p>Action C: Capital improvements should be identified within a written plan with short- and long- term priorities, goals, and objectives identified. Capital projects should be evaluated to determine appropriate feasibility and timing. The new facilities should be prioritized, and additional capital improvement projects should be included, if appropriate.</p>	<p>0-1 years</p>	<p>Staff/Planning/ City Council</p>
<p>Action C: Continue communication with adjacent cities and Cache County to better understand their plans for the areas within the annexation declaration of Smithfield City. If possible, set up a formal courtesy notice for new development.</p>	<p>Ongoing</p>	<p>Staff/Planning/ City Council</p>

GROWTH AND LAND USE GOAL 6

Provide Smithfield residents and visitors access to public parks, trails, and open space for recreation and community events.

OBJECTIVE

- Provide and maintain facilities and level of service for recreation in Smithfield.
- Coordinate Smithfield City efforts with volunteer opportunities for maintenance.
- Collaborate with the county and nearby cities to promote and develop connectivity to local and regional parks, trails, and open spaces.

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ACTION

- Maintain the existing Smithfield Parks, Trails, and Open Space Master Plan – update inventory of existing parks, trails, and open spaces, identify and prioritize capital improvement projects, and identify a funding strategy for the long-term maintenance of Smithfield parks, trails, and open space.
- Evaluate impact fees for parks/recreation.

GROWTH AND LAND USE GOAL 7

Provide for economic opportunity and fiscal sustainability in the community.

OBJECTIVE

- Encourage a diversity of local businesses that don't conflict with the "small town" character of the community.
- Implement zoning that permits more commercial development.
- Identify areas along Main Street corridor for complementary retail, commercial, hotel/motel, and office uses.
- Provide/encourage mixed-use development space which combines housing with retail and commercial services.

ACTION

Continue the use of impact fees to provide for infrastructure improvements.

LAND USE GOAL 8

Maintain guidance and standards for the Mixed-Use zone indicated on the Future Land Use Map.

OBJECTIVE

Maintain definitions, guidelines, and standards to support mixed use development in the commercial areas to allow live, work, shop opportunities, and encourage additional economic development.

ACTION

Action A: Maintain definition, uses, and guiding ordinance for the Mixed-Use Zone.

TIMING

0-2 years

RESPONSIBILITY

Staff/Planning/
City Council



PARKS & RECREATION

Parks and trails contribute to the quality of life in Smithfield. They provide recreational opportunities, revitalize neighborhoods, build healthy communities, encourage economic development, and create a sense of place for residents. The General Plan has been developed to provide a “road map” that will give direction and offer a framework to guide future planning, design, and implementation decisions. By proactively planning now, the city can direct development to maintain community character and values.

Park land and the activities and elements within parks are for the enjoyment and recreation of the city’s residents and visitors. Parks offer space which can be programed in a variety of ways to meet recreational needs. Trails or pathways provide a means of active transportation and often link together parks, neighborhoods, and other destinations. Trails can also provide opportunities to recreate, exercise, and even commute.

Protection of open space, whether within city limits or along sensitive areas such as hillsides, the river, or in agricultural areas, will strengthen the rural image and culture of the community and ensure the natural environments of those areas are protected against development.

Smithfield City developed a Parks and Trails Master Plan in 2017 ([see Appendix 5](#)). As an appendix to the General Plan, the Parks Plan can be updated as a stand-alone document. The Plan includes a current level of service, park inventory, needs analysis, planning maps designating future parks and trails, and goals and objectives for accomplishing the plan.

Parks, Trails, & Recreation Facilities Policies

- Maintain and promote a park system that meets goals and objectives of the Parks and Trails Master Plan and provides community gathering opportunities.
- Upgrade and improve existing neighborhood parks by budgeting and planning for maintenance and capital improvement projects.
- Provide a diversity of parklands and recreational activities as detailed in the Parks and Trails Master Plan.
- Encourage access to parks through connected walkways and trails in subdivisions for better pedestrian circulation.
- Provide for and maintain existing indoor recreation facilities to ensure that they meet the needs of residents.
- Cultivate a program for park development that will determine the appropriate amount of park space for Smithfield residents and provide for planning and securing land for future parks and understanding the cost for the maintenance of these future parks.

Open Space

In its broadest sense, open space is land that is not used for buildings or structures. It is a respite from development that provides benefits to the community through other uses. Open space consists of farmland,

mountains, creek bottoms, and ridgeline vistas. It also includes parks, cemeteries, golf courses, and tree-lined streets.

Although Smithfield City is surrounded by vast areas of open public lands, permanent and accessible open space within the community is equally important to citizens’ quality of life. Open space must not be viewed merely as land left over after development or as land waiting to be developed; it is an essential and intentional element of the character of Smithfield City.

Land that is considered open space includes, but is not limited to:

- Existing and future park and trail sites.
- Heritage Park Greenway.
- Scenic areas and views such as ridgelines that frame the city to the east, as well as along Birch Creek and Summit Creek.
- Cultural sites that provide for the city its unique identity.
- Areas with natural constraints or sensitive areas such as:
 - » Steep slopes
 - » Geologic hazards
 - » Floodplains
 - » Critical habitat
 - » Land that separates communities and keeps them from growing together.

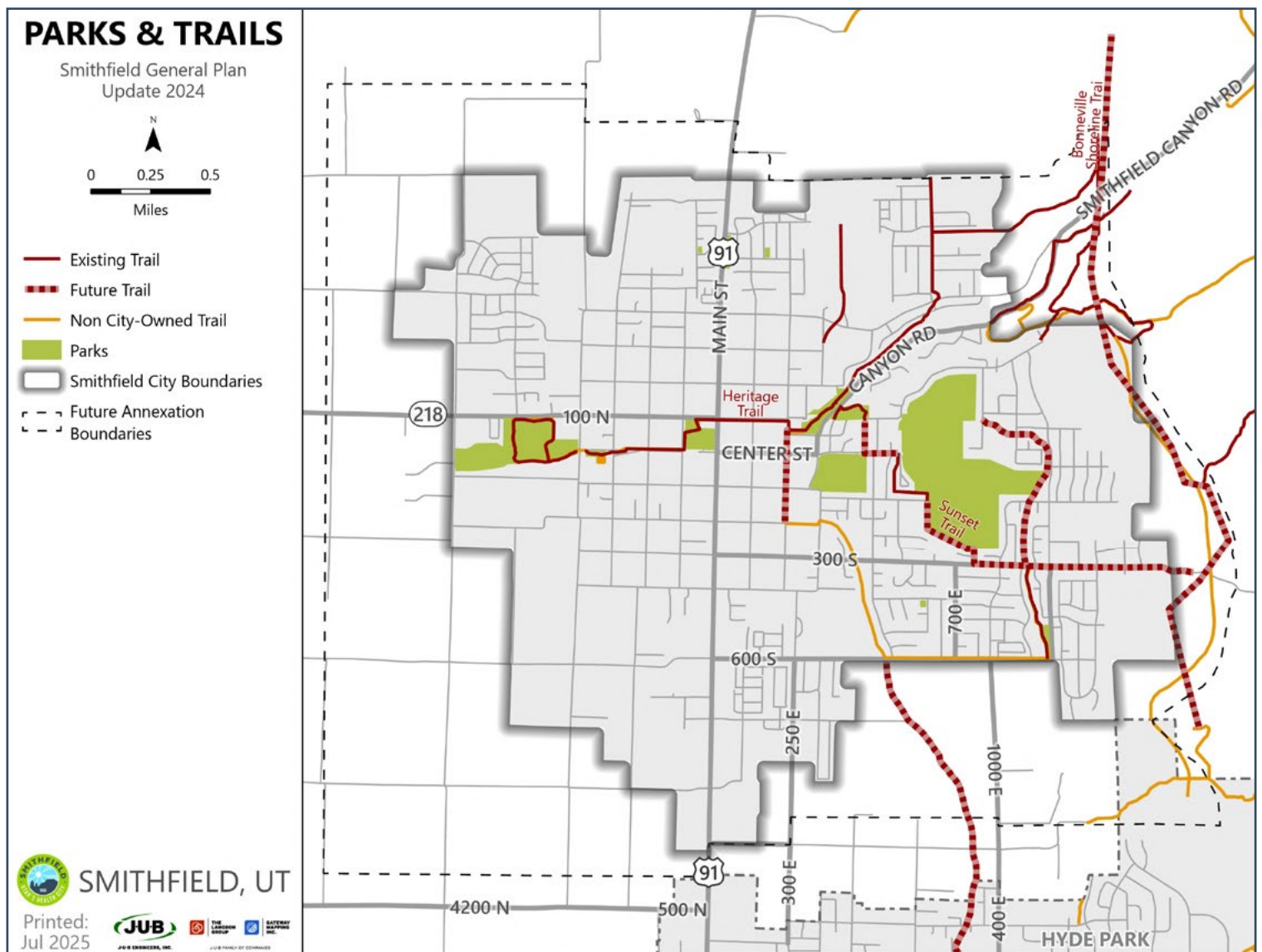


In addition to providing unique characteristics, open spaces can be connected to form a corridor of passive recreation opportunity for the community or greenways.

Smithfield recognizes the value of greenway networks, both as scenic trails and as transportation connections between recreation facilities, schools, and employment.

Smithfield is also partnering with Cache County and Hyde Park City to complete segments of the regional Bonneville Shoreline Trail, a multi-use trail connecting communities in Cache Valley along the historic Lake Bonneville Shoreline in the foothills of the Bear River Mountains east of the city.

FIGURE 4: PARKS & TRAILS MAP UPDATE





Open Space Policies

- On a regular basis, the city should update the open space component of the General Plan to reflect the current needs and available opportunities.
- Land designated as open space on the land-use map should be preserved permanently from development and left in a natural state and/or used for recreational purposes such as parks, golf courses, and pedestrian/bicycle trails.
- A variety of techniques should be evaluated to preserve open space. These techniques should be incorporated into design guidelines, the development code, or used to create a specific overlay zone. The following is a brief overview of some of the techniques that can be used:
 - » Zoning - Zoning is one of the most common techniques available to regulate the use of land. While the General Plan is a long-range tool, zoning involves the immediate regulation of land and its development. Zoning can be used to maintain existing land uses (such as for agriculture and open space) or to preserve a portion of open space as large lot zoning. This type of regulation must be consistent with the rights of property owners and the economically viable use of their land. Floodplain and hillside development restrictions are examples of zoning used to protect environmentally sensitive areas and open space.
 - » Acquisition - The most effective way to preserve open space lands is to purchase or otherwise acquire such lands or their development rights. The city in the past has acquired various parcels, through both purchase and gifts to add to the park and trail system or to preserve hillside areas.
- Actively pursue the preservation of significant, important, and environmentally sensitive open space for the benefit of the health and welfare of the residents of Smithfield.



ENVIRONMENTAL RESOURCES & HAZARDS

To implement the vision and policies of Smithfield City, it is important to understand the physical characteristics and cultural resources of the community, both man-made and natural, which provide opportunities and constraints affecting quality of life.

Natural Resources

Smithfield City is part of the greater Bear River watershed. It is bordered by two mountain ranges which include the Bear River Range to the east and the Wellsville Mountain Range to the west.

The Bear River Range immediately east of the city contains Three Canyons, an area that has been tied historically and culturally to Smithfield City throughout the city's history. The Three Canyons area has provided water, timber, stone, food, recreation, and many other "quality of life" benefits since settlers first came to the area in 1859. Smithfield residents and visitors alike use the canyons for reunions, family hunting trips, and church public service activities. With such close and easy access to the canyons and their many trails, the residents of Smithfield consider these areas part of their recreation facilities.

Smithfield City's climate is an integral part of the community. It is characterized by cold, snowy winters and relatively dry summers. The temperatures range from 100° to -30° Fahrenheit (F). The average high is 88°F in July. The average low is 15° F in January. The frost-free growing season is 150 to 160 days, usually lasting from May to October. The annual average precipitation is 16.6 inches. More than 50 percent of this moisture comes in the form of snow. The spring months receive the most rain, whereas the summer months receive the least. More important is the natural storage of snow in the mountains above the city. Because of the dry summers, the city relies on mountain water for culinary and irrigation purposes.

The cold winters require that certain design elements be considered in development. Because of the amount of snow that tends to linger throughout the winter, city standards must account for snow loads, and snow storage areas must be provided within parking lots and along roadsides.

This also requires larger setbacks from property lines

to prevent snow from spilling onto adjacent properties, installation of parking island strips for snow storage adjacent to roadways, and to allow pedestrian sidewalks to function in the winter months.

Additionally, the increased snow melt as spring and summer approach can cause problems with flooding. Natural drainage patterns (such as that of creeks, rivers, and ravines) should be protected. Development in such areas should be discouraged without a thorough study of flood potential to protect businesses and residents from flooding problems.

Hillsides and Geologic Hazards

Slopes

The natural landscape of the older part of the city has a general slope of about three percent, from an elevation of 4,880 feet on the eastern side of the city limits to an elevation of 4,500 feet on the western edge. Summit Creek runs laterally at the high point of the city. Ideal for agriculture in the early days of natural flow irrigation practices, this is also ideal for storm water drainage, because all water flows out from the city center.

Slopes in the Canyon Road area of the city range from 20 percent to 80 percent. The terraces (commonly called benches) run generally north and south along the ancient Lake Bonneville shoreline and approach a 30 percent slope.

Some of the city issues relating to steep slopes include:

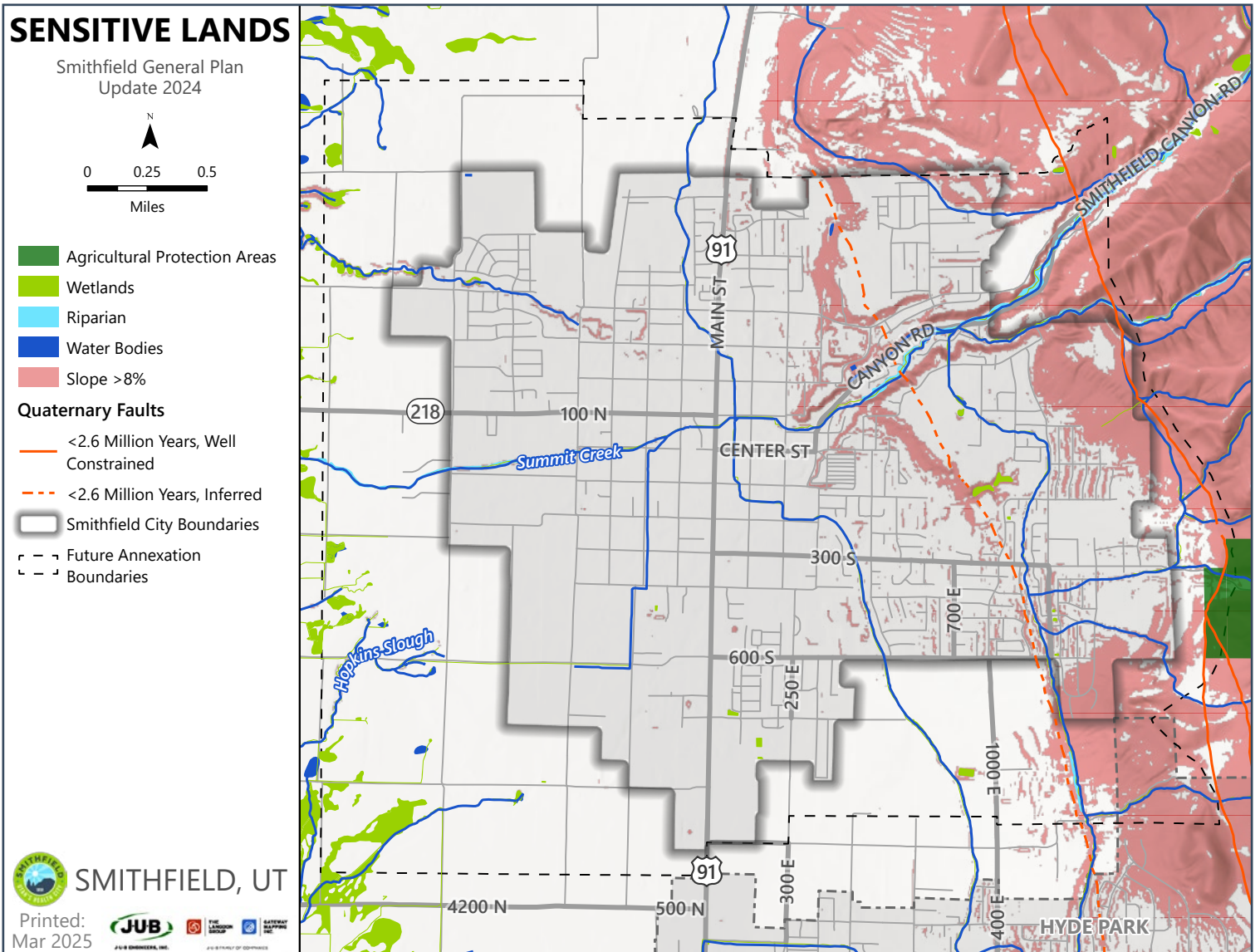
- Emergency access
- Landslides
- Cost of utility installation and maintenance
- Snow removal
- Line of sight problems for vehicles and pedestrians
- Erosion
- Storm water control
- Traffic access problems



In addition to these concerns, the visual aesthetics could be negatively affected by development of hillsides and foothills. This would significantly impact the visual character and potential for recreational development (such as trails) that define the Smithfield City community. The citizens of Smithfield City have always valued wildlife, and many types of wildlife rely on the bench areas for winter range.

Development of steep slopes is expensive—both for the city and for developers—and should be avoided whenever possible. Building and mining in these areas should be restricted. It is recommended that slopes greater than 30 percent be left undisturbed and that the Zoning Ordinance provide guidelines for protecting these areas. (See Appendix 3 - Sensitive Lands Map)

SENSITIVE LANDS MAP





Geology

The greatest influence on the location and the type of surface materials in the Smithfield City area has been Lake Bonneville. Lake Bonneville was an Ice Age Lake that filled much of northern Utah (including all of Cache Valley) 10,000 to 20,000 years ago.

Lower alluvial fans make up the gentle slopes at the eastern edge of the city. These slopes are well-suited for development and are fertile agricultural areas when irrigated.

However, new development in these agricultural zones should be in a manner that integrates open space conservation opportunities with growth.

The East Cache Fault Zone runs along the base of the eastern foothills. Several earthquakes in the region have caused structural damage in the city limits. Evidence indicates that this fault zone is capable of generating earthquakes of much greater magnitude than any that have occurred.

In the future, this fault line will need more accurate mapping, and development near the fault should be carefully regulated or prohibited.

Notices should be included with building permits when such hazards are known. Requirements for development in proximity to these areas will need further defining in the Zoning Ordinance.

Soils

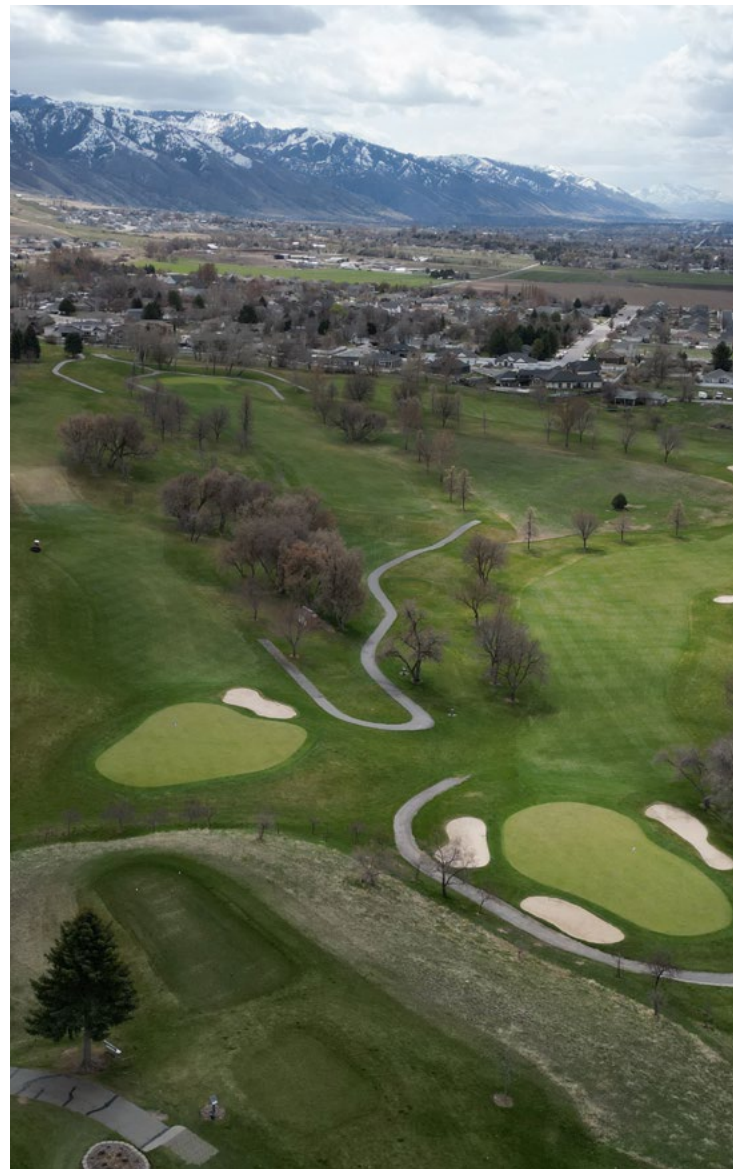
The soils of Smithfield City are generally suitable for development. They range from predominantly gravel (which contains aggregate sizes from sand to rocks of six inches or more) to loam topsoil and heavy clay.

The most predominant soil type is silty gravel which is found throughout the city. This soil type is overlaid by a layer of gravelly-loam topsoil ranging in depth from one to several feet. An exception to this soil type can be found in the southeast and southwest corners of the city where silt predominates. The extreme northern area is also an exception, where the soil types are silt-clay and clay. Soils in the Smithfield City area vary highly across vertical and lateral strata.

Because soil types are so unevenly distributed, each specific site should be tested individually prior to development.

Earthquake and Fault Line

Hazard mapping found within the Pre-Disaster Mitigation Plan (PDMP) for the Bear River Region prepared by Bear River Association of Government (BRAG) for Cache County identifies structures and infrastructure at risk from surface fault rupture. There are two forks of the fault damage zone that run parallel along the eastern bench of the Cache-Wasatch Mountains. This threatens development along Smithfield's far eastern boundary and along the secondary fault line that bisects the area between U.S. 91/ Main Street and the eastern boundary of Smithfield. See **Appendix 4** to view the Smithfield element of the BRAG Pre-Disaster Mitigation Plan. (See also **Appendix 3 - Sensitive Lands Map**)





Hillsides and Geologic Hazard Areas Policies

- Where hillsides are in private ownership and development rights exist, reduce the impact of development on steep hillsides through measures such as low-density zoning, setbacks, and land acquisition and/or dedication for recreational use.
- Public safety should be preserved by assuring the stability, proper maintenance, and development of hillsides and slopes through the application of development standards.
- A geological/soils report addressing site conditions should be required for all proposed subdivision and major construction projects.
- The aesthetic qualities of hillsides should be preserved by minimizing the amount of hillside excavation and requiring that where hillside excavation occurs, cuts are fully reclaimed to a natural appearance through regrading and landscaping or through screening from general view of buildings.
- Problem soils should be properly mitigated in all aspects of development.
- As a part of development review, the city should evaluate potential impacts as a result of irrigation (such as those encountered with the installation of lawns) that might be applied above the hillside and create erosion or negatively impact stability of downslopes.
- Where development occurs on ridge lines, the city should require setbacks for buildings to avoid hazardous geological conditions and to decrease negative visual impacts.
- Data and mapping of landslide areas within the city should be considered in development reviews.

Hydrology

Hydrology is the science dealing with the properties, distribution, and circulation of water. Hydrology, its related interests, and resulting laws and regulations account for the “life blood” of Smithfield City. Smithfield City owns rights to water from several deep wells, Summit Creek, Birch Creek, and the Logan River drainage. Through long-established water exchanges, Smithfield City has many sources of water. State and federal water laws directly and indirectly mandate that the water claimed and allotted by these water rights must be used effectively.

The groundwater in Smithfield City occurs in unconsolidated basin-fill deposits of sand and gravel

layers collectively termed the principal aquifer. The distance from ground level to the water table varies from approximately 300 feet at the extreme east side of the city to only a few feet at the western and southwestern areas. All irrigation and culinary wells in Smithfield City tap this aquifer.

The flow of water in the principal aquifer is from east to west, with discharge occurring west of Smithfield City. Shallow secondary aquifers located above the principal aquifer and separated from it by a confining layer of clay, are found at some locations in Smithfield City, including the Summit Creek floodplain. There is a perched water table underlying the east bench, which feeds several springs.

Floodplains

Floodplains are those areas impacted by the overflow of banks when runoff quantities from snowmelt and rain exceed the capacity of creek channels. Floodplains are nature’s way of dissipating energy from periodic high flow of rivers. As water levels rise from snowmelt or storms, the increased velocity of water puts greater pressure on banks. Under normal conditions, vegetation adequately protects riverbanks; trunks, stems, branches, and boulders slow the water near the banks, and the soil is held in place by fibrous root systems. Runoff quantities may exceed the stream or river channel capacity. As the water spreads out, it slows down and erosive energy is dissipated. Also, as water slows down, the river deposits sediment, creating fertile soils that are usually associated with floodplains. Historically, levees have been used to artificially restrict floodplains to protect development, and the river is not allowed to expand and slow down. This causes river velocity to increase its energy, which can result in flooding and bank erosion downstream. Once this process has taken place, it is very difficult and expensive to reverse or repair.

In addition to serving flood-storage and energy-dissipating functions, floodplains provide important wildlife habitat and locations for passive recreational activities.

Floodplains exist along Summit Creek and Birch Creek. The major floodplain along Canyon Road is to the south side of Summit Creek. After leaving the steeper portion of the canyon, the floodplain continues along both sides



of the creek for 300 feet on each side. From there, the floodplain extends down through the town center and to the west, out to the Bear River. The BRAG PDMP hazard maps illustrate residential structures and infrastructure that are at risk from flooding in the 100-year floodplain. There are over 200 structures in the floodplain, with the majority in the Summit Creek drainage through the middle of town. However, in post-settlement history, the impacts to Smithfield residences have been minimal from Summit Creek. During the 1983 flooding that impacted nearly the whole state; Smithfield did experience some rising flows in Summit Creek that were contained by sandbagging.

There are also some structures in the floodplain in the drainage north of Saddleback Road. **(See Attachment 3 - Sensitive Lands Map)**

Floodplain Policies

- Natural detention areas (such as wetlands and floodplains) should be protected to minimize increased flow due to runoff. This runoff includes stormwater resulting from man-made hard surfaces as a result of development. Thus, development within these areas should be restricted.
- The city should discourage all development within the 100-year floodplain. Current regulations for floodplain preservation should be strictly enforced and refined as necessary.
- The city should also preserve streams that may not be included in the 100-year floodplain by regulating development in these areas.
- Channelization of perennial flowing streams should be discouraged.
- The city should work with agricultural interests and the state to keep debris from blocking drainage features, culverts, and bridges.
- Trail/recreational development and/or natural landscaping barriers should be encouraged along the floodplain areas to preserve and enhance the floodplain. Facilities, such as parks and trails, that are compatible with periodic flooding should be considered only if they allow floodwater to flow freely through these facilities.
- Update, enforce, and follow the city's general plan to reduce development in the floodplain.

Wetlands

Wetlands generally include swamps, marshes, bogs, and similar areas. Federal law provides strict protection for wetlands. The city must always conform with these laws when planning for such areas.

The majority of the area's existing wetlands are found west of the Smithfield City annexation boundaries. However, some wetlands lie within city boundaries on the east bench. The U.S. Army Corps of Engineers regulates the protection of wetlands and should be consulted before any changes are made around these sensitive areas. Development in such areas should be discouraged unless it is accomplished in a responsible manner and in accordance with federal, state, and local guidelines.

Wetlands Policies

- The city should cooperate with federal agencies to ensure the preservation and enhancement of wetlands. Development plans and land-use modifications that could adversely affect wetlands will be required to eliminate or adequately mitigate the adverse impacts before permits will be issued.
- The city should work with the U.S. Army Corps of Engineers and other appropriate government agencies to identify significant wetlands as the city expands.
- The city should work to protect wetlands in the Birch Creek and Summit Creek corridors.
- The city should not allow the encroachment of wetlands by projects, whether public or private, without proper permitting and mitigation of impacts.

Wildfire

The BRAG PDMP indicated that wildfire has always had an impact on Cache County. The PDMP hazard map identifies moderate-to-high wildfire risk areas along the Smithfield's eastern bench and extending into the urban canopy. It also indicated that 2,037 homes and 40 commercial structures are at risk from wildfire. By understanding the risk of wildfires near and in Smithfield, the city can plan better and prepare in advance to reduce the risk to the city and its residents. **(See Attachment 4 - Pre-Disaster Mitigation Plan)**

Wildfire Policies

- Utilize the city's Community Wildfire Protection Plan to identify potential wildfire hazard areas and to prepare access management and evacuation plans for the city

Cultural Resources

Because of the value placed on the pioneer and agricultural heritage of Smithfield City and the desire to preserve the "hometown" atmosphere, it is important to maintain culturally significant buildings and open space and identify and enhance areas that present recreation and education opportunities for all ages, including senior citizens.

The city also recognizes the value of maintaining the many unique buildings such as business facades, older homes, barns, and other such structures. Many old barns in the city remain in use. Although the use may not be for agricultural purposes, the care and maintenance of such structures should be encouraged. Consideration should be given to restricting height of buildings to protect views into and out of the city.

Other potential candidate properties for preservation include:

- Carnegie Library
- Miles Store (Smithfield Implement)
- Thornley Barn at 600 South and Main
- Tabernacle (city youth center)
- Old First Security Bank at 100 North
- Old train station at Center Street (bank building)
- First Ward Scout House (Historical Society building)
- Cemetery entrances
- Mack Park entrance
- West side of the 100 North block
- Historic town center

Smithfield Temple

In April of 2021, the Church of Jesus Christ of Latter-Day Saints announced the construction of a new temple in Smithfield. This will be the second such building in Cache County. In June of 2021, the site was publicly announced, and a groundbreaking ceremony was held on June 18, 2022. The temple's construction is anticipated to be complete in early 2027.

The temple is an important structure in the local culture. It is considered a sacred place where ordinances such as weddings and baptisms take place. It will create a focal point for the surrounding valley, drawing patrons and guests for celebrations throughout the year. This will provide exciting economic opportunities, such as additional commercial, retail, and hotelier businesses to serve visitors.

The temple will become a distinctive feature of the west side of the community and a prominent attraction for the west gateway entry. Development near the temple itself will become highly desirable. Traffic circulation in and around neighboring developments will need to be carefully planned to minimize conflicts and hazards between residents, patrons, and sightseers.

Zion Plat Road Configuration (Street Grid)

Introduced by Mormon settlers, towns throughout the Intermountain West have been developed using the form of the Zion Plat. The Zion Plat is based on a conventional street grid with 10-acre blocks for development. Each block faces the cardinal ordinates for mapping. This type of city development pattern has been repeated throughout the west and is still recognized as an efficient way to move traffic and create neighborhoods throughout a city. Because of its advantages for community connectivity and its place as an important part of the cultural heritage of Smithfield City, this pattern of development should be continued whenever possible.





Goals, Objectives, and Actions

ENVIRONMENTAL GOAL 1

All new development should be located and designed for compatibility with sensitive natural areas. Resources and environmental conditions potentially impacted by proposed development should be identified in the initial stages of the project; to best design a development that is protective of resources.

OBJECTIVE

Guidelines should be established to require construction practices that protect lands surrounding development by developing transition zones between residential development, sensitive lands, and public lands.

ACTION

TIMING

RESPONSIBILITY

Action A: A sensitive land review should be a formal, required process beginning at the concept stage of all new development projects. Applicants should consult with city staff to ensure all sensitive lands are identified on a project site. A checklist could be developed to give to developers, so they understand what needs to be identified on their plan submissions; helping them indicate sensitive lands and conditions that exist on the site. Performance standards for sensitive lands should be added to the Zoning Ordinance.

0-4 years

Staff/Planning/
City Council

Action B: Land buffers should be established between residential uses and public lands and standards set for how and what will be required to protect their natural qualities and benefits.

0-3 years

Staff/Planning/
City Council

Action C: Review and update ordinances regarding development on slopes greater than 10% to specify buildable areas on lots, require a geologic report, and consider fault lines.

0-2 years

Staff/Planning/
City Council

Action D: An inventory of historic and culturally significant structures and spaces within the community should be conducted. Policies should be developed to assist private property owners in maintaining significant cultural assets.

1 year

Staff/Planning
Commission/
Historical Society



TRANSPORTATION & ROADS

Land use and transportation are inextricably linked because land cannot be developed without access to adequate transportation facilities, and the need for transportation does not occur unless land is developed with uses that generate travel demands. At the same time, investments in transportation often encourages growth and changes to land use. Utah State Code requires that cities provide a transportation and traffic circulation element that provides the general location and extent of existing transportation facilities. The primary purpose of the Transportation Element is to balance current and future demands generated by the land use with roadway, transit, and active transportation improvements; thereby developing a long-range circulation system plan which would efficiently support future land development and ultimately Smithfield City's vision. Smithfield City's Transportation Master Plan (**Appendix 8**) provides additional detailed analysis of motorized and active transportation facilities along with recommendations for incorporating the transportation network and land use plans.

The integrity and safety of neighborhoods will depend on the capabilities of road systems to accommodate new development. New access corridors must be developed. Alternative transportation methods must be implemented in order to preserve the quality of life for the residents of Smithfield.

Where possible, all streets should be through streets. Dead-ends and cul-de-sacs should be discouraged so that development is structured to accommodate future roadway expansion. Developments should allow for a minimum of two points of access to homes, neighborhoods, public buildings, and recreational facilities.

When cul-de-sacs are approved, pedestrian access through the ends of cul-de-sacs should be encouraged to facilitate access to parks, trails, or other public rights of way.

The Future Land Use Map and the Transportation Master Plan address future land use designations and future needed road development.

New Roadways to the System

As new roadways are planned and developed within the city, they will be reviewed for compatibility with neighborhoods, footprint sensibility within hillside and sensitive environmental areas, and safety. In addition, all new roads should adhere to requirements found in the city codes, standards, and the official Transportation Master Plan. Future expansions need to be planned and designed to be within the fiscal capacity of Smithfield. These expansions necessitate enough flexibility to evolve as needs and technology change and should be designed to provide maximum durability and minimize maintenance costs.

Functional Classification of Roadways

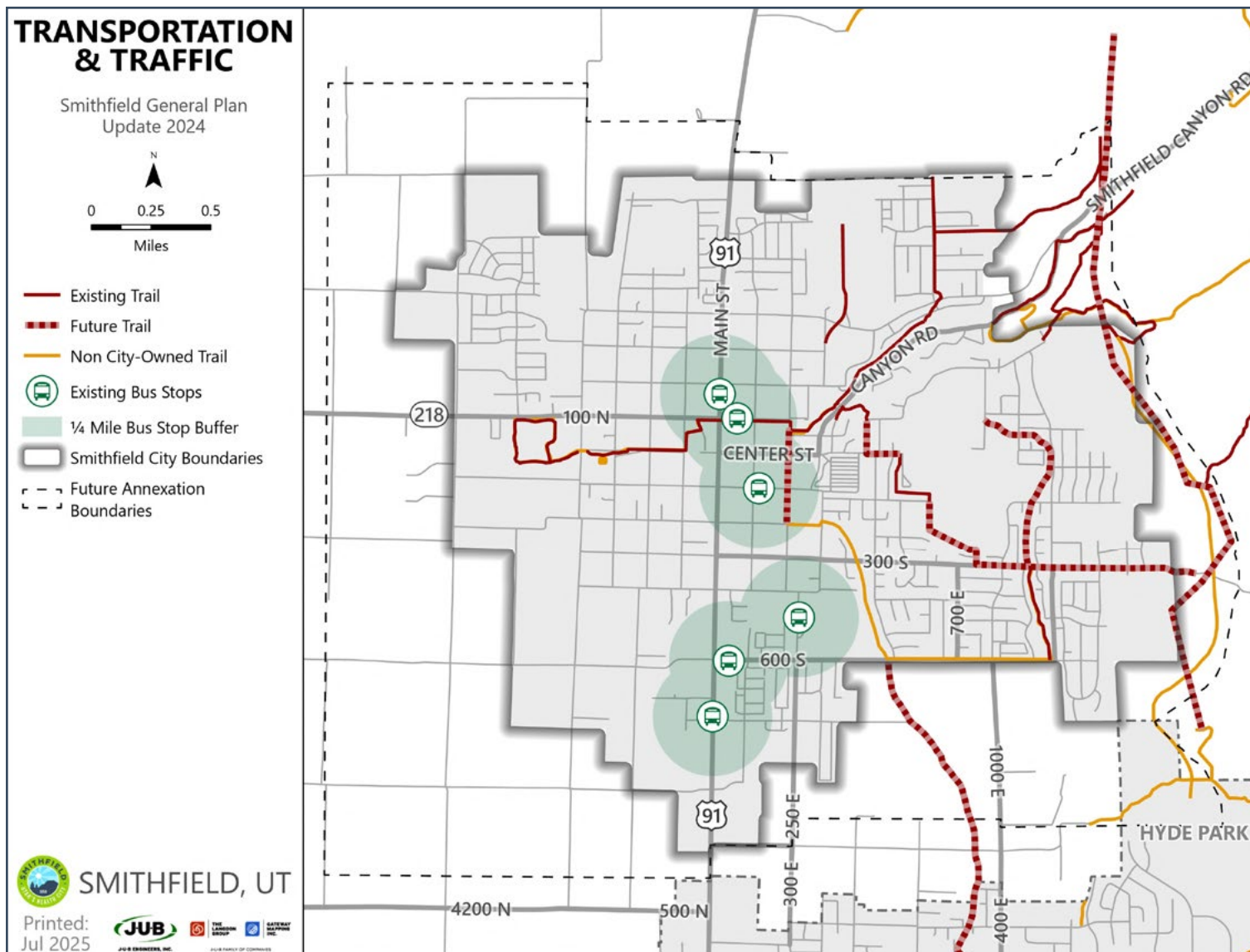
Smithfield City has several road classifications, each playing a part to move people and goods to and from homes and business within and outside the city. Road classifications represent local definitions and descriptions that are suited for Smithfield and are not intended to reflect any county, state, or federal definitions. Rather they provide an effective method for designing a transportation system that fits the needs of the city. Road classifications can also be found in the Transportation Master Plan and its accompanying maps.

The functional classifications for roadways in Smithfield City provide a blueprint for managing and handling the expected increase in traffic. The Transportation Master Plan provides details on these classification levels and identifies the future north-south and east-west corridors, which must be protected to maintain a reasonable flow of traffic, safety, and mobility within the Smithfield City community.





FIGURE 5: TRANSPORTATION MAP



Access-Management Strategies

A collaborative Corridor Access Management Study was developed for Highway 91 from Logan to Smithfield in 2014 and is currently under review and negotiation for updates. The cities of Logan, North Logan, Hyde Park, and Smithfield as well as UDOT and Cache County are developing a cooperative access plan to balance the long-term operational needs of Highway 91 and the local street network. The goal of the study is to develop recommendations on how the access and economic development needs can be accommodated without degrading traffic flow or compromising safety. The corridor access management study will result in a cooperative agreement to balance access to the roadway with its long-term functionality and safety.

Regional Connectivity

Safe and efficient connections to other communities in Cache Valley is critical to provide access to goods, services, and employment opportunity for Smithfield residents.

The regional transportation plan created by the Cache Metropolitan Planning Organization suggests that as Smithfield continues to grow, a transit terminal may be necessary to facilitate future bus service within Smithfield and as a connection to other communities in the valley. Possible sites for such a facility could be near the City Civic Center or the old Cannery.

A transit terminal would also provide a promising center for a possible “Transit Oriented Development,”



or pedestrian-oriented mixed-use development near reliable bus service that could provide housing and shopping opportunities with less space required for parking.

Connect Transit provides regular bus service from their central operating hub in Logan to prominent destinations in Smithfield, including Sky View High School and the Main Street Central Business District. Regular conversations with the Transit District will be necessary to provide local guidance on the need for additional service times and locations, including the Smithfield Temple.

State highway connections provide the main transportation access to jobs, education, health care, and other services in Logan and other Cache Valley communities. Highway 91 provides access to Smithfield from Logan to the south, and Richmond to the north. It also functions as the city's Main Street. As mentioned above, access through the community must be balanced with access to individual properties along this corridor.

Future development of a new "western corridor" limited access highway to the west of Logan and the airport will likely terminate on State Route 218 entering Smithfield from the west. The City must remain engaged with the regional transportation partners to coordinate transportation and land use planning for this are of the community.

Pedestrian Safety

Pedestrian and bike facilities are an integral part of the transportation system. Historically, Smithfield has not required construction of sidewalks for all developments, resulting in areas within the city that lack these types of facilities. This leaves a large part of the city without safe pedestrian facilities. Smithfield has worked diligently over the past ten years to develop and build sidewalks and trails in areas where there were none previously and plans to continue developing sidewalks and trails for active transportation. As growth continues, priorities for improvement should be reviewed, especially on the main access roads that have inconsistent sidewalk development. Smithfield City expects to have more projects within older areas of the city where sidewalks have not been built and where road rights-of-way are large enough to accommodate a trail or sidewalk. This will help improve safety and reduce conflicts with pedestrians, bikers, and automobiles.

Requiring new development to integrate planned trails should be a high priority to maintain safety and provide connectivity. Bike routes can be considered in areas to direct bike traffic to some of the wider, safer, roads within the city. ATVs and their use on trails and city streets will need to be addressed.

For more information on existing and future trails, see the Parks and Trails Master Plan ([Appendix 5](#)).





Goals, Objectives, and Actions

TRANSPORTATION GOAL 1

Continue to update the established transportation improvement plan for city transportation facilities.

OBJECTIVE

The transportation improvement plan should continue to identify the methodology for prioritizing projects which emphasizes the importance of maintaining the existing roadway system and providing for future roadway system expansion.

ACTION	TIMING	RESPONSIBILITY
Action A: Continue communication with surrounding cities and Cache County to work in cooperation with one another as they plan and build future roadways.	0-2 years	Staff/Planning/ City Council
Action B: Continue to implement and regularly update impact fees associated with improvements to the transportation system made necessary by new development.	0-2 years	Staff/Planning/ City Council
Action C: Review construction standards to ensure they include requirements for setbacks and required right-of-way for future transportation improvements and expansions.	0-1 years	Staff/Planning/ City Council
Action D: Require appropriate drainage facilities along all city streets. Rural areas could include open drainage ditches while more urban areas may include low back curb and gutter.	0-2 years	Staff/Planning/ City Council
Action D: Smithfield City should preserve the Highway 91 right-of-way by maintaining appropriate building and infrastructure setbacks and maintaining limited access to Highway 91. Implement the limitations set on this road by UDOT in requiring minimum acceptable distances between access driveways and roads. Smithfield City should implement access policies that have been developed as part of their Transportation Master Plan.	0-2 years	Staff/Planning/ City Council

TRANSPORTATION GOAL 2

Plan for future growth and provide connectivity to regional destinations and nearby communities.

OBJECTIVE

- Coordinate with Connect Transit (formerly Cache Valley Transit District) and UDOT for long-term transportation and transit service planning.
- Coordinate public transportation facilities with high-density zoning to encourage walkable neighborhoods.
- Work collaboratively with Connect Transit to provide more bus stops to Smithfield residents.
- Require new development to provide access/connectivity to existing development.

continued on next page



ACTION

- Continue communication with surrounding cities, the Cache Metropolitan Planning Organization, Cache County, and the UDOT to work in cooperation with one another to plan and build future roadways.
- Require developers to construct bicycle and pedestrian facilities and connections with new developments.
- Maintain an up-to-date Transportation Master Plan that is complementary to the Cache Metropolitan Planning Organization’s regional connectivity vision for 2050.

TRANSPORTATION GOAL 3

Implement the trail element as described in the Transportation Master Plan.

OBJECTIVE

Identify a methodology for prioritizing sidewalk projects within older neighborhoods and/or trail opportunities.

ACTION

Action A: Evaluate ways to provide for and fund new sidewalk development in existing neighborhoods and require new development to provide for sidewalks as part of the development proposal.

TIMING

0-3 years

RESPONSIBILITY

Staff/Planning/
City Council



MODERATE INCOME HOUSING

Smithfield Moderate-Income Housing Plan

The State of Utah requires communities like Smithfield to adopt a Moderate-Income Housing Plan (MIHP) (Utah Code 10-9a-403 & 408). The intent of this plan is to provide a realistic opportunity for homebuilders to meet the need for additional moderate-income housing within the municipality during the next five years.

Utah law defines moderate-income housing as housing affordable to households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located. Affordable housing is defined as total monthly housing costs including mortgage or rent, utilities, insurance, HOA or condo fees, etc., as not exceeding 30% of the household's total monthly income.

In 2023, the median household income for Cache County was \$83,695 (US Census, ACS). Moderate income, or less than 80% of the county median income, is less than \$66,956 per year. In order to not be overburdened in housing costs, a moderate-income household cannot afford to spend more than \$1,674 per month on rent or mortgage, utilities, insurance, and other monthly housing costs.



The Realtor.com Multiple Listing Service reported that the median home price in Cache County, Utah was \$499,900 in March of 2025. Assuming a 20% down payment, this home price would result in a monthly payment of \$2,814.05 for a 30-year mortgage at 6.48% interest.

Through the Moderate-Income Housing Plan, Smithfield will identify and adopt appropriate strategies to facilitate the provision of housing affordable to moderate income households. The city will evaluate the effectiveness of these strategies and submit a Moderate-Income Housing Report to the State of Utah regularly.

These Moderate-Income Housing Plan strategies are intended to help encourage a variety of housing for those with low-to-moderate incomes in cities and towns.

Moderate-Income Housing can include a variety of housing types, including single family homes, accessory dwelling units, “Big House” fourplexes, town homes, and apartments. Affordable housing residences can be well designed, match the existing community character, and provide essential living accommodations for people in various life stages, including young families, households without children, persons with disabilities, senior citizens, and more.

Well-designed town homes and apartments can provide excellent housing for older residents who are looking to down-size and no longer want the responsibility of caring for a large yard. Likewise, young families and individuals attending college are able to live in communities like Smithfield if affordable housing options are available. Accessory dwellings provide additional housing opportunities while providing increased income-building opportunities for homeowners.

Smithfield's MIHP will guide the development and updating of city codes. It will also provide an understanding of future needs for moderate- and low-income housing.

Smithfield has always worked in conjunction with the regional housing authority at BRAG and other low to moderate income housing groups to help create quality affordable housing opportunities that strengthen and enhance the community.



PUBLIC FACILITIES AND SERVICES

Providing safe, efficient, and cost-effective utility and public services is important to the residents of Smithfield. By managing the planning and programming of its major utility and infrastructure needs through a Capital Facilities Plan (CFP), the city can address the needs of the community and plan for and identify needed improvements. Capital facilities are public structures and services that support the functions of the community, such as roads, water, sewer, schools, parks, public safety facilities, and libraries. The quality of capital facilities and the services they provide can significantly influence the quality of life in Smithfield.

The CFP specifically addresses needs in several capital improvement categories, including culinary water, transportation, stormwater, public safety, parks and recreation, and administrative facilities.

It also identifies the potential funding sources for the needed improvements (including the development of impact fee structures). Smithfield must be forward thinking in determining when and how to finance projects and the best mechanism for financing as the costs of improvements can be significant and will require disciplined management and prioritization.

Water Resources

Smithfield City's water system is supplied by multiple springs and three wells. These include Miles Springs, Peterson Springs, and other springs located in Smithfield Canyon. The wells are located in Forrester Acres, Central Park, and on the east bench at the golf course and 1000 East . In addition to this culinary water, Smithfield City is served by two secondary water systems. The first is operated by the Smithfield Irrigation Company, which draws water from Summit Creek, Birch Creek, various wells, and water shares from the Highline Water Users Association supplied by the Logan River and transported by the Highline canal. The second system, owned by Smithfield City, receives water from the Highline Water Users Association.

Growth will require new services and additional water. As this occurs, a combination of improved water efficiency and new capital improvements to the system become important. Smithfield regularly updates their Water Master Plan and is continuously examining their need for additional sources of water (both culinary and secondary) that will be needed to supply the future demand.

The City utilizes an active and up-to-date culinary water model which includes the entire water system. Regular review and updates include changes in the existing pipe sizes and adding subdivisions that have been approved by city officials. The model is updated to allow the city to continue to verify that the water system has



adequate capacity to serve new developments as they are being planned and reviewed. Periodic updates of the existing model are important to avoid placing too much demand on any portion of the system from new or re-development. The model also identifies potential areas of deficiencies. One is to maintain minimum pressures during peak day demand and fire flow conditions that are listed in the state code.



Existing and future water source, storage, and distribution deficiencies and needs are addressed in more detail in the Water Use & Preservation element of this plan and the 2023 Water Conservation Plan. An illustration of existing groundwater protection zones, water and wastewater infrastructure can be found in Figure 6, the Water Use & Preservation Map. (See also Appendix 9)

Sanitary Sewer Collection System

Sunrise Engineering completed a sanitary sewer collection master plan in 2020. The master plan does not identify any capacity improvements that are needed within the next 10 years. Some existing pipes were found to have low velocities in the study and require more frequent inspection to check that the pipes are functioning properly. These pipes may need to be cleaned more frequently than other pipes in the system. The plan identifies some projects that will be needed in the distant future that Smithfield should continue to plan for. This affects impact fees, upgrade schedules, etc. and requires ensuring that new development is compliant with city standards – especially in annexation declaration areas.

Treatment

Smithfield City currently sends wastewater to the regional Logan Wastewater Treatment Facility. An alternative to this current scenario would be to construct a local wastewater treatment facility. Smithfield City weighed existing costs for participating in regional treatment with costs for local wastewater treatment and found that participating in the development of a large regional plant that will be located in Logan was the best alternative for them.

Storm Drain

Growth is generally accompanied by an escalation in storm water runoff. Typically, this is due to the increase in the amount of hard surfaces such as roofs and parking areas, as new homes and businesses are constructed. The hard surfaces are less previous than undeveloped

lands, meaning that less storm water percolates into the ground and instead travels downhill across the hard surfaces. The runoff must be managed in order to minimize potential flooding risks and to protect property.

A study of the storm drain system throughout the city was completed by J-U-B Engineers in 2017. The study included a model which helps to determine the pipe sizes needed to adequately drain the storm water runoff throughout the city. Storm water regulations for the State of Utah are evolving with regards to the flows that can be discharged from a given site during development or re-development.

The plan provides a conceptual storm water system to serve the city in the future and identifies size of collection pipes and regional detention facilities. The plan prioritizes the needed improvement projects for use in the evaluation of storm water impact fees.

Library



Smithfield Public Library, date unknown



Smithfield Public Library, 2015

Photo credit: Jaren Thayne Photography

Smithfield citizens have been dedicated to library service since pioneer days when a library was formed by the ward Sunday School in 1868. In 1917, a library commission was formed to further develop library



services. A temporary reading room was set up in the 2nd ward tithing office building on West Center Street in the fall of 1917.

During this time, the commission was in contact with the Carnegie Corporation in New York. A local architect, Fred J. Hodgeson, gave an estimated cost for a suitable building at \$20,000. The Carnegie Corporation made a grant of \$12,000, with the city pledging the balance. A prominent site for the new building was chosen at Main and Center.

The residents of Smithfield have always loved having their own library and the spirit that prompted a Sunday School library has never dimmed. In 1932, Smithfield City acquired the art collection of the pioneer artist Mary Teasdale, which is housed in the library. The collection consists of 32 oils along with many other paintings of noted artists.

In 2014, the city raised funds to build a two-story, 5,600-square-foot addition. The city added a building to the west and connected the two buildings with a hallway, thereby preserving the original facade of the Carnegie Library. The additional building helped bring the technology and collections into the 21st century as well as being compliant with the Americans with Disabilities Act, which has been a major issue with the original library.

Fire Department



As with many communities in Cache Valley, the Smithfield Fire Department is largely volunteer. The Smithfield Fire Department provides fire protection within the corporate limits of Smithfield City. It also protects the communities of Hyde Park and Amalga, as well as the unincorporated area of Cache County surrounding Smithfield City. These additional coverage areas are contracted through inter-local agreements, which run on a five-year renewal basis. In addition to

providing fire protection to these areas, the Smithfield Fire Department also supports and assists other departments in Cache Valley.

In 2003, a new 13,600-square-foot fire station was completed in Smithfield City. In 2004, a new substation was established in Hyde Park adjacent to the city offices to meet the needs of Hyde Park. This substation is staffed by volunteers living in Hyde Park.

Smithfield City, under contract with Cache County, operates an ambulance service 24-7 from the Smithfield Fire Station and staffed by two full-time firefighters/intermediate Emergency Medical Technicians (EMTs). The ambulance is staffed by on-call county intermediate EMTs. Volunteer EMTs make up the remainder of staffing for emergency medical response.

Police Protection



In the summer of 2000, Smithfield City formed a municipal police department. Before the police department was formed, Smithfield City contracted with the Cache County Sheriff's Office for police services. The Smithfield City Police Department is an integral part of Smithfield's growing community. Their mission is to promote and sustain the distinguished quality of life by anticipating and responding to the community's need for peace and security, relief and emergency assistance, education and awareness, public service, and law enforcement. The current force provides a wide range of law enforcement services, including patrol, investigation, community services, ordinance enforcement, the DARE program, and community security.



Goals, Objectives, and Actions

PUBLIC FACILITIES GOAL 1

Develop guidelines and development agreements with new developments as they come to the community to reduce the cost to current residents and limit the impact to the City’s current infrastructure.

OBJECTIVE

Protect the general taxpayer and future occupants of developments within the city by requiring that safe and adequate roads, culinary water, sanitary sewer, park and open space lands, and other essential facilities are provided by, and at the expense of, the developer.

ACTION

TIMING

RESPONSIBILITY

Action A: Review and update the city’s zoning ordinance and construction standards to ensure the process is clear and concise for developers to comply with the standards of the city and state for the installation of water, sewer, roads, power, telephone, and other private utilities.

0-3 years

Staff/Planning/
City Council

Action B: Evaluate and update current impact fees to ensure they comply with state laws and allow the community to require new development to pay for its share and limit the burden on all services received. This includes but is not limited to roads, sewer, culinary water, secondary water, and parks. Fees must be consistent with state guidelines and requirements.

Every 5 years

Staff/Planning/
City Council

Action C: Prepare and understand the potential impacts of proposed commercial and industrial developments on the city’s water supply by updating master plans and capital facilities plans on a continual basis.

Every 5 years

Staff/Planning/
City Council

Action D: Wellhead and spring protection zones should be established, documented, and coordinated with the county and State Division of Drinking Water.

0-3 years

Staff/Planning/
City Council

Action E: Review and update capital improvement plans for all city services to address the needs of city facilities and understand any deficiencies now and in the future. Update the consolidated plan each year to ensure opportunities for funding from State Division of Drinking Water, Community Development Block Grant (CDBG) or Community Impact Board (CIB).

Every year for
BRAG Consolidated
Plan and every 2-3
years for Capital
Improvement Plans

Staff/Planning/
City Council

Action F: Review rates, fees, and replacement funds to ensure that funding is available for capital expansion for facilities that are needed as a result of growth, and review funding mechanisms to help pay for current deficiencies in those facilities.

Every 3-5 years
based on growth

Staff/Planning/
City Council



WATER USE & PRESERVATION ELEMENT



Required Components USC 10-9a-403

Utah is among the fastest growing and driest states in the nation. By 2065, the population is expected to double, increasing demand for and stretching finite water resources even further. Utah is the second driest state in the nation and has seen historic drought levels in recent years. Water conservation is an issue that touches everyone. Ensuring we continue to have enough water for the future is a major concern of state and local leaders, water providers, and the public. The use and preservation of water resources has emerged as a major concern on the state level, as indicated by S.B. 110: Water as Part of the General Plan, a law that was adopted in 2022 which requires municipalities and counties to amend their general plan to consider how land use planning impacts water use.

As a community with moderate room to grow over the next 25 years, water use challenges in Smithfield are a function of continued population growth while satisfying the anticipated demands, maintaining and improving the current distribution system, and achieving the city's water conservation goals. This section describes the water system and provides a snapshot of current and future water use in Smithfield. It also outlines existing and proposed water planning goals and strategies and recommends additional goals and policies that will reduce water demands as part of current and future developments.

In 1998, the Utah Legislature passed the Water Conservation Act, amended in 2022, requiring water agencies with more than 500 drinking water connections

to submit water conservation plans to the Utah Division of Water Resources and update the plans every five years. The purpose of a water conservation plan is to provide information regarding existing and proposed water conservation measures that will help conserve water in the state so that adequate supplies of water are available for future needs. Water conservation plans include water use reduction goals as well as implementation strategies. The current Smithfield City Water Conservation Plan was updated and adopted in 2023 and outlines the goals below:

- Reduce residential water use in gallons per capita daily (GPCD)
- Increase repair and maintenance to improve system operation
- Increase education and use of water efficient landscaping

Smithfield City Water Profile

Smithfield City acquires its water from a combination of sources. It's oldest and historically largest source has been from a collection of springs up Smithfield Canyon originally developed in the 1920s. These springs have collectively provided over 3,000-acre feet of water to the community. This amount can fluctuate according to regional drought and climate cycles. Smithfield has also developed three wells to accommodate population and industrial growth. The most recent well in Central Park has the potential to secure the community's water supply for the foreseeable future.

In 2020, Smithfield averaged approximately 200 GPCD, compared to 293 GPCD statewide, and 184 GPCD nationally. This figure includes all metered residential, business, and industrial connections. It does include some residential landscape irrigation since approximately 43% of homes in Smithfield do not have secondary irrigation connection. While the city encourages new development to connect to the secondary irrigation system, there is currently no storage capacity on the east side of the community. Providing secondary water service to that area will require pumping to provide pressure and may not be cost-effective.



Population growth through 2050 will come with an increased demand for water. The average Utah household uses approximately 0.45-acre feet of water per year. An acre foot of water is approximately 325,852 gallons, or the amount of water needed to cover one acre of ground in one foot of water.

According to the Smithfield Water Conservation Plan, future demand including residential and industrial use could be as high as 5,274-acre feet by 2050 – an increase of up to 70% over current use.

The city provided 3,082-acre feet in 2022, a year of considerable drought. The city Water Conservation Plan from 2023 estimates that approximately 4,800-acre feet of water will be reliably available. The development of the new Central Park Well and additional water rights acquired through annexation and development of agricultural land will increase that amount. However, new major water source acquisition is unlikely in the future. The best alternative to meeting future demand will be through conservation of existing resources.

The Smithfield Water Conservation Plan outlines several Best Management Practices to educate residents and municipal water consumers and encourage the reduction of per capita water consumption. These practices include:

- Use of water wise landscaping and efficient home appliances, etc.
- Provide educational materials from USU Extension
- Develop a community demonstration garden on public property that showcases low-water landscaping plants and materials (Heritage Trail and in city ROW)
- Progressively scale rate pricing based on quantity used; regularly update this scale
- Manage water shortages, such as during emergency events
- Disallow lawn on parking strips or areas less than eight feet in width in new development
- Implement landscaping standards – no more than 50% of front and side yard landscaped area in new residential development is lawn
 - » Unless small residential lots with less than 250 sq ft of landscaped area
- Implement landscaping standards – New commercial, industrial, institutional, and multi-family development common area landscapes shall not have more than 20% lawn, outside of active recreation areas
- Seek out and address leaks, theft, or inaccurate meters

- Coordinate with secondary water providers to accurately measure use and bill appropriately for irrigation, especially landscaping
 - » Encourage limited outdoor watering during periods of drought

To reduce per capita water use in future development, Smithfield recommends the following policies:

- Progressively scale rate pricing based on quantity used; regularly update this scale
- Expedite plan reviews for projects that use water conservation measures and require buildings to improve water efficiency as a condition of renovation/additions
- Where allowed by Utah Code, promote use of captured rainwater, graywater, or recycled water as preferred source of non-potable water needs
- Encourage smaller lot sizes which use less water for landscape irrigation; multi-family housing uses even less water per capita
- Require water wise landscaping design in new developments
- Transfer water rights – new residential and commercial development must offset anticipated water to be used through conservation, or transfer enough water rights to serve the entire development at build-out

Smithfield also recognizes the role that the municipality plays in ensuring that public uses of water are efficient and is always considering new practices to reduce and eliminate inefficient water use:

- Include water-wise building retrofit ideas for public facilities in the General Plan
- Develop water-wise landscaping guide for public facilities
- Meter and bill for authorized contractor use

Regional Collaboration

Local water suppliers have the best information regarding their own systems, challenges, and opportunities. Since water exists and flows freely across political boundaries, coordinated planning efforts between local, regional, and state entities is also important. Smithfield City can work with other suppliers and other entities to establish policies and partnerships that allow for a comprehensive regional approach to water-supply management that will promote water-use efficiency programs, ensure that plans provide for adequate water supplies and maximize water conservation and reuse, and communicate with the



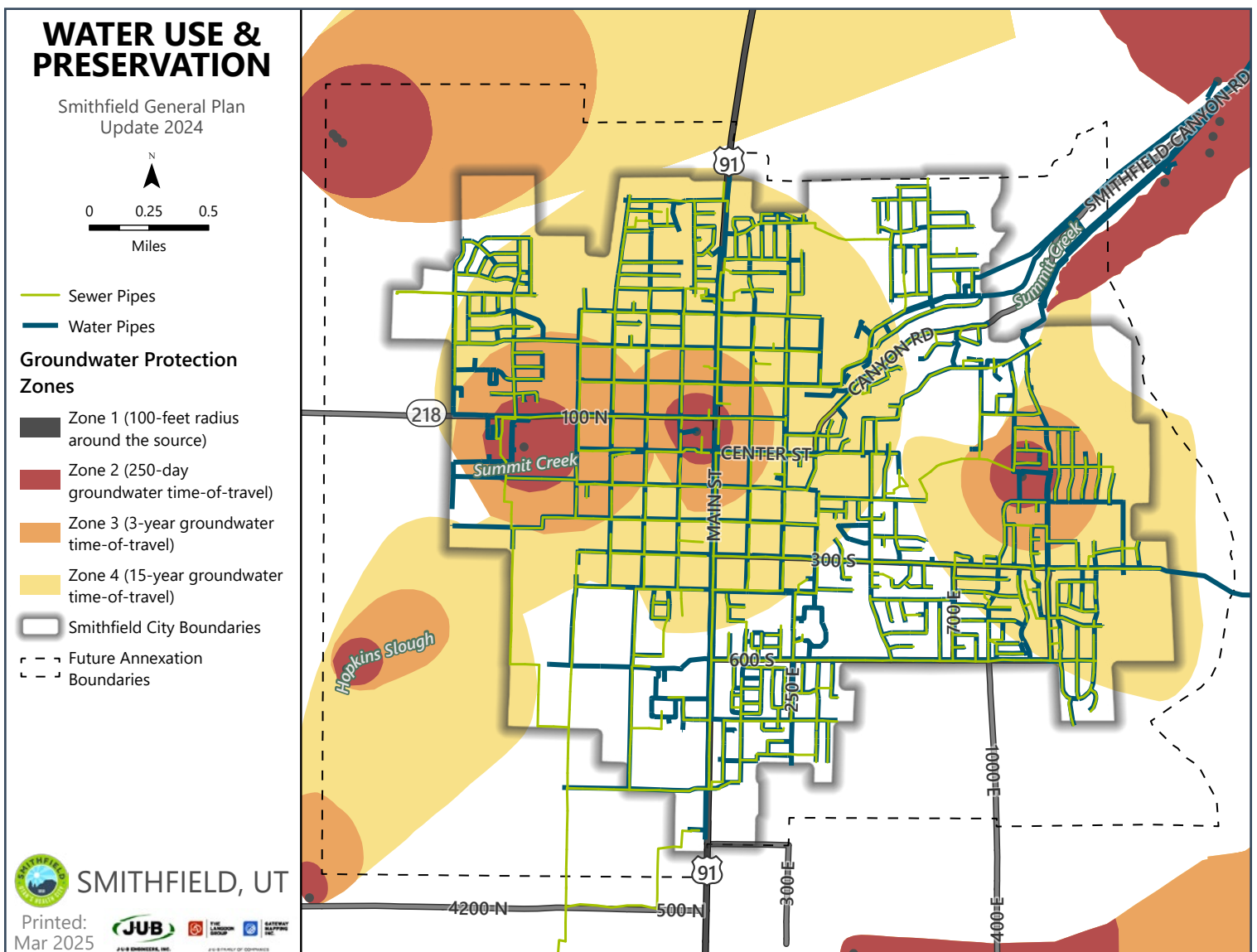
public the importance of water conservation as it relates to quality of life.

The Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report presents a suite of regional goals and practices for residential, commercial, institutional, and industrial water use. The purpose of the report is not to provide a detailed water conservation plan for all regions in the state, but to guide the state's water industry in planning future infrastructure, policies, and programs consistent with Utah's semiarid climate and growing demand for water. As cited in the Smithfield Water Conservation Plan, the Regional Conservation

Goals propose that the Bear River Region, of which Smithfield is a part, consider a goal of decreasing outdoor water use by 20% and indoor use by 5% by 2030. Local water suppliers, residents of Smithfield, and businesses are encouraged to adopt this target as they implement water conservation efforts and pursue regional water goals.

An illustration of existing groundwater protection zones and water and wastewater infrastructure can be found in Figure 6, Water Use & Preservation Map. (See also Appendix 9)

FIGURE 6: WATER USE & PRESERVATION MAP





Goals, Objectives, and Actions

WATER USE & PRESERVATIONS GOAL 1

Maintain a clean, safe, drinking water supply and keep Smithfield a water-wise community for generations to come by reducing water demand per capita consumption for future and existing development.

OBJECTIVE

- Provide outreach and education to residents about water conservation, such as encouraging the installation of water efficient fixtures and appliances.
- Continue to implement and annually update a tiered fee structure for metered water to incentivize efficient use and conservation of culinary water.
- Coordinate with irrigation water providers to incentivize efficiency improvements and application schedules for non-metered water use.
- Continue to enforce fines for non-metered water users.
- Develop water distribution system leak repair plan.

ACTION

TIMING

RESPONSIBILITY

Action A: In coordination with the State Department of Environmental Quality, maintain groundwater recharge zones and well and spring source protection zones to restrict development that might encroach on community water sources and negatively impact water quality.

0-3 years

Public Works Staff/State

Action B: Connect residents with USU Extension information on landscaping and infrastructure efficiency.

Every 5 years

Staff/Planning/ City Council

Action C: Develop an annual community water usage report to educate residents on community water needs and availability.

Annually

Staff/Planning/ City Council

Action D: Encourage the installation of water efficient fixtures and appliances.

0-3 years

Staff/Planning/ City Council

Action E: Evaluate municipal facilities and operations to identify wasteful water practices that may be reduced or eliminated.

Annually

Action F: Develop and adopt landscaping requirements for public streets that do not require the use of lawn or turf in park strips/ street medians.

1 year

Planning

Action G: Regularly consult with the Utah Division of Water Resources for information and technical resources regarding regional water conservation goals, including how the implementation of the city's land use element and the water use and preservation element may affect the Great Salt Lake and overall Bear River Watershed health.

Annually

Public Works Staff/State



Funding & Implementation Resources

Recreation, Parks, Trails	
People for Bikes Grant Program	Funding for infrastructure projects to develop permanent bike infrastructure including trails, shared-use paths, bike parks, pump tracks, bicycle playgrounds, greenways, and protected bike lanes.
Community Parks and Recreation Grant–Utah Division of Outdoor Recreation	Funds to aid in the rehabilitation and construction of community parks, sports fields, pools, and playgrounds.
Utah Outdoor Recreation Grant–Utah Division of Outdoor Recreation	Funds new outdoor recreation infrastructure projects to build recreation amenities that support local economic development, tourism, and quality of life improvements. Funds adaptive outdoor recreation, trails, parks, playgrounds, pools/water features,
Land and Water Conservation Fund–Utah Division of Outdoor Recreation	Funding for the acquisition and development of outdoor recreation spaces. Funds protecting public lands, creating parks, and improving recreational facilities.
Recreational Trails Program– Utah Division of Outdoor Recreation	Provides federal funding for the construction, restoration, and educational promotion of motorized, non-motorized, and diverse-use trails and trailside facilities.
RAPZ Tax Program– Cache County	Funding to support capital projects and operating expenses for publicly owned or operated recreation or park facilities.

Historic Preservation	
Certified Local Government Grants - Utah SHPO	Funds rehabilitation/stabilization work on National Register Properties, education and outreach, feasibility studies, completing a nomination for a historic property/site, and surveys or historical documentation of buildings.

Transportation, Sidewalks	
Safe Routes to School Program - UDOT	Funds can be used for new sidewalks, school pavement markings, signage, bicycle parking, etc.
Safe Sidewalk Program - UDOT	Funds construction of sidewalks adjacent to state routes where sidewalks do not currently exist.
Technical Planning Assistance - UDOT	Funding for transportation planning.
Joint Highway Committee Program – STP Small Urban Funds, UDOT	Federal funds, allocated to Utah, to be used on transportation facilities and rural and small urban areas.
Safe Streets and Roads for All – US Department of Transportation	Funding for planning, demonstration, and implementation projects. Examples include developing a transportation safety action plan, improving crosswalks, lighting, signage, beacons, speed management strategies, intersection improvements, rumble strips, and shoulder widening.



Community Facilities/Various Project Types

Community Facilities Direct Loan and Grant Program– USDA Rural Development	Funding to develop essential community facilities in rural areas. Examples include hospitals, medical clinics, town halls, courthouses, street improvements, community centers, police/fire stations, libraries, food pantries, and community gardens
Community Impact Fund Board– Utah Housing and Community Development	Provides loans and grants for planning, roads, municipal buildings, water, sewer, and public facilities.
T-Mobile Hometown Grants	Funds projects to build, rebuild, or refresh community spaces that help foster local connections. Examples include adaptive uses of older and historic buildings into community gathering spaces, and improvements to outdoor parks or trails.
Union Pacific Foundation Local Grants– Community Ties Giving Program	<p>Prioritizes funding for direct services and efforts that build the capacity of organizations focused on the following causes within their local operating communities.</p> <p>Causes include:</p> <ul style="list-style-type: none"> ▪ Safety – prevent and prepare for accidents and emergencies. May fund safety improvements to infrastructure (signage, lighting, public trails) and prepare/ equip emergency responders. ▪ Community Spaces – building and enhancing community spaces. May fund outdoor recreational opportunities, and create/enhance unique spaces ▪ Environmental Sustainability – advance the health of our environment. May fund preserving/restoring nature and reducing waste through recycling and composting programs.
Rocky Mountain Power Foundation	Funding for the growth and vitality of local communities. Examples include community and recreation centers, libraries, parks, trails, gardens, water usage management, arts festivals, cultural heritage, disability resources, and public safety initiatives.
Enbridge Fueling Futures– Enbridge Gas	Funding for safety planning and preparedness, first responder initiatives, habitat conservation and remediation, and celebrate culture and community.

Business/Economic Development

Rural Communities Opportunity Grant – Governor’s Office of Economic Opportunity	Funding to address the economic development needs of rural communities, including infrastructure, industrial building development, and capital facilities improvements for business development.
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Water, Wastewater, Stormwater

Clean Water State Revolving Fund (CWSRF) – Utah Water Quality Board	Grants and/or loans to municipalities for waste water treatment, collection systems, and stormwater.
Emerging Contaminant Fund: Drinking Water – Utah Department of Environmental Quality	Low-interest loans and grants for drinking infrastructure and associated engineering and planning to public and non-profit water systems for projects related to emerging contaminants.
Federal State Revolving Fund (SRF) Program: Drinking Water – Utah Department of Environmental Quality	Low-cost loans and other types of financial assistance to eligible public water systems to finance the costs of drinking water infrastructure projects.
State Revolving Fund (SRF): Drinking Water – Utah Department of Environmental Quality	Low-interest loans and grants for drinking infrastructure and associated engineering and planning.
Board of Water Resources – Utah Department of Natural Resources	Low-interest loans and grants to public water systems for culinary and municipal projects.
Drought Response Program – Bureau of Reclamation	Funding to develop and update comprehensive drought plans and implement projects that will build long-term resiliency to drought.
Small-Scale Water Efficiency Projects – Bureau of Reclamation	Funding for small water efficiency improvements, such as installation of flow measurement or automation.
Water & Waste Disposal Loan & Grant Program – USDA Rural Development	Funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage.
Water Infrastructure Finance and Innovation Credit Assistance and Loans – Environmental Protection Agency	Low-interest loan funding to water and wastewater infrastructure projects.



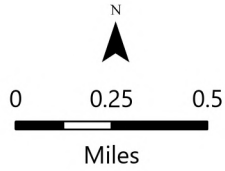
APPENDIX 1

Future Land Use Map



FUTURE LAND USE

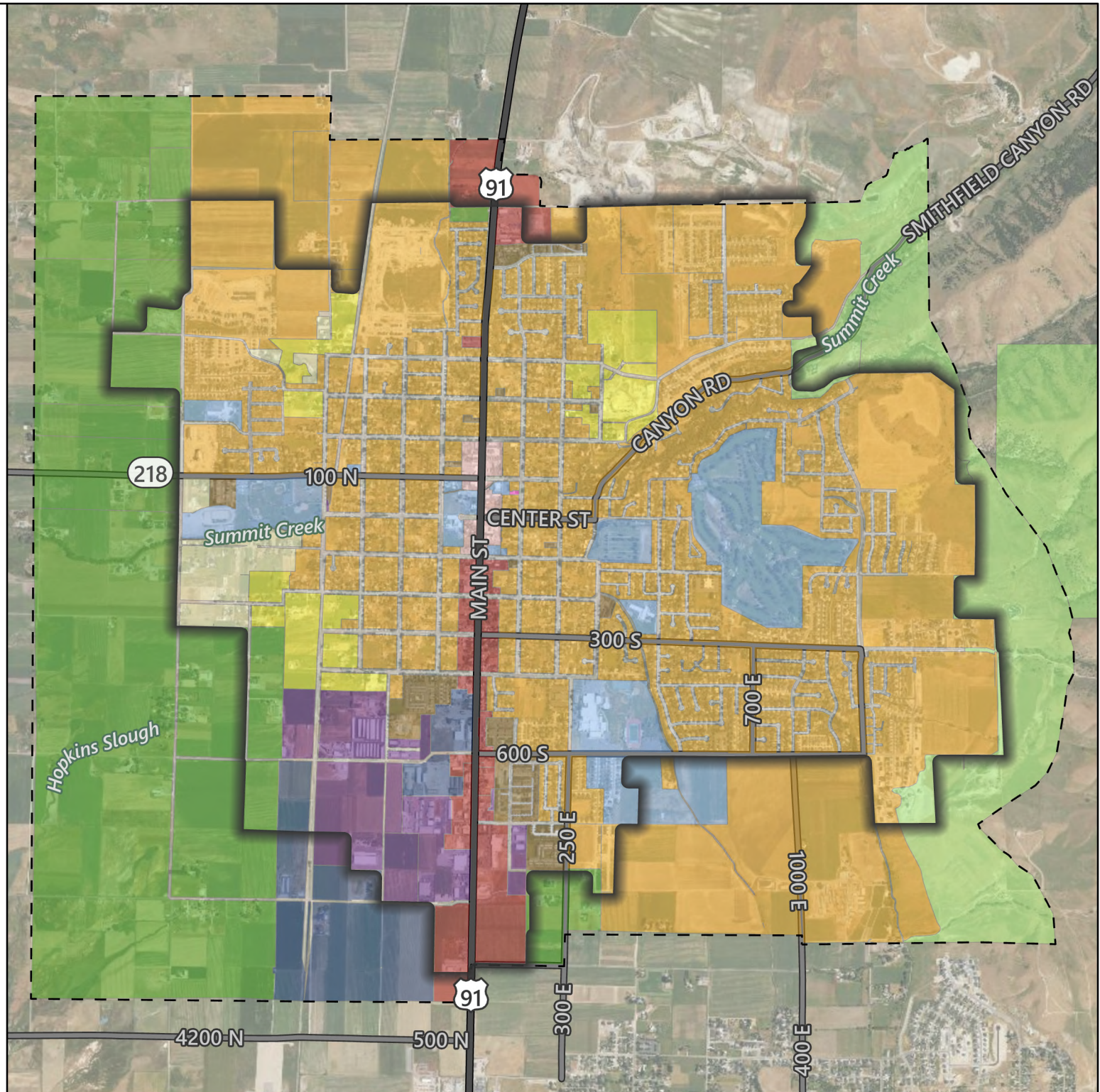
Smithfield General Plan
Update 2024



- Smithfield City Boundaries
- Future Annexation Boundaries

Future Landuse

- AG (Agricultural)
- OS (Open Space)
- LDR (Low Density Residential)
- MLDR (Medium-Low Density Residential)
- MDR (Medium Density Residential)
- MHD (Medium-High Density Residential)
- CBD (Central Business District)
- CC (Community Commercial)
- CP (Community Professional)
- GC (General Commerical)
- LI (Light Industrial)
- P (Public)



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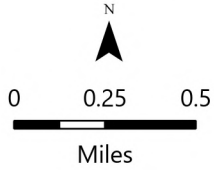
APPENDIX 2

Current Land Use Map



ZONING

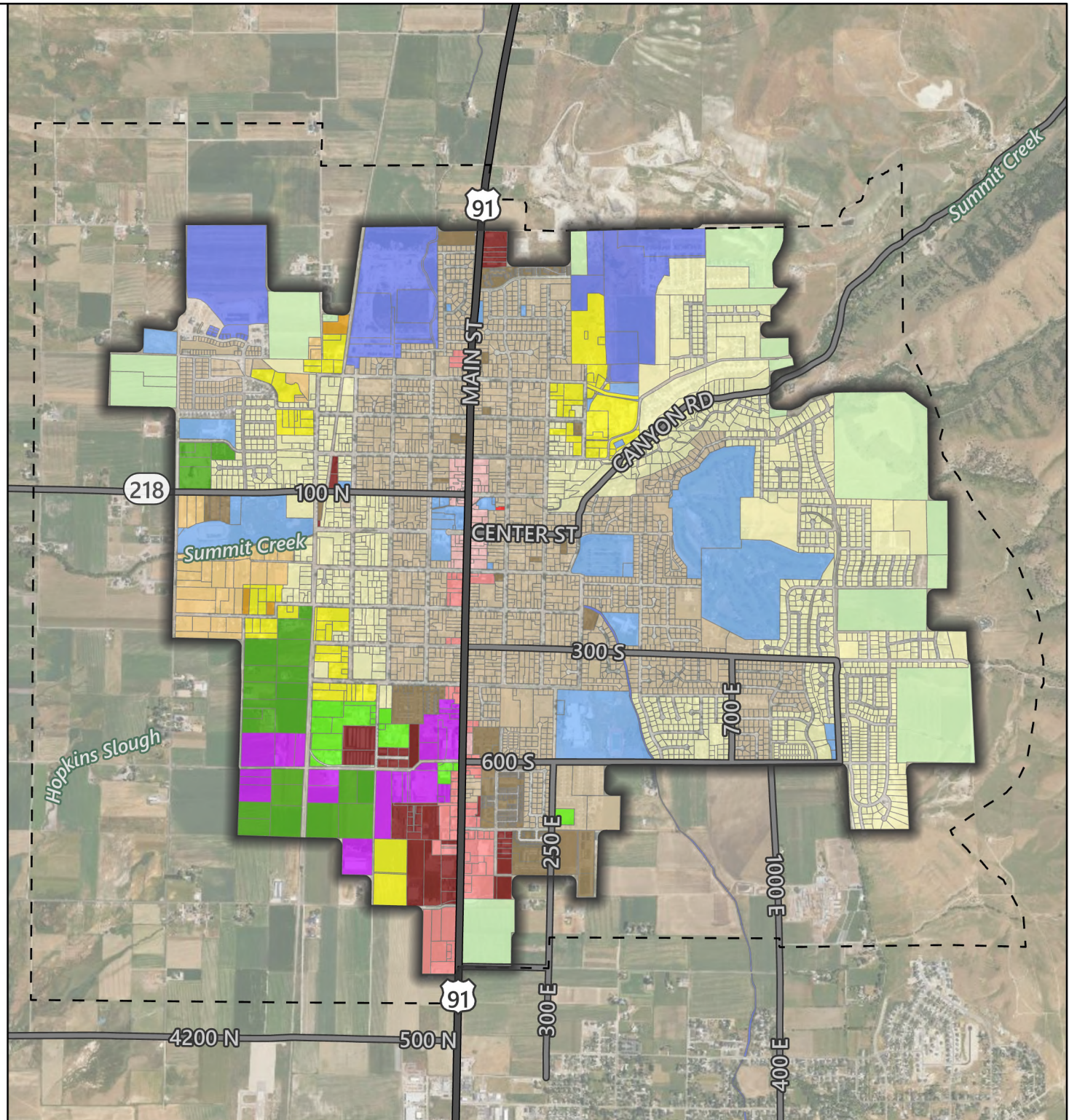
Smithfield General Plan
Update 2024



- Smithfield City Boundaries
- Future Annexation Boundaries

Zoning

- A_3 (Agricultural - 3 Acre)
- A_5 (Agricultural - 5 Acre)
- A_10 (Agricultural - 10 Acre)
- CBD (Central Business District)
- CC (Community Commercial)
- C_P (Commercial Professional)
- GC (General Commercial)
- I_1 (Institutional)
- M_1 (Light Industrial)
- RA_1 (Residential Agricultural - 1 Acre)
- RA_2 (Residential Agricultural - 2 Acre)
- R_1_10 (Residential - 10,000 sf.)
- R1_12 (Residential - 12,000 sf.)
- R_1_20 (Residential - 20,000 sf.)
- RM (Multi-Family Residential)
- MPC



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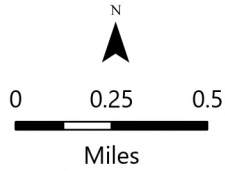
APPENDIX 3

Sensitive Lands Map



SENSITIVE LANDS

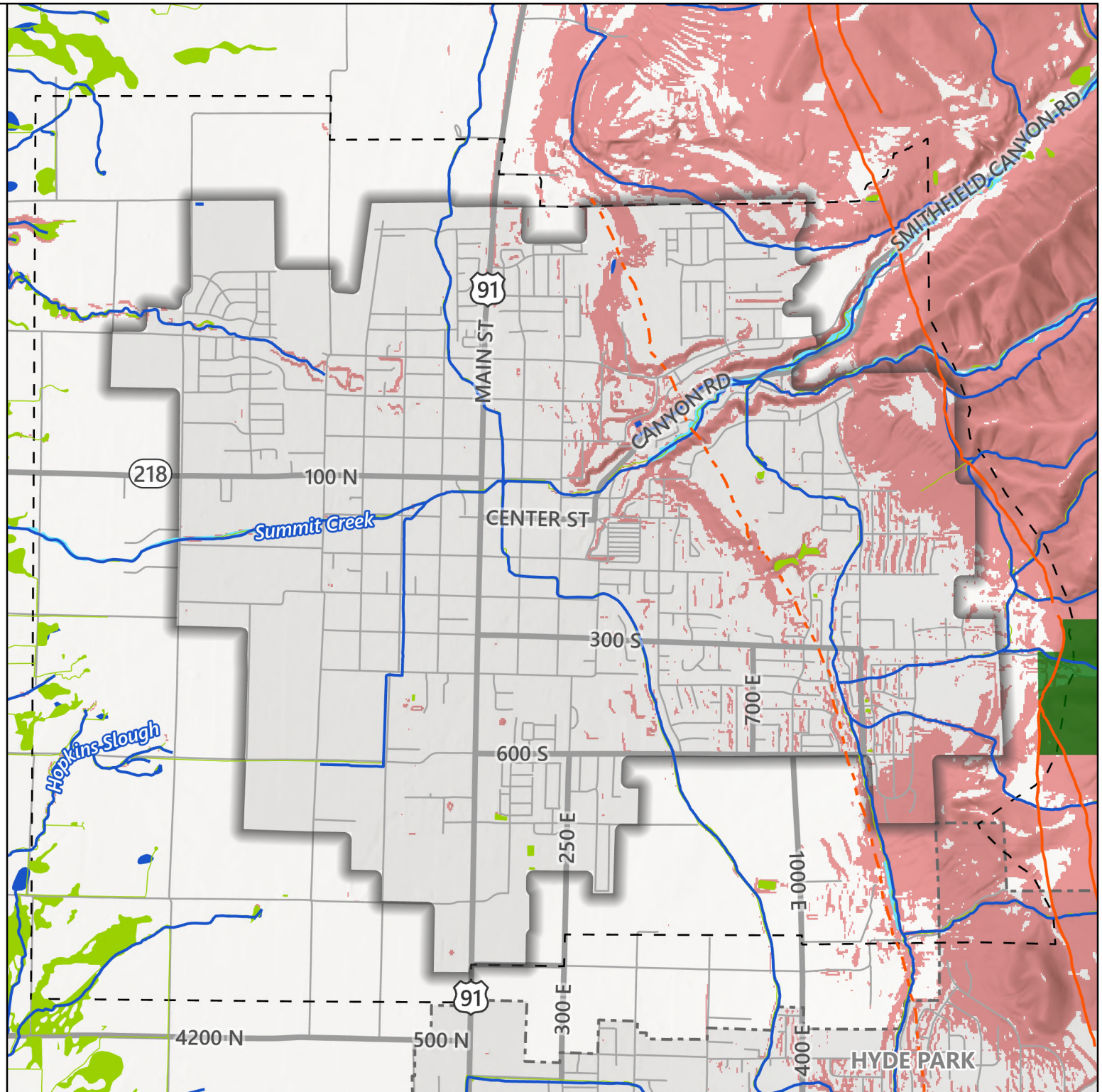
Smithfield General Plan
Update 2024



- Agricultural Protection Areas
- Wetlands
- Riparian
- Water Bodies
- Slope >8%

Quaternary Faults

- <2.6 Million Years, Well Constrained
- <2.6 Million Years, Inferred
- Smithfield City Boundaries
- Future Annexation Boundaries



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APPENDIX 4

Pre-disaster Hazard Mitigation Plan



Community Risk Assessment

2020 Pre-Disaster Mitigation Plan Update - Bear River Region

SMITHFIELD CITY

SUMMARY

Analysis of natural hazards in the community of Smithfield City revealed that the greatest potential risks come from **problem soils, steep slopes, landslide, faults, flood, and wildfire**. These hazards have varied potential to impact life, property, infrastructure, and other amenities within jurisdictional boundaries. Currently, wildfire, faults, flood, and landslide have the greatest potential to impact the community based on potential loss values (see potential loss table on the following page). Other natural hazard types not mentioned here were found to have no potential impacts to Smithfield, or there was no GIS data available to analyze the hazard. See the following potential loss table, hazard maps and accompanying text for more detailed descriptions of potential risks associated with each natural hazard. For hazards that have multiple datasets, only one collective risk assessment narrative has been provided.

Disclaimer: The maps in this risk assessment are for planning and informational purposes only and are not intended for legal, engineering, or surveying purposes. Users should consult with primary data sources for additional information or to obtain more accurate data, if available. BRAG shall not be held liable for any errors or inaccuracies that may occur. Neither do they accept liability for any consequences that may result from use of the data.

SMITHFIELD CITY - POTENTIAL LOSSES PER NATURAL HAZARD

CATEGORY	TYPE	UNITS	NATURAL HAZARD									
			WILDFIRE (FFSL)	WILDFIRE (USFS)	FLOOD (FEMA)	FLOOD (VALLEY BOTTOM)	FLOOD (SOILS)	FAULTS	LANDSLIDE	STEEP SLOPES	PROBLEM SOILS (NO BSMT)	PROBLEM SOILS (BSMT)
AGRICULTURAL RESOURCES	Farmland	Acres	356.2		156.8	75.9	215.5	415.8	55.5	3.3	485.8	967.0
	Grazing Allotments	Acres										
HOMES	Home	Number/Value	539 @ \$158M		140 @ \$38M	107 @ \$31.8M	276 @ \$90.8M	399 @ \$138M	46 @ \$15.6M	6 @ \$2.1M	710 @ \$495M	1,006 @ \$1.1B
COMMUNITY RESOURCES	Cemetery	Number										
	Commercial Business	Number/Value			6 @ \$3M							64 @ \$66.3M
	Library	Number										
	Place of Worship	Number	1					1			2	1
	University/College	Number										
	School	Number										
GOVERNMENT FACILITIES	Correctional Facility	Number										
	Military Facility	Number										
	Post Office	Number										
	Town Hall	Number			1							
RECREATION AMENITIES	Campground/Recreation Facility	Number										
	Golf Course	Number						1				
	Public Areas	Number			1							1
	Historic Site	Number	1				1				1	1
	Museum	Number			1							
	State Park	Number										
	Park	Number	2		3	1					2	
Trail	Miles	0.3		1.4	0.3	0.3	0.4			0.6	0.6	
EMERGENCY SERVICES	Emergency Medical Service	Number										
	Emergency Operations Center/PSAP	Number										
	Fire Station	Number										
	Hospital/Health Care Facility	Number										
	National System Shelter Facility	Number										
	Law Enforcement Station	Number										
ENERGY INFRASTRUCTURE	Substation/Regulator	Number										
	Natural Gas Pipeline	Miles	0.1		0.3						0.2	0.5
	Crude Oil Pipeline	Miles										
	Oil and Gas Well	Number										
	Petroleum Pipeline	Miles										
	Hydrogen Sulfide Pipeline	Miles										
	Power Generation Facility	Number										
Transmission Line	Miles	0.8	0.8			0.9	2.2	1.1	0.1	2.7	2.6	
NATURAL INFRASTRUCTURE	Lake/Pond	Acres	1.3				0.2	1.4	0.2		0.4	0.4
	Reservoir	Acres	0.2					0.3			0.3	0.3
	Playa	Acres										
	Riparian Area	Acres			5.2							
	Spring/Seep	Number										
	Stream/River	Miles	0.7		2.2	1.3		0.5	0.3		0.1	0.1
	Wetland	Acres	1.6		3.5	2.5		1.0	0.6		0.03	0.2
OTHER INFRASTRUCTURE	Communication Towers	Number	3		1	1	9	7			11	15
	Microwave Service Towers	Number	3				8	6			10	13
	Gas Station	Number										1
	Sewer Pipeline	Miles/Value	4.5		3.3	2.2	4.5	6.5	0.6	0.02	8.3	14.4
	Wastewater Facility	Number										
	Contaminated Land	Acres										
	Hazmat Material Storage	Number										
	Mines	Number										
	Broadband Anchors	Number									1	
Solid Waste Facility	Number											
TRANSPORTATION INFRASTRUCTURE	Airport/Heliport	Number										
	Bridge/Culvert/Underpass	Number/Value			1							
	Railroad	Miles/Value			0.1						0.2	1.3
	Emergency Outlet Roads	Miles	0.1		0.1						0.2	0.5
	Road	Miles/Value	5.8		4.0	2.6	5.7	8.2	0.9	0.02	12.0	18.3
WATER INFRASTRUCTURE	Canal	Miles	0.8		0.1		0.4	1.0	0.1	0.01	0.6	0.6
	Culinary Water Pipeline	Miles/Value	6.7		4.3	2.8	6.2	7.9	0.8	0.05	11.8	17.2
	Culinary Water Source	Number										
	Water Tank	Number	1					1		1	1	1
	Dam	Number										
	Groundwater Recharge	Acres	431.4	26.8	108.5	89.0	254.7	531.2	120.3	28.9	602.6	588.4
	Groundwater Protection and Transient NC Zones	Acres	286.2	13.1	146.0	63.4	235.5	488.1	83.8	16.7	563.0	647.2
Well	Number											

Earthquake/Faults

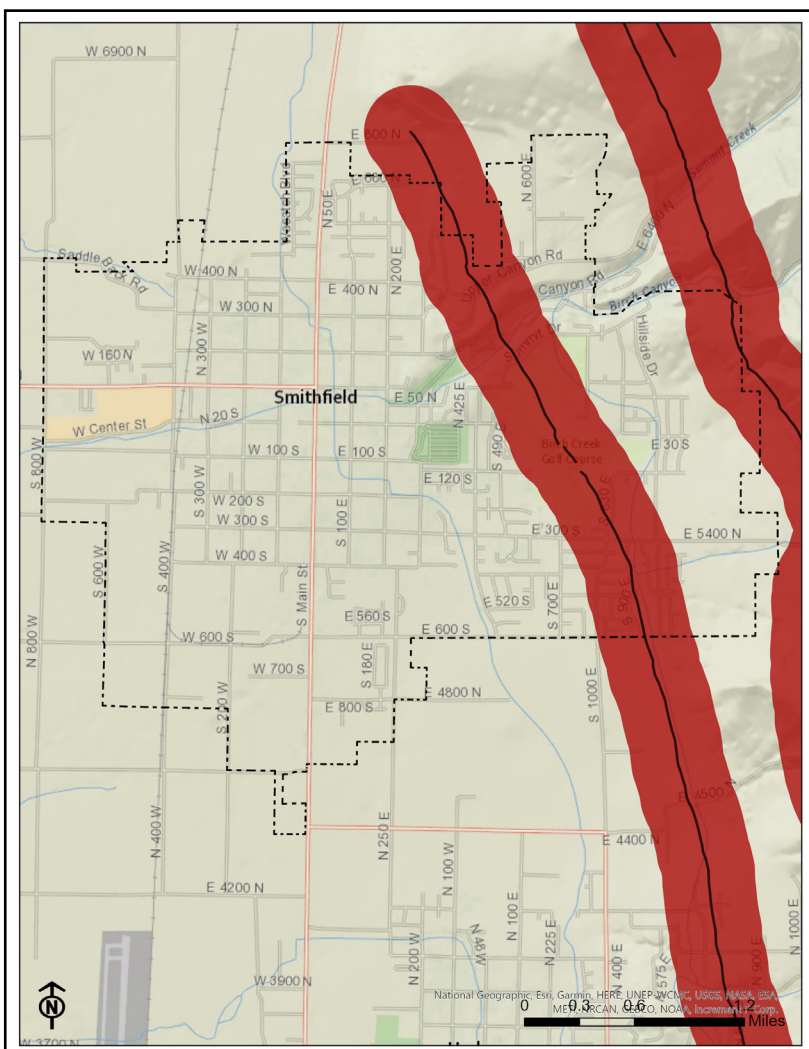
Hazard Description: Any sudden shaking of the ground caused by seismic waves through the Earth's rocks constitutes an earthquake. Seismic waves are produced when some form of energy stored in Earth's crust is suddenly released, usually when masses of rock straining against one another suddenly fracture and "slip." Earthquakes occur most often along geologic faults, narrow zones where rock masses move in relation to one another. The major fault lines of the world are located at the fringes of the huge tectonic plates that make up Earth's crust.

Certain saturated soft soil can take on the characteristics of a fluid when shaken by an earthquake, resulting in a state called liquefaction. Amplified shaking also results in areas of "soft soils" which includes fill, loose sand, waterfront, and lake bed clays.

Map Description: This map displays the earthquake damage zone (1,500 foot buffer on either side of the quaternary fault) as recommended by the Utah Geological Survey. For more information visit: <https://geology.utah.gov/apps/qfaults/index.html>

RISK:

Two major geologic faults lie on the eastern side of Smithfield City. During an earthquake on either of these faults, extensive damage could occur, in addition to other damages from groundshaking or soil liquefaction. Around 400 homes are at risk, along with 1 church, 2.2 miles of transmission lines, 7 communication towers, 6.5 miles of sewer main lines, 8.2 miles of roads, 1 mile of canals, 7.9 miles of culinary water main lines, 1 water tank, and other natural and agricultural assets.



Legend

-  Quaternary Fault
-  Earthquake Damage Zone
-  Jurisdictional Boundary

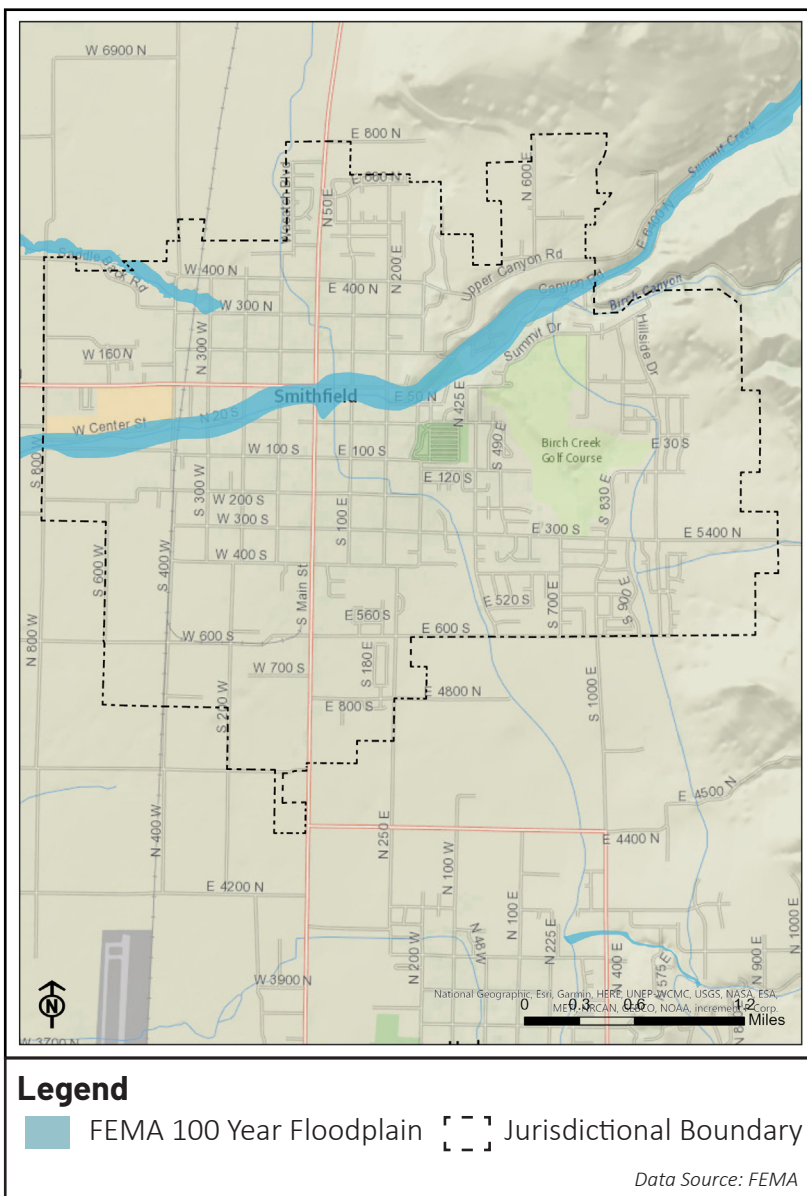
Data Source: Utah Geologic Survey (2019) Quaternary Faults

Flood - FEMA

Hazard Description: A flood is an overflow of water from rivers, groundwater, or rainfall that submerges areas that are usually dry. The most common cause of flooding is due to rain or snowmelt that accumulates faster than soils can absorb it or rivers can carry it away. Flooding can also result from the failure of a water control structure, such as a levee or dam (see also Dam Failure).

A 1% Annual Chance Flood, or 100-year flood, is a flood that has a 1 percent chance or greater of occurring in any given year. Experiencing a 100-year flood does not decrease the chance of a second 100-year flood occurring that same year or any year that follows. A 100-year flood today, independent of future sea level rise and other climate change effects, has a 26 percent chance of occurring over the life of a 30-year mortgage. Similarly, a 100-year flood today has a 45 percent chance of occurring over the 60-year life of a power substation.

Map Description: This map displays the FEMA identified 100 year floodplain. For more information visit: <https://msc.fema.gov/portal/home>



RISK:

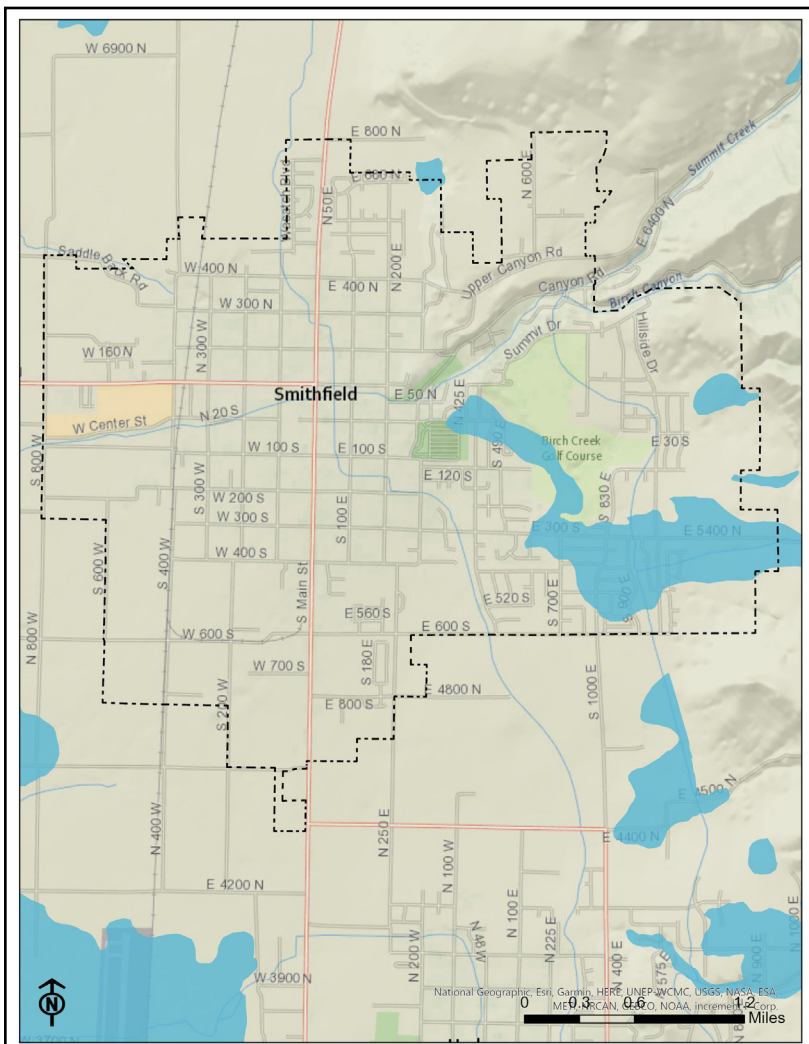
Summit Creek drainage, drainages east of town, and other low lying areas are at risk from flooding. Potential losses to the community include 276 homes, 6 businesses, the town hall, 1 museum, 3 parks, 0.9 miles of transmission lines, 9 communications towers, 1 bridge/culvert, 5.7 miles of roads, 0.4 miles of canals, and other natural and agricultural lands.

Flood - Soil

Hazard Description: A flood is an overflow of water from rivers, groundwater, or rainfall that submerges areas that are usually dry. The most common cause of flooding is due to rain or snowmelt that accumulates faster than soils can absorb it or rivers can carry it away. Flooding can also result from the failure of a water control structure, such as a levee or dam (see also Dam Failure).

A 1% Annual Chance Flood, or 100-year flood, is a flood that has a 1 percent chance or greater of occurring in any given year. Experiencing a 100-year flood does not decrease the chance of a second 100-year flood occurring that same year or any year that follows. A 100-year flood today, independent of future sea level rise and other climate change effects, has a 26 percent chance of occurring over the life of a 30-year mortgage. Similarly, a 100-year flood today has a 45 percent chance of occurring over the 60-year life of a power substation.

Map Description: This map displays the 100 year floodplain based on NRCS soil survey data (<https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/>) and was identified based on research by Sangway and Merwade (<https://onlinelibrary.wiley.com/doi/abs/10.1111/1752-1688.12306>).



Legend

 Floodplain

 Jurisdictional Boundary

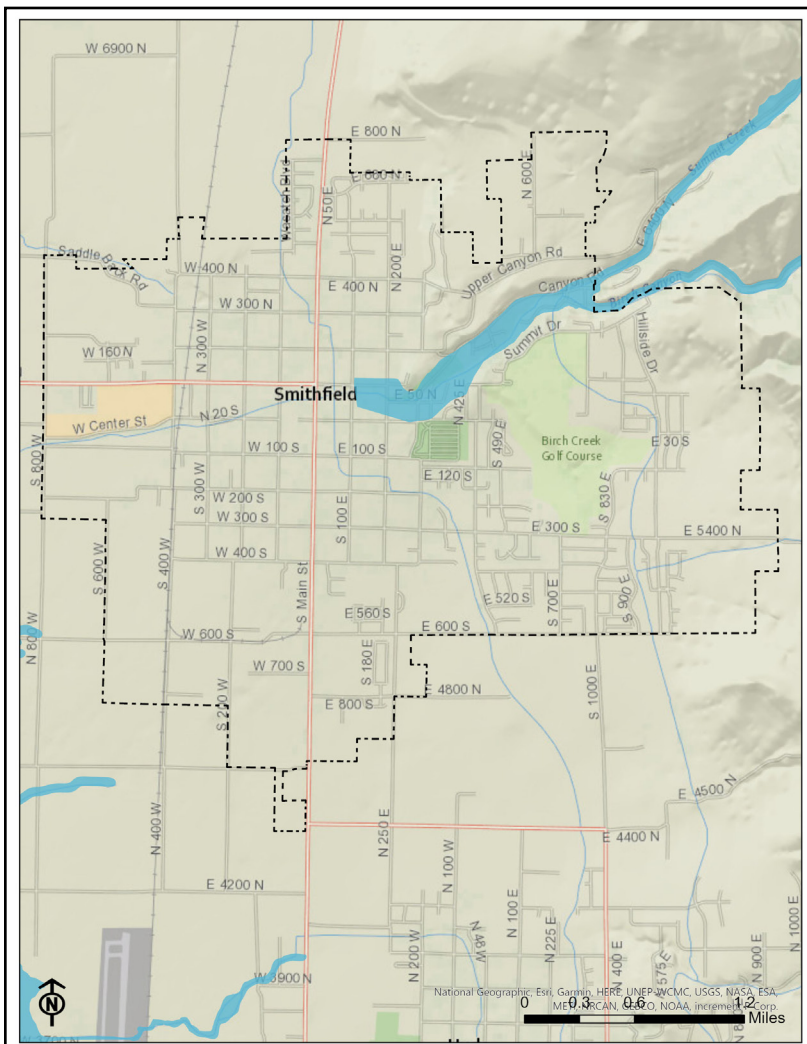
Data Source: FEMA

Flood - Valley Bottom

Hazard Description: A flood is an overflow of water from rivers, groundwater, or rainfall that submerges areas that are usually dry. The most common cause of flooding is due to rain or snowmelt that accumulates faster than soils can absorb it or rivers can carry it away. Flooding can also result from the failure of a water control structure, such as a levee or dam (see also Dam Failure).

A 1% Annual Chance Flood, or 100-year flood, is a flood that has a 1 percent chance or greater of occurring in any given year. Experiencing a 100-year flood does not decrease the chance of a second 100-year flood occurring that same year or any year that follows. A 100-year flood today, independent of future sea level rise and other climate change effects, has a 26 percent chance of occurring over the life of a 30-year mortgage. Similarly, a 100-year flood today has a 45 percent chance of occurring over the 60-year life of a power substation.

Map Description: The valley bottom map displays the potential flood plain based on stream networks and elevation data (<https://databasin.org/datasets/95a24aef6a24996bf8082090fdbc831>).



Legend

-  Floodplain
-  Jurisdictional Boundary

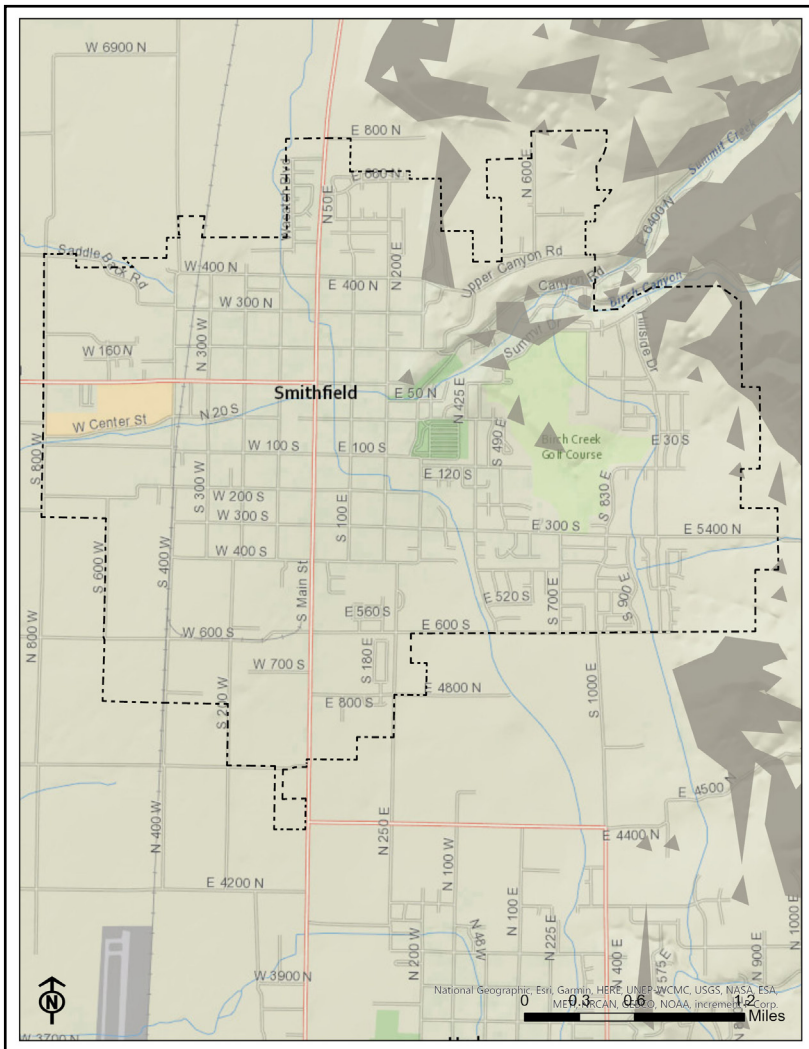
Data Source: FEMA; Gilbert, Macfarlane & Wheaton, 2016; USDA, SSURGO

Landslide

Hazard Description: A landslide is the movement of a mass of rock, debris, or earth down a slope by force of gravity. They flow rapidly, striking at avalanche speeds that can travel several miles, growing in size as they pick up trees, boulders, cars and other materials.

Landslides occur when the slope or soil stability changes from stable to unstable, which may be caused by earthquakes, storms, volcanic eruptions, erosion, fire, or additional human-induced activities. Slopes greater than 10 degrees are more likely to slide, as are slopes where the height from the top of the slope to its toe is greater than 40 feet. Slopes are also more likely to fail if vegetative cover is low and/or soil water content is high. However, landslides can occur with very little slope, sometimes classified as earth slumping or earth flow.

Hazard Description: This map displays moderate to high landslide susceptibility based on research completed by Utah Geological Survey geologists. For more information visit: <https://ugspub.nr.utah.gov/publications/maps/m-228/m-228.pdf>



RISK:

Landslide risk exists mostly on the northeast slopes of town, and along the Summit Creek Canyon drainage. Potential losses include 46 homes, 1.1 miles of transmission lines, 0.6 miles of sewer main lines, 0.9 miles of roads, 0.1 miles of canals, and 0.8 miles of culinary water main lines.

Legend

- Moderate to High Landslide Susceptibility
- Jurisdictional Boundary

Data Source: Giraud, R.E. and Shaw, L.M. (2007).

Steep Slope

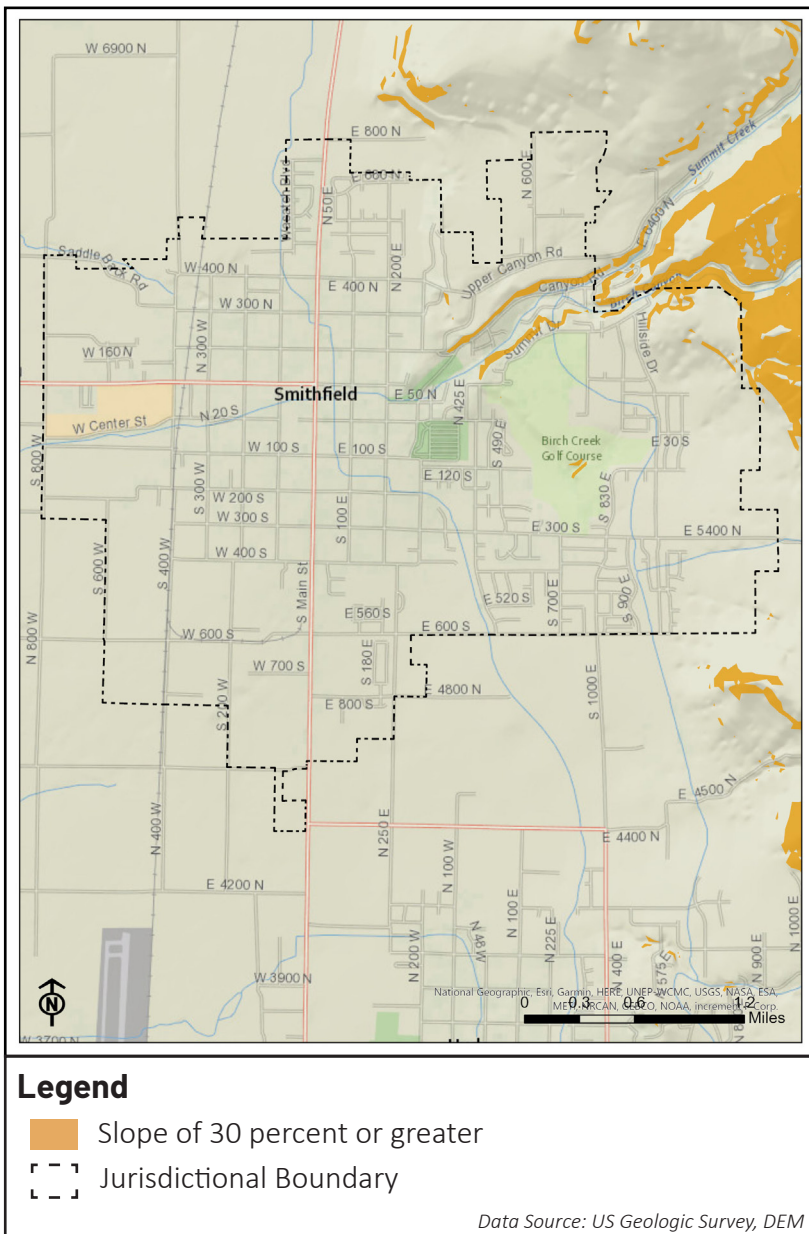
Hazard Description: A landslide is the movement of a mass of rock, debris, or earth down a slope by force of gravity. They flow rapidly, striking at avalanche speeds that can travel several miles, growing in size as they pick up trees, boulders, cars and other materials.

Landslides occur when the slope or soil stability changes from stable to unstable, which may be caused by earthquakes, storms, volcanic eruptions, erosion, fire, or additional human-induced activities. Slopes greater than 10 degrees are more likely to slide, as are slopes where the height from the top of the slope to its toe is greater than 40 feet. Slopes are also more likely to fail if vegetative cover is low and/or soil water content is high. However, landslides can occur with very little slope, sometimes classified as earth slumping or earth flow.

Hazard Description: This map displays areas of steep slopes (30 percent slope or greater) and was developed using the U.S. Geologic Survey National Elevation Dataset. For more information visit: <https://www.usgs.gov/core-science-systems/national-geospatial-program/national-map>

RISK:

Steep slopes exist along the hillsides east of Smithfield and the Summit Creek drainage. Potential losses include 6 homes, 0.1 miles of transmission lines, 1 water tank, and other minimal losses.



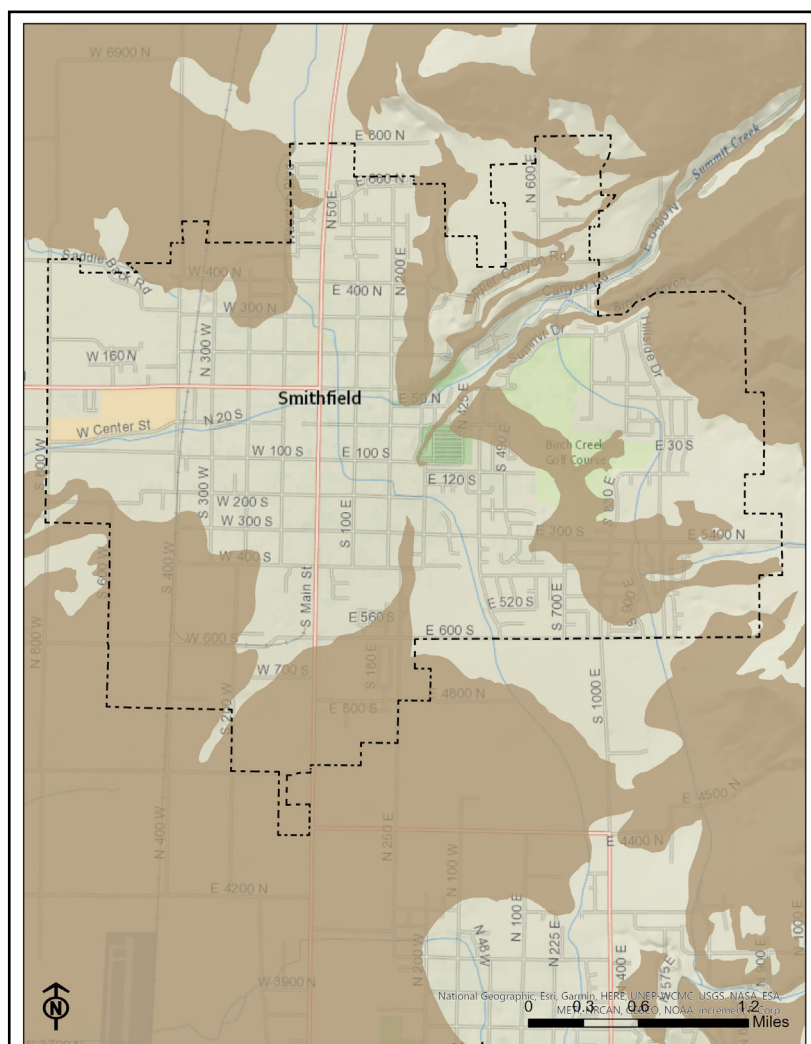
Problem Soils (with basements)

Hazard Description: Problem soils are a group of hazards related to the specific properties of soils, and can include:

- Collapsible soil: Soils that have considerable strength when in a dry, natural state, but significantly settle due to hydrocompaction (reduction of air space within the soil) when wetted;
- Expansive soil: Soil with high clay content that swells when wet and shrinks when dried; and
- Subsidence : Sinking of the ground caused by groundwater depletion and/or underground mine subsidence or collapse

Problem soils can cause extensive damage to structures and foundations, and may also damage pavements after construction. They have caused an undetermined, but very significant amount of infrastructure damage and resulting economic impact.

Map Description: This map displays soils not suitable for dwellings with basements based on soil parameters (see reference section USDA SSURGO 1. Soils Not Suitable for Dwellings with Basements for more information).



RISK:

Some areas in Smithfield are covered by soils that could prove problematic to buildings and some infrastructure. However, very little damage has been seen to structures and infrastructure built on problematic soils in the Bear River Region in recent years, especially those that are in compliance with national and international building codes. The vast majority of the local governments in the State of Utah are utilizing one of these codes, which mitigates most impacts from these soils. It should be noted, however, that if structures or infrastructure are built on problematic soils that are also on steep slopes, previous landslides, saturated soils, or on other questionable areas, extensive damage may result.

Legend

- Soils Not Suitable for Dwellings with Basements
- ⋮ Jurisdictional Boundary

Data Source: SSURGO Database, National Resources Conservation Service (NRCS)

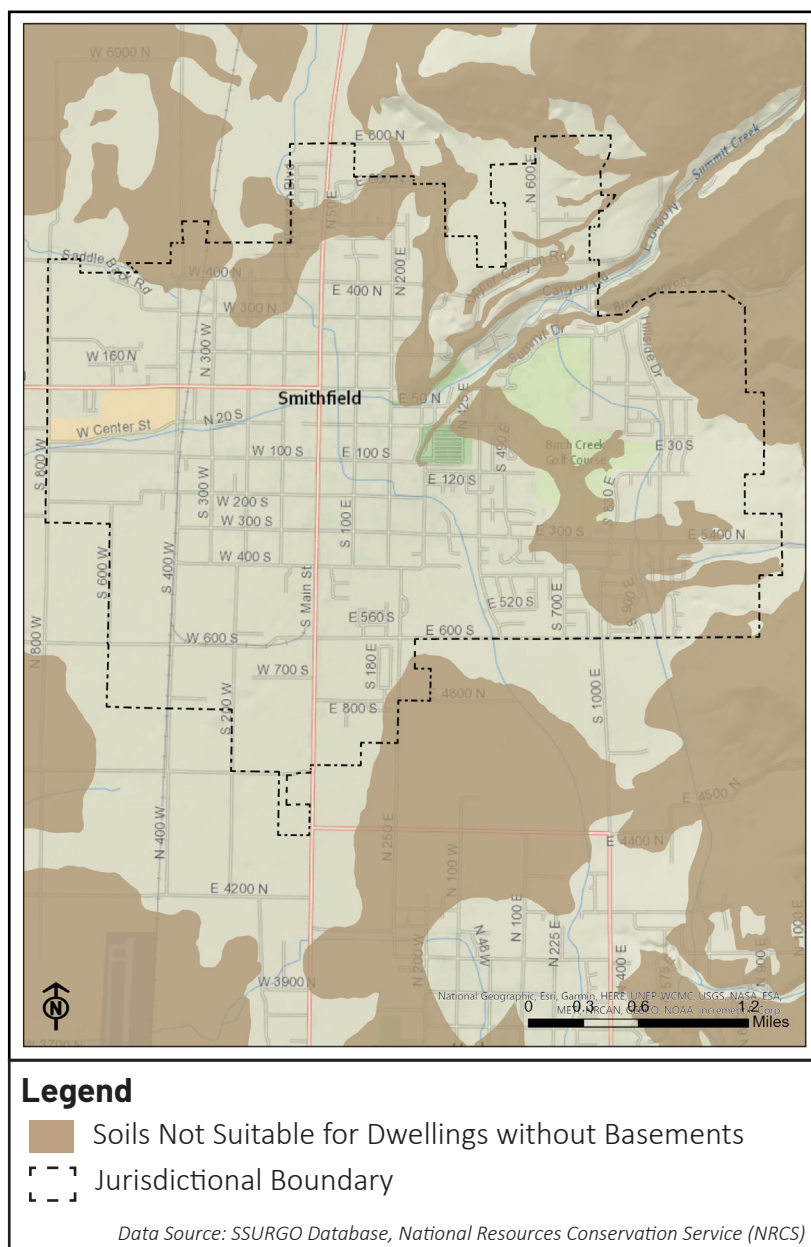
Problem Soils (without basements)

Hazard Description: Problem soils are a group of hazards related to the specific properties of soils, and can include:

- Collapsible soil: Soils that have considerable strength when in a dry, natural state, but significantly settle due to hydrocompaction (reduction of air space within the soil) when wetted;
- Expansive soil: Soil with high clay content that swells when wet and shrinks when dried; and
- Subsidence : Sinking of the ground caused by groundwater depletion and/or underground mine subsidence or collapse

Problem soils can cause extensive damage to structures and foundations, and may also damage pavements after construction. They have caused an undetermined, but very significant amount of infrastructure damage and resulting economic impact.

Map Description: This map displays soils not suitable for dwellings without basements based on soil parameters (see reference section USDA SSURGO 2. Soils Not Suitable for Dwellings without Basements for more information).



Wildfire - Utah FFSL

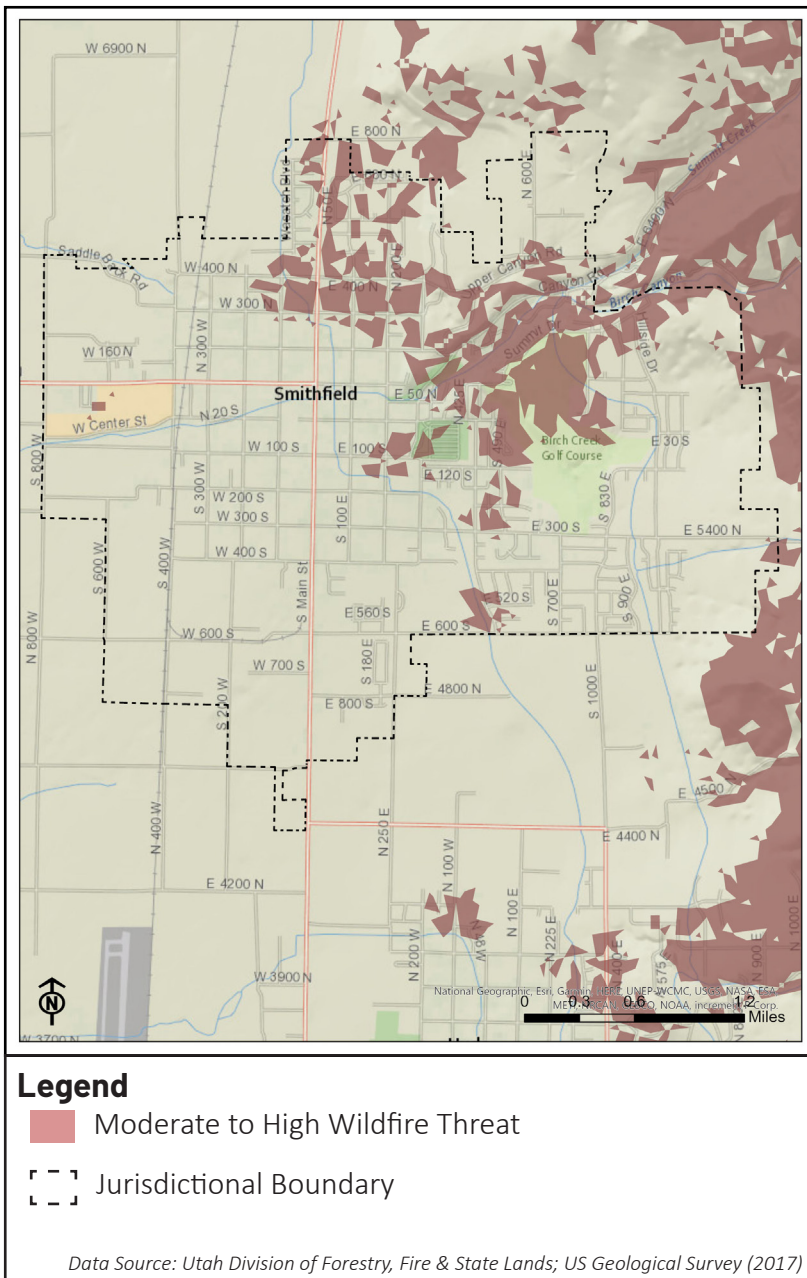
Hazard Description: A wildfire is any outdoor fire that is not controlled, supervised, or arranged. Wildfire probability depends on fuel, weather and topography. Wildfires can occur in the wildland or the wildland urban interface. A wildland is an area where development is almost nonexistent, except for roads, railroads, or power lines. Wildland urban interface is an area where structures and other human development meet or intermingle with wildland or vegetation fuels.

Fuels are anything that will burn and include vegetation and structures. The weather, such as high temperatures, low humidity and high winds increase the likelihood that a wildfire will spread. Topography affects speed at which a wildfire will spread. A fire will move more quickly uphill which causes hot gases to rise in front of it. These gases in turn, pre-heat and dry vegetation ahead of the wildfire causing it to catch fire more rapidly.

Hazard Description: This map displays areas of moderate to high wildfire threat developed by the Utah Division of Forestry, Fire and State Lands and historical wildfire occurrences from 1980-2016. For more information visit: <https://wildfirerisk.utah.gov/>

RISK:

Wildfire poses one of the greatest risks to Smithfield City, due to its proximity to the steep, vegetated hills and mountains east of town. Risk areas also include urban forest canopies, which, if ignited, can spread fire from home to home. Around 539 homes are at risk, as well as 1 church, 1 historic site, 2 parks, 0.8 miles of transmission lines, 3 communications towers, 5.8 miles of roads, 0.8 miles of canals, 1 water tank, 286 acres of groundwater protection areas, and 356 acres of local farmland.

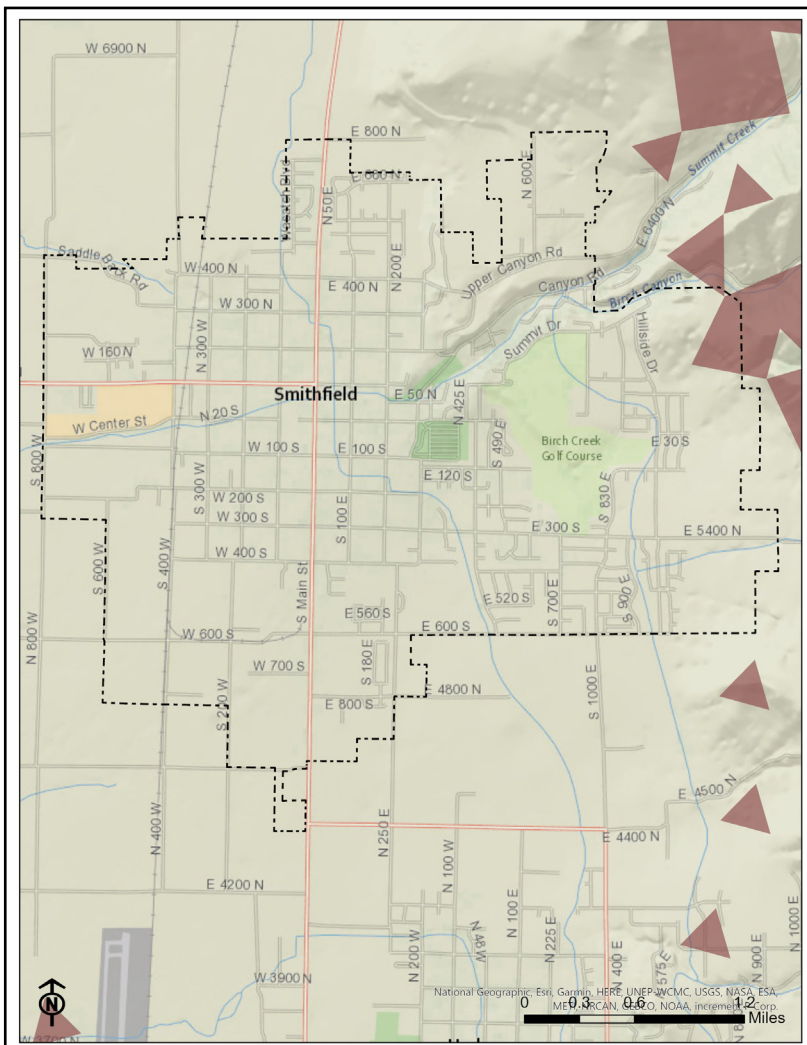


Wildfire - US Forest Service

Hazard Description: A wildfire is any outdoor fire that is not controlled, supervised, or arranged. Wildfire probability depends on fuel, weather and topography. Wildfires can occur in the wildland or the wildland urban interface. A wildland is an area where development is almost nonexistent, except for roads, railroads, or power lines. Wildland urban interface is an area where structures and other human development meet or intermingle with wildland or vegetation fuels.

Fuels are anything that will burn and include vegetation and structures. The weather, such as high temperatures, low humidity and high winds increase the likelihood that a wildfire will spread. Topography affects speed at which a wildfire will spread. A fire will move more quickly uphill which causes hot gases to rise in front of it. These gases in turn, pre-heat and dry vegetation ahead of the wildfire causing it to catch fire more rapidly.

Hazard Description: This map displays areas of moderate to high wildfire hazard potential developed by the U.S. Forest Service and historical wildfire occurrences from 1980-2016. For more information visit: <https://www.firelab.org/project/wildfire-hazard-potential>



Legend

- Moderate to High Wildfire Threat
- Jurisdictional Boundary

Data Source: Dillon, G.K., Menakis, J., and Fay, F. (2015); US Geologic Survey (2017)

SMITHFIELD - COMMUNITY MITIGATION STRATEGIES

Protecting Current Residents and Property

Hazard	Action	How is action NFIP compliant?	Priority (High, Medium, Low)	Time-frame (Year)	Potential Funding Sources	Responsible Entity	Estimated Cost	Resources
Earthquake/Faults	Putting water valves where the earthquake zones are, and making it so main lines can be shut off.	N/A	High	2021	General Budget, water fees	Public Works	Varies/minimal	Utah DWR, City
Earthquake/Faults	Put mainline valves at all intersections	N/A	High	2022	General Budget, water fees	Public Works	Varies/minimal	Utah DWR, City
Flood	Stormwater infrastructure and improved drainage in key areas TBD	It is actually part of the NFIP recommendations to have the houses with more freebord, no basements and insurance.	High	2030	General fund, impact fees, storm water utility fees, residents retrofitting.	Public Works, homeowners	\$300,000	Smithfield City, local consulting engineers, development,
Landslide	Clean Steep slopes, prevent trails and other erosion accelerators, keeping areas above steep slopes well drained. Maintain roads at the toe of steep slopes.	NA	Medium	Ongoing	General fund, stormwater utility fund	City/Residents	\$25,000 annually	City, residents, public works
Steep Slopes	Clean Steep slopes, prevent trails and other erosion accelerators, keeping areas above steep slopes well drained. Maintain roads at the toe of steep slopes.	NA	Medium	Ongoing	General fund, stormwater utility fund	City/Residents	\$25,000 annually	City, residents, public works
Problem Soils/Radon	Residents are informed through newsletter of radon testing possibilities, and the existing homes are handed radon information if the utility bill changes.	NA	Low	2020	General fund	City staff	\$1,000	Newsletter, outgoing communication
Wildfire	Continue to educate students through interactive tours	NA	High	2020	General fund, fees, permits	City staff, volunteers	\$250,000	Fire dept., city staff, Utah FFSL, county
Wildfire	Maintain and replace fire hydrants as needed	NA	High	2021	General fund, fees, permits	City staff, volunteers	\$250,001	Fire dept., city staff, Utah FFSL, county

SMITHFIELD - COMMUNITY MITIGATION STRATEGIES

Protecting Future Residents and Property

Hazard	Action	How is action NFIP compliant?	Priority (High, Medium, Low)	Time-frame (Year)	Potential Funding Sources	Responsible Entity	Estimated Cost	Resources
Earthquake/Faults	Continuing to have new subdivisions put in water intersection valves.	N/A	Medium	2025	Private developers as subdivisions come in.	City Manager/Planner	\$500,000	Developers, City, County
Flood	Flood insurance program, limit basements, more freeboard on retrofits. Storm water infrastructure and improved drainage.	It is actually part of the NFIP recommendations to have the houses with more freebord, no basements and insurance.	High	Ongoing	Impact fees, developer costs, building inspections.	Smithfield City, Cache County building department, homeowners.	\$1 Million	City staff, homeowners, inspectors
Landslide	Continue restricting development on steep slopes. Assess effectiveness of current ordinances and update as needed.	NA	Medium	Ongoing	Developers	City Manager/Planner	\$140,000	Developers, city projects
Steep Slopes	Continue restricting development on steep slopes. Assess effectiveness of current ordinances and update as needed.	NA	Medium	Ongoing	Developers	City Manager/Planner	\$140,000	Developers, city projects
Problem Soils/Radon	Continue to give fact sheets to building permit applicants	NA	Medium	Ongoing	City	City Manager/Planner	Minimal	BR Health Dept.
Wildfire	Expansion of water reserves, roads in developing areas for access as well as fire breaks.	NA	High	Ongoing	Permits, fees, General Fund, grants	City staff, volunteers	\$250,000	County, FFSL
Wildfire	Recommending fire extinguishers in commercial units, as well as suggesting it to new residential lots.	NA	High	Ongoing	Permits, fees, General Fund, grants	City staff, volunteers	\$250,001	County, FFSL



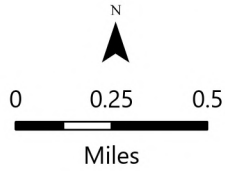
APPENDIX 5

Parks & Recreation Map

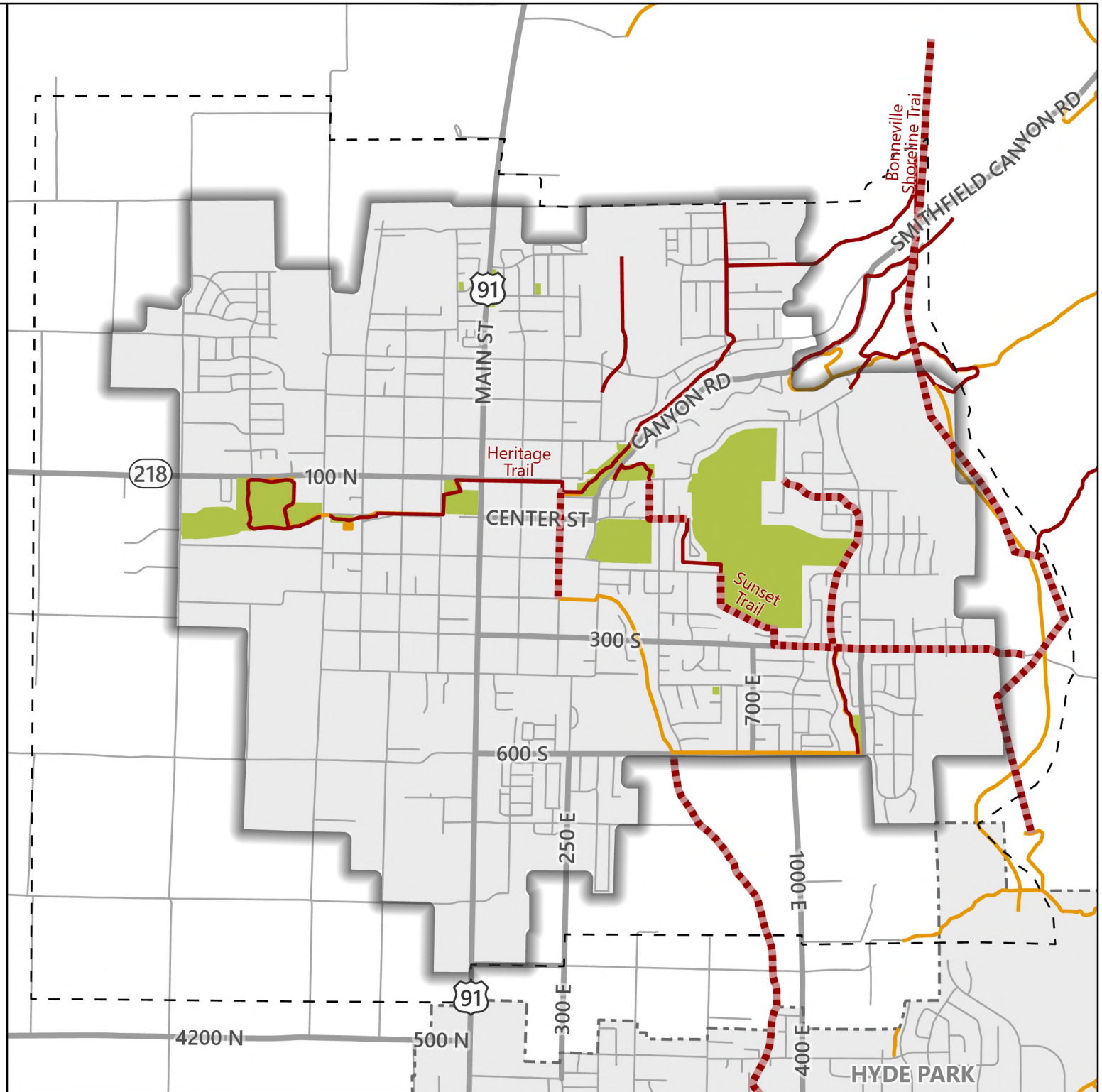


PARKS & TRAILS

Smithfield General Plan
Update 2024



- Existing Trail
- - - Future Trail
- Non City-Owned Trail
- Parks
- Smithfield City Boundaries
- Future Annexation Boundaries



SMITHFIELD, UT

Printed:
Jul 2025



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APPENDIX 6

Parks & Recreation Plan





SMITHFIELD CITY

General Plan : Appendix 6 Parks & Trails Master Plan

October 2017



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Attachments & Appendices

- Attachment 1: Existing and Future Parks Map
- Attachment 2: Existing and Future Trails Map
- Attachment 3: Inventory of Existing Parks and Trails
- Attachment 4: Walkable Park Access Map
- Attachment 5: Existing and Future Parks with Walkable Access Map



Introduction

Purpose of a Parks & Trails Master Plan

Parks, trails, and open spaces contribute to the quality of life in Smithfield City. They provide recreational opportunities, revitalize neighborhoods, build healthy communities, encourage economic development, and create a sense of place for residents. This plan has been developed to provide a “road map” that will give direction and offer a framework to guide future planning, design, and implementation decisions. By planning now, before the pressures of growth force the city to accept whatever development comes, the city can direct development to maintain the character and values that the community embraces.

This report, along with the accompanying GIS database and maps, identifies the recreation amenities currently offered in the city and suggests additional parks and trails that may be required in the future in order to meet the city’s growth needs. This plan establishes a base line of service, and quantifies the types of recreational

improvements needed to maintain it. Additionally, this plan will provide a foundation for developing a Capital Improvements Plan and an Impact Fee Facilities Plan (IFFP). This plan does not designate or document open space. It does however give a definition of open space to help guide Smithfield as it determines when and how to incorporate open space throughout the community in sensitive areas and within new developments.

Park land and the elements within it is set aside for the enjoyment and recreation of the city’s residents. Parks offer space which can be programed in a variety of ways to meet the resident’s recreational needs. Trails or pathways are a means of transportation and often link together parks, neighborhoods, and other destinations. Trails are becoming more and more popular as a means to get outside, recreate, exercise, and in some cases, commute.

The visual scene throughout Smithfield is largely impacted by both public and private open space. Protection of open space, whether within the city’s



Introduction

limits or along the hillsides or in agricultural areas, may strengthen the rural image and culture of the community and ensure the habitats and natural environments of the area are protected against development.

Process

An Advisory Committee made up of city staff, members of the council and planning commission, and others was created to guide the General Plan update and the Parks and Trails Plan. A review and work session with the Smithfield City Council and Planning Commission was held to allow them to review and comment on the two plans. A public hearing was held to receive comments from the residents of Smithfield City. The comments were then addressed and added as the Council and Commission deem necessary.

Community Character

Smithfield City is located in the beautiful Cache Valley surrounded with stunning mountain views,

rivers and streams, and easily accessible canyons. Historically, the area depended predominantly on the agricultural industries of farming and ranching. Cache Valley was originally settled by trappers during the early 1800s, attracted by its rich supply of wildlife and wild game. In 1859, the first settlers moved north of the Logan settlement to focus on agricultural prospects. The area was surveyed, and the resulting settlement was named Summit. In 1860, the town was renamed Smithfield City in honor of the first Mormon Bishop, John G. Smith.

Vision

Provide affordable recreational, physical, and cultural opportunities for all of Smithfield City's residents, with a focus on families, youth development, and building healthy communities. The programs and services offered by the city will reflect the public's needs and interests and provide for safe, attractive, and well-maintained facilities.



Introduction

Goals & Objectives

- » **Maintain and reflect the rural character in all parks and trails projects**
- » **Provide recreation opportunities for all ages and user groups**
- » **Promote health and wellness**
- » **Strengthen community image and sense of place**
- » **Provide access to all parks and trails**
- » **Support economic development**
- » **Protect environmental resources**
- » **Provide Smithfield City with a living document to guide all park and trails planning, design and development**

Guiding Principle

Enrich the lives of the residents by providing safe, welcoming parks and recreation facilities and affordable, diverse recreation and human services activities for people of all ages to play, learn, contemplate, build community, and be good stewards of our environment.

Population & Demographic Characteristics

The 2010 census results list Smithfield's population at 9,495 and the 2015 updated population estimate from the census the population was estimated to be 11,043, an increase of 1,548 (16%) from 2010. Within Smithfield's 5.16 square miles, the population density is 2,140 people per square mile. This ranks Smithfield as the second largest city in Cache County. There were approximately 2,945 households, out of which

36.5% (2010) had children under the age of 18 living with them. The median resident age is 29 years old. The average household size was 3.47 (2010).

Park and Recreation Opportunities in Smithfield City

Access to nature and parks and recreation has played a vital role for residents in the transition from a rural farming community to a more urban area. Today, the city's system of urban parks, open space, trails, recreation centers, programs, and special events are major contributors to Smithfield's acclaimed high quality of life.

Smithfield's parks and recreation system is a vibrant network of diverse recreation opportunities that is a direct result of decades of work, and investment by community members and leaders. The city's parks and recreation system

Introduction

is a major community asset that repays those investments every day. The system enhances Smithfield by increasing property values; improving neighborhoods, families and community members; and enhancing lives and job performance as individuals' exercise, play and relieve stress. The green, beautiful and sustainable urban environment augments Smithfield's majestic natural setting. The Parks and Trails Master Plan is intended to help today's leaders and community members make sound and fruitful decisions that will help the community maintain and enhance their system of urban recreational assets and opportunities for years to come.

Smithfield's recreation opportunities include 70 acres of developed park land that include a number of ball fields, pavilions, playgrounds, volleyball areas, horseshoe pits, and an equestrian park. The city also has many miles of paved and unpaved trails that wander along canals and through the canyons. The city-owned Birch Creek Golf Course is ranked as one of the top courses in the state and top 500 courses in the nation. They have a fully equipped recreation center and pool that

is managed and maintained in conjunction with the local high school and a civic center with a full size gym and youth center with gym and kitchen facilities.

Smithfield has many recreation, social, and cultural programs that include sports, biking, dance, summer camps, street markets, movie nights, and art, music, and theatre opportunities. The city's "Health Days" are an important annual event that includes fun run, parade, golf tournament, horse pull, musical competitions, children's theatre, and bike ride. This event brings the community together and has deep seeded roots that stem from events that the early Smithfield settlers started over a 100 years ago.

Today Smithfield is regarded as a progressive community with a vibrant recreation program. It is known for its high quality of life, physically active community members, and many premier outdoor destinations that are within a short walk, bike, or quick trip in the car. The closeness of Utah State University, which enrolls approximately 28,000 students, adds to Smithfield's young family population with an average age of 29 years old.



Recreation Classification System

Purpose of Definitions

The following definitions are based on the National Recreation and Parks Association standards tailored to the specific needs of the city. They are listed to provide the city with descriptions, classifications, and characterizations of the types of services and standards to use within the planning document. The size guidelines for the parks are based on the current park sizes that exist within Smithfield at the time the Parks and Trails Master Plan was developed. This information is intended to allow for clarity and consistency while discussing each type of service. Definitions will also serve as important tools for development of impact fees and capital improvement plans.

Definition of Project Improvements and System Improvements

The city may use the following definitions and descriptions as benchmarks in determining how Smithfield City may define its parks system.

Project Improvements

Project improvements include facilities that benefit a small area and are generally of little benefit to the community as a whole. They also include private facilities that limit access to the general public. This analysis considers mini-parks under one-half acre and private club areas (i.e. swimming pools, tennis courts, open space, etc.) as project improvements, unless developed by the city. Project improvements cannot be funded through impact fees, receive credit for costs against impact fees, or be considered in the impact fee level of service.

System Improvements

System improvements are intended to benefit the community as a whole. Only park improvements that service the entire community are considered in the level of service. The impact fees analysis may only include the cost of impact on the system improvements related to new growth. Generally, these improvements are located outside specific developments unless the improvement is provided in addition to the parks needed for the developer to receive full density.



Recreation Classification System

Definitions, Standards, and Guidelines for Facilities and Trails

Park Definitions and Types

MINI-PARK

A specialized facility that serves a concentrated or limited population or specific group, such as tots or senior citizens. This facility should be located within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly. When used for detention of storm water, mini-parks are recommended to maintain a minimum shelf area which will remain dry (i.e. not used for detention). Mini-parks are not customarily included in the impact fee level of service for the city's parks because they are usually considered project improvements of a new development. These parks are not included in the city's level of service.

Typical Park Size: 5,000 sq. ft. – 1.99 acre

Site Characteristics:

- Centrally located in neighborhoods and higher-density residential
- The walking distance should not exceed one-quarter mile nor require the crossing of busy streets
- Appropriate facilities include: children's playground equipment, grassy play areas, picnic tables and shelters, and benches

Recreation Classification System

NEIGHBORHOOD PARK

Areas designed for intense recreational activities such as field games, court games, crafts, playground apparatus, skating, picnicking, wading pools, etc. Neighborhood park sites should be suited for intense development, easily accessible to neighborhood populations, and geographically located for safe walking and bicycle access (service radius of one-half mile). A minimum twenty percent of the site area should be dry (i.e. not used for detention). These parks are included in the city's level of service and considered system improvements.

Typical Park Size: 2.0 – 7.99 acre

Site Characteristics:

- Comprises both active and passive recreational activities
- Centrally located to provide direct and safe walking/biking access
- The walking distance should not exceed one-half mile
- Appropriate facilities include: open play areas for softball, soccer, youth baseball, Frisbee, etc., as well as restrooms, parking facilities, picnic areas, shelters, and playgrounds with seating available nearby. Sites should be relatively visible from adjoining streets



Central Park



Sunset Park



Mack Park

Recreation Classification System

COMMUNITY PARK

Areas of diverse recreational value including intense recreational facilities, such as athletic complexes and pools, as well as more passive uses such as picnicking, viewing, nature studying, and other types of recreational development. The size and amenities contained within each community park should be based on the planned population to be served. A minimum twenty percent of the site area should be dry (for a 10-year storm event). Community parks should serve the majority of residential areas with overlapping service-area coverage. These parks are included in the city's level of service and are considered system improvements.

Typical Park Size: 8.0 – 49.99 acre

Site Characteristics:

- Comprises both active and passive recreational activities with support facilities such as off-street parking and restrooms
- The walking distance should not exceed three-quarters of a mile
- Appropriate facilities include: fields for formal baseball-softball, soccer, etc., along with picnic facilities, trail/pathway systems, and children's playgrounds. These parks should be located on arterial or collector streets and have landscaped setbacks to buffer active use areas from residential areas as needed



Forrester Acres



Recreation Classification System

REGIONAL PARK/PARK PRESERVE

Areas of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping, and trail uses, with much of the land reserved for conservation and natural resource management. While they sometimes contain traditional park facilities, like playground structures or tennis courts, regional parks are usually dedicated to one particular use. The location of these parks usually takes advantage of the area's unique, natural, or cultural features. These parks are included in the city's level of service and are considered system improvements.

Typical Park Size: 50+ acres

Site Characteristics:

- Comprises both active and passive recreational activities used to service the needs of the entire region.

SPECIAL-USE FACILITIES

Public recreation facilities that are set aside for specific purposes. Typical uses include community recreation centers, swimming pools, gymnasiums, rodeo grounds, golf courses, etc.

SPECIAL-USE AREAS

Miscellaneous public recreation areas or land occupied by a specialized facility. Typical uses of these areas include small or special uses/or specialty landscaped areas, cemeteries, community gardens, streetscapes, viewpoints, or historic sites. Special-use areas are not considered in the impact fee level of service.

Recreation Classification System

Open Space Definition and Types

The definitions for open space facilities provide guidance in the determination of appropriate amenities for the community. Open space can be categorized into two types: passive and natural. The following definitions are provided to guide the appropriate location and components for a mix of open space that enhances the quality of life for existing and future residents. Open space can include sensitive areas within the city such as utility corridors, flood plains/wetlands or steep slopes.

PASSIVE OPEN SPACE

Areas that have had minor, if any, improvements and are set aside, dedicated, designated, or reserved for public or private use. Passive open spaces typically accommodate activities such as picnicking, hiking, bicycling, equestrian, walking, dog park or “off-leash” running areas, neighborhood electric vehicle areas, gardening, agriculture, and aesthetics, etc. Passive open spaces include plazas, greenbelts, buffers, landscaped parkways, peripheral landscape tracts, water or lake features, and entrances into the city or other similar areas. Subject to City Council approval, passive open space may be utilized for a secondary purpose of satisfying storm water retention requirements. Passive open space is property that is not considered sensitive lands.

NATURAL OPEN SPACE

Unimproved areas in their natural state and set aside, dedicated, designated, or reserved for public or private use. Minimal improvements are allowed in natural open spaces for trails, natural interpretive areas, and limited re-vegetation or landform alterations for trail maintenance, aesthetics, visual relief, and environmental, public safety, and/or emergency purposes so long as the areas disturbed are restored to their natural appearance. Natural open spaces shall not be used for improved drainage purposes. Natural open space includes water features, washes, riverbanks, desert lands, and other similar areas.

Recreation Classification System

Trails/Walking Paths

Trails are thought of as a linear route on land with protected status and public access for recreation or transportation purposes such as walking, jogging, hiking, bicycling, horseback riding, mountain biking, and so on. Trails can include open spaces, landscaped areas, and/or trail systems that follow stream corridors, abandoned railroads, power line easements, or other elongated features.

NATURAL TRAIL

Unpaved, primitive paths intended for pedestrians and mountain bike use, created in the existing dirt and rock environment. They are usually in open, natural areas not following roadways.

PAVED BIKE/PEDESTRIAN PATHS

Paved bike/pedestrian paths are developed with a hard surface of pavement or concrete. The trails are intended for use by both bicyclists and pedestrians. They should be built to the American Association of State Highway and Transportation Officials (AASHTO) standards.



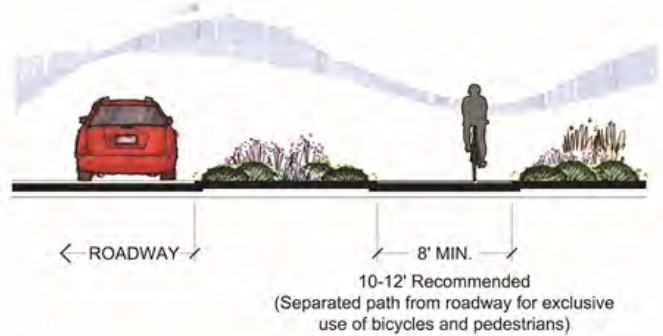
Heritage Trail

Recreation Classification System

BIKE LANES AND ROUTES

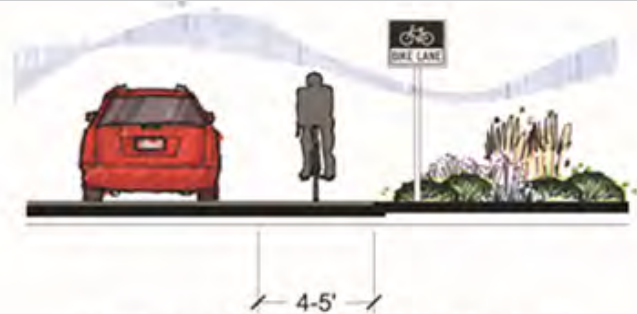
Bike lanes and routes utilize vehicle roadways for bicyclists only to access local facilities and connect to other trails. These lanes and routes should also meet AASHTO bikeway standards:

1. Class I Bike and Pedestrian Trails (path) – Paved, hard-surface paths, with a minimum 10-foot- wide tread, and requiring a minimum separation of 5 feet from the roadway. AASHTO standards should be used as design guidelines.



CLASS I BIKE PATH

2. Class II Bike Lane - Striped lanes adjacent to the curb on a roadway.



Width depends on parking and edge condition
(Striped Bike Lane with Bike Lane symbol)

CLASS II BIKE LANE

3. Class III Bike Routes - Existing streets with signage for on-street bicycle use.



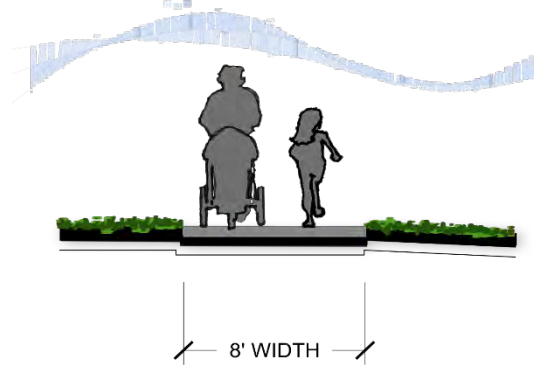
Shared use with pedestrians and motor vehicle traffic.

CLASS III BIKE ROUTE

Recreation Classification System

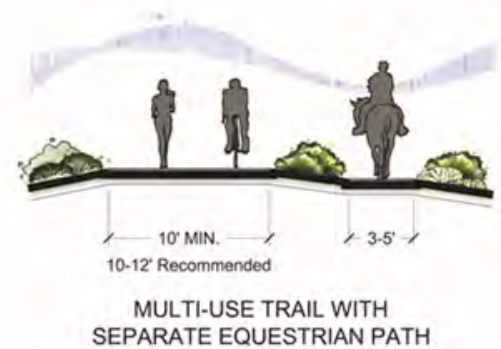
WALKING PATH

Paved hard surface path usually 8 feet-wide but a minimum of 6 feet- wide. These types of trails/paths can be located in parks, used as trail/sidewalk when there is a separate bike lane in the roadway, or used just as trails with a shared use.



EQUESTRIAN TRAILS

Dirt or stabilized dirt is a preferred surface. The equestrian trail should be at least three to six feet away from a hard surface trail for bikes and pedestrians and at least 5-feet wide tread for horses. Vertical clearance for equestrians should be at least ten feet, with a horizontal clearance of at least five feet.



CROSS-COUNTRY SKI TRAILS

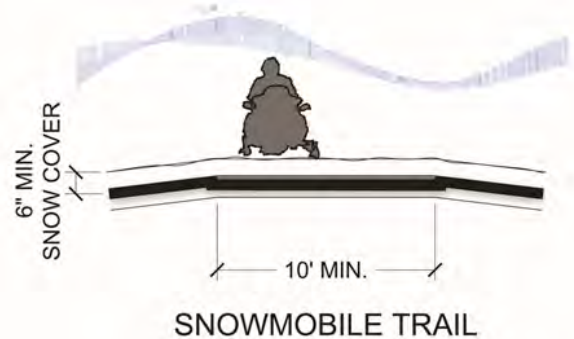
Many multi-use trails used for bicycling, walking, and horseback riding during warm months are ideal for cross-country skiing during winter months. The only requirement is at least six inches of snow.



Recreation Classification System

SNOWMOBILE TRAILS

Multi-use trails can be designated snowmobile trails with as little as six inches of snow, without causing damage to the trails. Snowmobiles can damage the trails if they do not have enough snow, so signage should advise snowmobilers of the required snow depth.



TRAILHEADS

Trailheads are considered staging areas along a trail often accompanied by various public facilities such as parking areas, restroom, directional and information signs, benches, and picnic tables. Trailheads are an important link to trails as they provide areas for walkers and bikers to park, enter and exit the trail system, rest, picnic, and further enjoy the trail system.

ATV/OTHER TRAILS

Development of ATV, mountain bike and other types of trails are all important to give a full rounded experience to a number of diverse users.

Trail Systems

COMMUNITY

Trails within the community that link areas, such as schools, parks, churches, commercial and historical areas, and access points to regional and state trails. These can include sidewalks, roadways, and designated multi-use trails

REGIONAL

Trails that connect from community to community.

HISTORIC

Trails designated as historical areas, i.e. Old Western Trail or the California-Oregon Trail.

Parks & Trails Level of Service and Analysis

Smithfield City has a number of other recreation facilities which are not represented in the Parks and Trails Master Plan. These facilities have not been evaluated or inventoried as part of the level of service (LOS) for this document. These facilities include the Golf Course, Civic Center, Youth Center, and the Rec Center housed within the Sky View High School. All of these facilities offer recreation opportunities for the residents of the Smithfield but will not be included in the LOS at this time.

Park and Trail Level of Service

An analysis of the current level of service looks at existing acreages of park land, types of facilities within the parks and miles of trail. As the community grows, more parks and trails are needed to provide the diversity and quantity of facilities desired by residents. In order to serve residents at the current level into the future, when new parks are planned and developed they should include Neighborhood Parks that are generally of a medium size (2 to 8 acres). If desired additional community parks could be developed to accommodate the preferred sports fields and leisure activities wanted by the residents. The city will need to continue

to build and develop trails to maintain the LOS and to allow for safe alternative transportation opportunities and walkable accesses to parks.

The LOS is based on the city's intent to provide continuing recreation opportunities in the form of well-maintained and strategically placed neighborhood and community parks and trails. Reasonable walkable access to the parks would be 1/2 mile for neighborhood parks and 3/4 mile for community parks. Figure 1: Walkable Park Access indicates the current walkable access for all existing parks. However, only the neighborhood and community parks will be considered in the LOS and the determination of future needs. A larger version of this map is included as Attachment 4.

Open space is not included in the LOS for the Parks and Trails Master Plan. The city should however, continue to allow open space dedications that are usable and include sensitive lands such as wetlands, riparian areas, steep slopes and rock outcrops, and other lands which have value visually or can be accessed by trails to help maintain the rural aspects of the city.



Parks & Trails Level of Service and Analysis

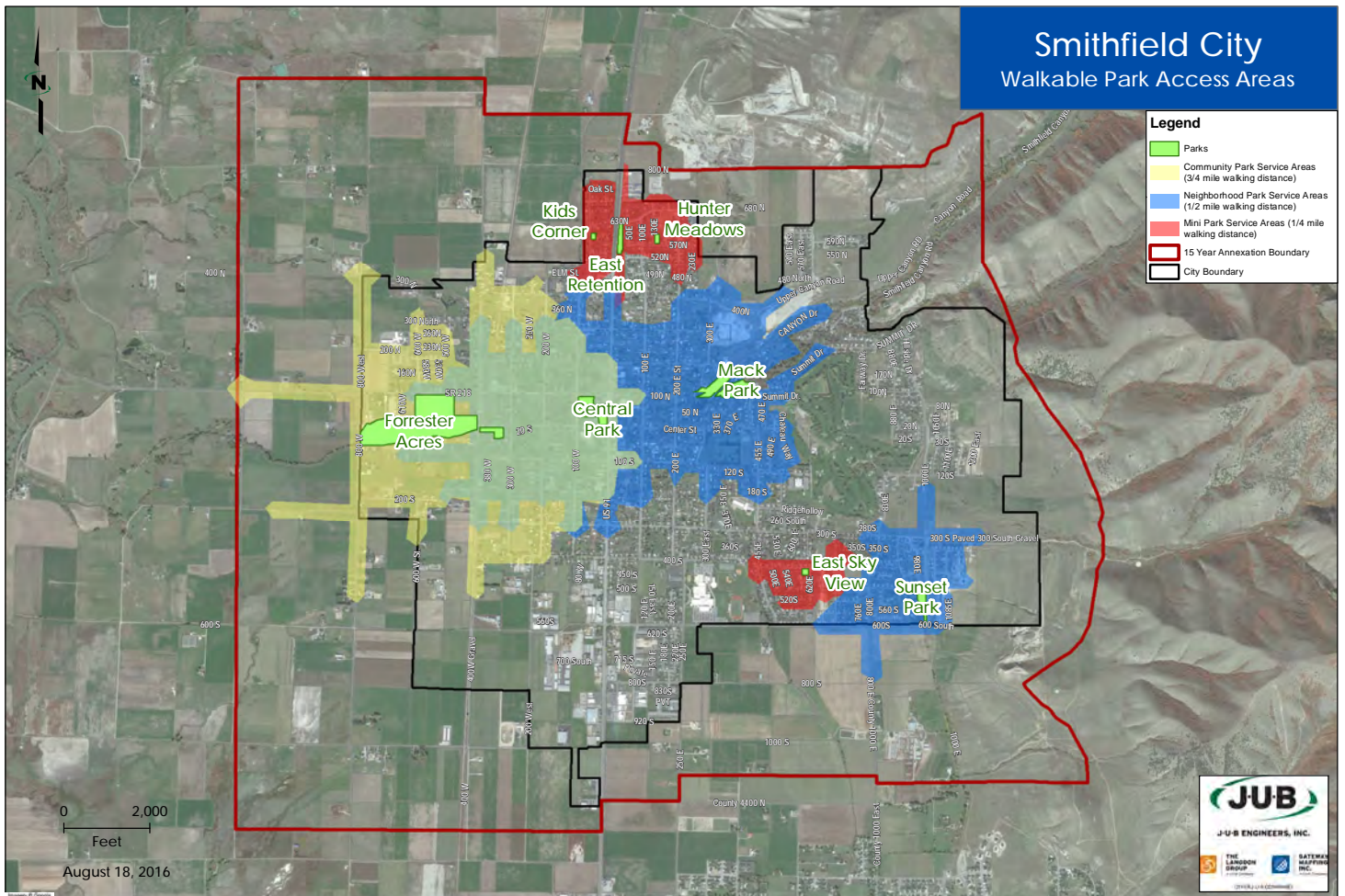


Figure 1: Walkable Park Access Areas

Parks & Trails Level of Service and Analysis

Park Name	Total Acreage	Developed Acreage	Undeveloped	Detention	Approx. Location	Description
East Sky View	.6	.6	-	.6	620 East 420 South	Mini-Park Not included in the LOS
Hunter Meadows	.6	.6	-	.6	570 North 130 East	Mini-Park Not included in the LOS
Kids' Corner	.6	.6	-	.6	Wasatch and Maple	Mini-Park Not included in the LOS
East Retention Park	1.8	1.8	-	1.8	630 North Main	Mini-Park Not included in the LOS
Central Park	8	6.3	1.7	-	50 West 100 North	Neighborhood
Forrester Acres	48	44	4	1.5	450 West 100 North	Community
Heritage Park	2.5	2.5	-	-	350/360 West Center	Neighborhood
Mack Park	6.6	4.8	1.8	-	50 North 300 East	Neighborhood
Sunset Park	2.6	2.6	-	2 underground	500 South 1000 East	Neighborhood
Total Acreage	70.8	63.8	7.5	7.1	Total Park Acreage included in the LOS: 67.7 acres	
Total Park Acreage included in the LOS	67.7	60.2	7.5	5.1 Not included in LOS		

Trail Name	Total Miles	Use	Approximate Location	Description
Heritage Trail	2.9	Multi-use	Through the Parks and City	Regional
Nature Trail	.2	Multi-use	380 East Canyon	Community
Sunset Trail	.8	Multi-use	500 East to Center	Regional
Total Trail Miles included in the LOS	3.9			

Parks & Trails Level of Service and Analysis

Existing Park and Trail Inventory

An inventory was conducted by city staff to determine the type, quantity, and quality of recreation facilities and opportunities that are currently available in Smithfield City. The city provided a list of all the parks and trails and the amenities found in each (see GIS database) the quantity and condition of each amenity was assessed. The inventory data was entered into the GIS database and is now spatially linked to each park and trail on the map, and is available for recall and updating whenever changes are made. It provides an accurate and current “picture” of the amenities found at each park and trail and their current condition. For the results of the inventory, please see Attachment 1: Existing and Future Parks, Attachment 2: Existing and Future Trails, and Attachment 3: Existing Parks and Trails Inventory to view the locations and amenities of the parks and trails. These attachments will give an inventory and condition of all the amenities in each park and trail as well as the future needs for each. This information is also available within the GIS database tables associated with the parks and

trails maps. The GIS database tables allow for easy hands on electronic access for the staff as well as the ability to view and update the amenities and condition while in the field.

In general, the parks and trails are in fair to good condition. There are two areas of concern that have been highlighted by this inventory and analysis. They include 1) a need to rebuild/ remodel many of the restroom facilities in a number of the parks and 2) a need to replace playground surface areas in all parks. Current playground surfaces have sand which can harden and put the children at higher risk of fall injuries according to the city’s insurance agency. The Parks Department spends many hours each week raking the sand surfaces to help prevent injury. Cost, time and injury risks can be reduced by making strides to replace the sand with other types of surfaces. An additional consideration is that currently residents and children with ADA accessibility limitations cannot access any of the playground areas because of the current type of surface. New surfaces can be implemented in some of the parks to allow for ADA access.



Parks & Trails Level of Service and Analysis

Recommendations to System

Proposed Active Park Land

The city's Existing and Future Parks and Trails map indicates *approximate locations* for future opportunities for new park and trail facilities. The future planned parks are represented as a clouds and do not indicate a zone change for the property in which the park cloud may be located.

The city has planned four new neighborhood parks as the population increases. With new growth the city will be able to reference the future parks and trails maps from this plan as well as the general plan to guide and encourage developers to participate in the development of new park and trail facilities through impact fees, land donations, or actual park development.

Smithfield City could choose to incorporate the planned parks through development agreements, development negotiations, or by purchasing the property outright. The planned parks have been located in areas of the community that have growth potential and are not now serviced by a park facility or are not within the designated walking distance. See Attachment 1: Existing and Future Parks Map for general areas where future parks could be located.

Proposed Trails

Future trails within Smithfield City face a unique situation due to the compactness of the development throughout the community. There are very limited areas for trails to “meander” through the community, however, it is still possible to allow for trails east and west of the golf course and along Canyon Road and in new developments within Smithfield City. The Advisory Committee identified

the options for trails that have been proposed in the General Plan on the Future Land Use Map. Some of the trails indicated on the map are a combination of trail/sidewalk that are next to existing roads and within city rights-of-way. The Committee made every effort to form trail system connectivity to other communities.

The General Plan indicated future multi-use trails, sidewalk trails, and and equestrian trail that could be designated. The cost to build an 8 – 10-foot-wide asphalt trail in 2016 dollars is estimated at \$38 per liner foot (this cost does not include the purchase of right-of-way). See Attachment 2: Existing and Future Trails Map for future planned trails.

Other Nearby Recreational Opportunities

- » **Logan Skate Park:** located at 500 South 595 West, Logan.
- » **Willow Park Zoo:** located at 419 West 700 South, Logan. The Zoo provides a sanctuary for 11 mammal species, a mixture of reptiles and fish, and over 100 bird species.
- » **Forest Service Trails:** trails located within the Forest Service area are available for public uses.
- » **Hyrum State Park:** boating, year-round fishing, waterskiing, camping and swimming on a 450-acre lake.
- » **Hardware Ranch:** (winter wildlife feeding ranch) up Blacksmith Fork Canyon.
- » **American West Heritage Center:** 160-acre living history center with historical and animal exhibits, and fall harvest festival. Located 6 miles south of Logan on U.S. Highway 89/91.

Implementation

The strategy plan below outlines specific goals, action items, and timing. Each of the goals in the strategy plan are aimed at accomplishing the overarching Parks and Trails Master Plan goals and objectives as detailed in Chapter 1.

The strategy plan reflects the priorities set forth by the Advisory Committee, Planning Commission, and City Council. One of the key goals listed in this plan is that priorities for parks, facilities, trails, and open space may be reviewed regularly to insure the goals are in line with the current objectives of the community. Additionally, since the priorities of planned goals will shift over time, and new goals may need to be set, the plan itself should experience a comprehensive review and update every five years.

Strategy Plan

Planning Policies/Goals

1. Adopt the Parks and Trails Master Plan.
2. As the population increases, adopt a citywide level of service goal by resolution.
3. Analyze the park and trail needs as population increases, and analyze the needed impact fees, as a means of funding future improvements.
4. Adopt standards of development for all parks and trails by ordinance.
5. Perform a comprehensive update to the Parks and Trails Master Plan every five years.
6. Explore possible opportunities for a land preservation program such as transfer/purchase of development rights, conservation easements, and agri-tourism.

PLANNING ACTIONS	TIMING	RESPONSIBILITY
<p>Action A: Adopt the Parks and Trails Master Plan.</p> <p>A-1 Schedule public hearing.</p> <p>A-2 Take public comments and make recommendations.</p> <p>A-3 Adopt new Parks and Trails Master Plan.</p>	0-6 months	City staff and City Council
<p>Action B: Annual review of the community’s needs and priorities for parks, trails, and open space projects annually.</p> <p>B-1 Schedule a retreat with the City Council to review the current and future needs of the parks and trails. Use this time to identify and budget for these items.</p> <p>B-2 Annually review budget and needs in public meetings.</p> <p>B-3 Take public comments and make recommendations.</p> <p>B-4 Adopt new priorities as necessary.</p>	Annually	Planning Commission/ City Council

Implementation

PLANNING ACTIONS	TIMING	RESPONSIBILITY
<p>Action C: Adopt standards of development for all parks, trails, and open space by ordinance.</p> <p>C-1 Specify development standards and requirements for all future parks, trails, and open space developed within the community.</p> <p>C-2 Document standards and requirements by ordinance.</p>	0-1 year	Public Works, City Engineer, Planning Commission, City Council and advisory staff
<p>Action D: Perform a comprehensive update to the Parks and Trails Master Plan at least every 5 years.</p> <p>D-1 Review results of annual reviews and/or amendments to the plan and determine which goals and plan aspects are in need of update.</p> <p>D-2 Submit a report on the status and needed updates of the plan.</p> <p>D-3 Hold a public hearing for comments about the plan.</p> <p>D-4 Assign or commission the work of updating the plan.</p>	Every 5 years/as needed	City staff, Planning Commission and City Council
<p>Action E: Explore and implement a land preservation program such as transfer/purchase of development rights, conservation easements, and agri-tourism and reserve or preserve overlays, to help preserve the agricultural and rural character.</p> <p>E-1 Invite consultants to present concepts at City Council meetings.</p> <p>E-2 Hold public hearings for comments about the programs.</p> <p>E-3 Decide upon a program that suits the city.</p> <p>E-4 Update the zoning and subdivision ordinances to implement the land preservation program.</p>	0-1 year	City Staff, Planning Commission and City Council

Implementation

Project Policies/Goals

1. Complete needed improvements to existing parks as outlined in this plan using funding opportunities available each year.
2. Identify any additional areas where future parks and trails may need to be as land is annexed into the city.
3. Take opportunities to acquire land when it is available at a reasonable price.
4. Explore the possibilities for dedication and/or purchasing of future parks and trails land as new development occurs. Contact land owners, developers, and private sources for gifts, dedications, or trades.
5. Work with nearby communities to develop trails, trail heads and/or possible areas where parking may be available to access the trails.
6. Work in conjunction with other communities, County, and private land owners to acquire land and develop maps and guidelines for facilities and use.

PROJECT ACTIONS	TIMING	RESPONSIBILITY
<p>Action A: Complete needed improvements to existing parks as outlined in this plan.</p> <p>A-1 Develop concept and master plans and cost estimates for improvement projects.</p> <p>A-2 Review and amend the recommended improvements for the parks and trails as listed in this plan.</p> <p>A-3 Submit recommendation to the City Council.</p> <p>A-4 Approve plan and budget for park and trail improvements.</p> <p>A-5 As improvements are made update the level of service.</p>	0-2 years	City Staff, Planning Commission and City Council
<p>Action B: Take opportunities to acquire land when it is available at a reasonable price.</p> <p>B-1 Explore the possibilities for dedication and/or purchasing of future parks/open space and trails before land prices preclude development.</p> <p>B-2 Contact land owners, developers, and private sources for gifts, dedications, or trades.</p>	0-5 years	City Staff and City Council

Implementation

Funding and Budget Policies/Goals

1. Prepare an annual budget to address priority park projects in the city's Capital Improvement Plan.
2. Obtain funding from as many outside sources as possible.

FUNDING & BUDGET ACTIONS	TIMING	RESPONSIBILITY
<p>Action A: Obtain funding from as many outside sources as possible.</p> <p>A-1 Identify funding possibilities from federal, state, regional, and local sources.</p> <p>A-2 Apply for grants for specific parks, trails, and open space projects.</p> <p>A-3 Create and cultivate good relationships with important funding sources.</p> <p>A-4 Investigate opportunities for private funding.</p> <p>A-5 Contact land owners and private sources for gifts, donations, & dedications.</p>	0-5 years	City Staff and Public Works
<p>Action B: Prepare annual budget to address priority projects.</p> <p>B-1 Hold a work meeting to review the needs, priorities, goals, and budget for parks and trails projects.</p> <p>B-2 Prepare/revise a strategic plan for budgeting and accomplishing the goals of this plan during the next 5 years.</p> <p>B-3 Adopt a budget which includes accomplishing the identified goals for that year</p>	Annually	City Council



Funding Options

Parks and Recreation

Private and Public Partnerships

The Parks and Recreation Department and a private developer may often cooperate on a facility that serves the public, yet is also attractive to an entrepreneur. These partnerships can be effective funding methods for special use sports facilities like baseball or soccer complexes. However, they generally are not feasible when the objective is to develop neighborhood and community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation or swimming complex is also potentially attractive as a private/public partnership.

Private Fundraising: While not addressed as a specific strategy for individual recreation facilities, it is not uncommon that public monies be leveraged with private donations.

Service Organizations: Many service organizations and corporations have funds available for park and recreation facilities.

Joint Development

Joint development opportunities may also occur between municipalities, nearby communities and counties, and among agencies or departments within a municipality or county. These opportunities should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen there must be on-going and constant communication between people, governments, businesses interests and others.

Development Contributions

Development contributions are a means for requiring, as a condition of development approval, a builder or developer to give something to the city for the development of public facilities. Exactions can range from impact fees to land dedications for public improvements.

Park and Trail Impact Fees: Impact fees are especially useful in areas of rapid growth, and given the large amount of land that remains undeveloped, an impact fee is warranted. The city should ensure that their current impact fees are current with the new state laws.

Dedications: The dedication of land for parks has long been an accepted development requirement and is another valuable tool for implementing park development. The city can require the dedication or, if larger-sized parcels are desired, can offer development “bonuses” such as increased density of development in exchange for the dedication of land to the city for parks. In some cases, the developer may also be responsible for park improvements, which may also be maintained by a Homeowner’s Association. In such cases, it is important to make a determination as to whether the parkland is private or public, and that the desired and appropriate facilities are provided.

City Funding - General Fund or Bonding and Special Taxes

The city can fund parks directly from its general fund or can bond for park development and spread the cost over many years. Due to the amounts needed to fund parks development, bonding is a reasonable approach. Repayment of the bonds

Funding Options

comes from general city revenue sources such as property and sales tax, or other earmarked tax revenue. Tax revenue collected for special purposes may be allocated to park development.

RAPZ Tax

Cache County has RAPZ Taxes available every year for recreation projects within the county. The city could use these taxes to match other funds to develop many of the projects listed in the plan. Because the RAPZ funds are limited, the city may need to take a phased approach to build a larger project.

User Fees

Many communities charge leagues and sports organizations to use facilities to recover some of the costs of upkeep and maintenance. A similar situation occurs with concessions. As it develops facilities, Smithfield should continue to charge user fees to recover at least some of the costs of maintenance and operations for recreation facilities, concessions, park sports facilities, and future cultural and recreational opportunities.

State and Federal Programs

The Land and Water Conservation Fund is made available to states and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

The Utah Outdoor Recreation Grant is a fairly new grant program that is sponsored by the Governor's Office of Economic Development. The grant is funded on a year-by-year basis through the State Legislature and can be used for outdoor recreation elements and trails.

Trails

Federal Funding

The funding programs created under the New Transportation Act of 2012 (reauthorized in 2016), include walking and bicycle facilities as eligible activities. Most federally-funded projects and activities require a state or local match. Federal sources may be available to Smithfield City either through the Utah Department of Transportation or Bear River Association of Governments.

Transportation Alternatives Program (TAP):
Funds may be used for construction, planning, and design of on-road and off-road trail facilities. They may be used for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure that will provide safe routes.

State Funding Opportunities

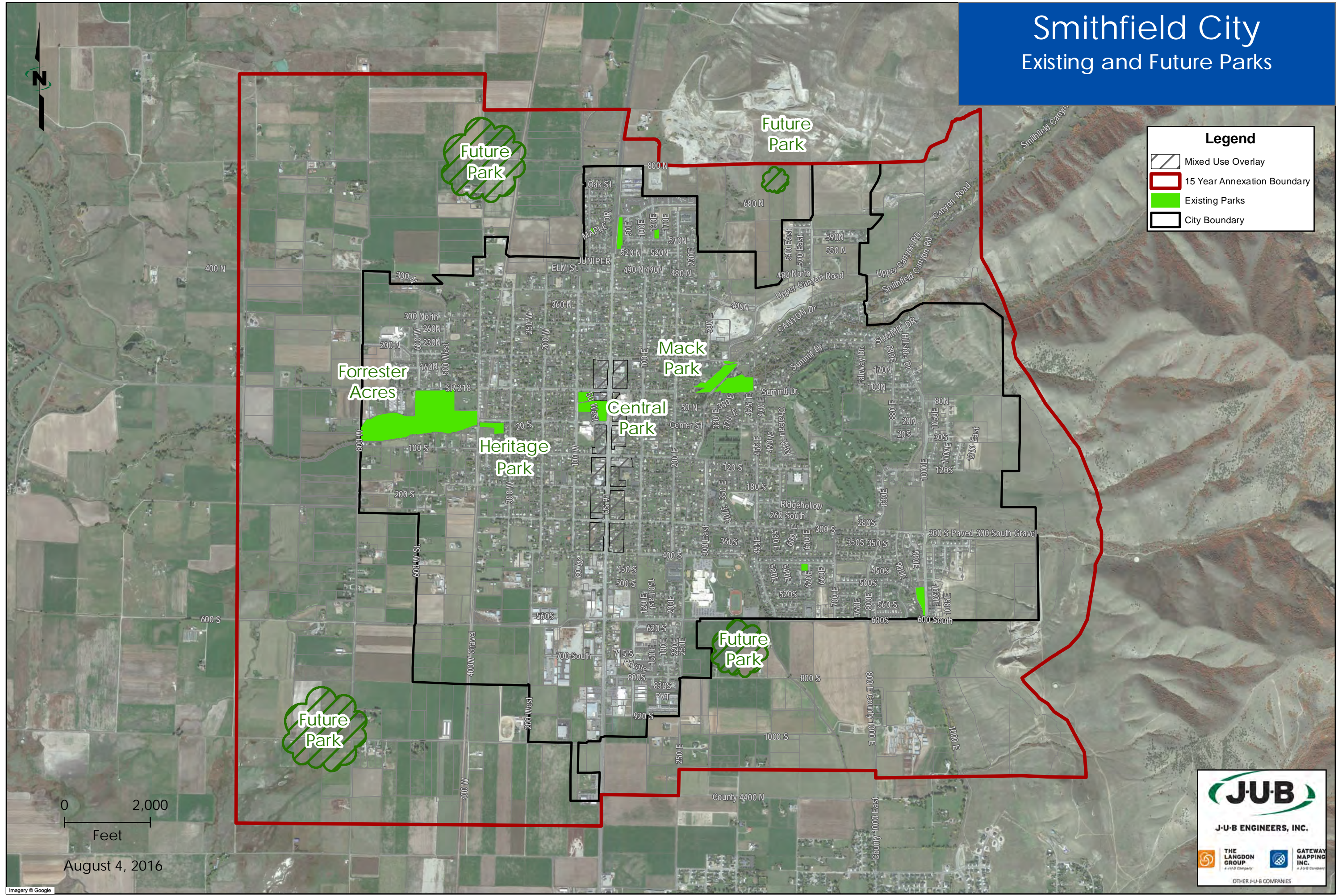
The State of Utah also has programs in place that can provide funding for bicycle and pedestrian facilities and programs. These funds are through the Utah State Parks Non-Motorized Trail Grants which are made available every year for trail projects.

Attachment 1

Existing and Future Parks Map

Smithfield City

Existing and Future Parks



JUB
J-U-B ENGINEERS, INC.

THE LANGDON GROUP
GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

A decorative horizontal band with a diagonal hatching pattern, consisting of thin, parallel lines slanted from the top-left to the bottom-right.

Attachment 2

Existing and Future Trails Map

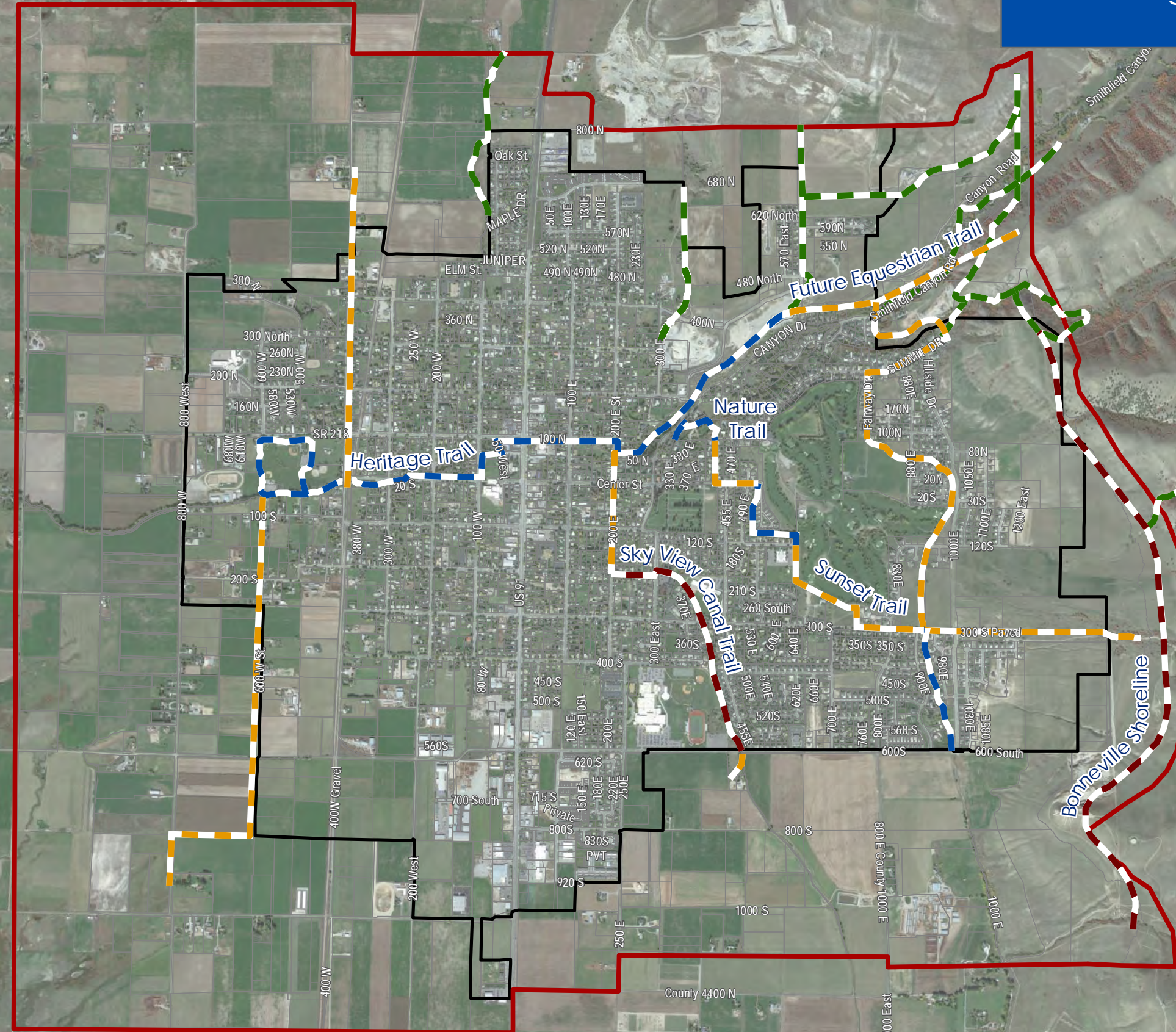
Smithfield City

Existing and Future Trails

Legend

Trails

- Existing
- Existing Canyon
- Future
- Non City-Owned
- 15 Year Annexation Boundary
- City Boundary



October 25, 2016

JUB
J-U-B ENGINEERS, INC.

THE LANGDON GROUP
GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES



Attachment 3

Inventory of Existing Parks and Trails

Condition Classifications Information 1- Bad 2- Fair 3 Good	Classification	Address	Park Use	Year Developed	Acreage			
					Developed Acres	Undeveloped Acres	Detention Basin Acres	Total Acres
Mack Park	Neighborhood	50 N. 300 E.	Pic, Volleyball	1934	4.8	1.8		6.6
Central Park	Neighborhood	50 W. 100 N.	Pic, Sports	1920	6.3	1.7		8
Heritage Park	Neighborhood	350/360 W. Center	Weddings, pic.	2003-2006	2.5			
Forrester Acres	Community	450 W. 100 N.	Sports, Rec,Pic.	1953 to 2016	42.5	4	1.5	48
Sunset Park	Neighborhood	500 S. 1000 E.	Play ground, pic.	2015	2.6		2	2.6
East Sky View	Mini-park	620 E. 420 S.	Play ground, pic.	2009	0.6	Under Ground .6		0.6
Hunter Meadows	Mini-park	570 N. 130 E.	Play ground, pic.	2010	0.6			0.6
East Retention Park	Mini-park	630 N. Main	Recreation	2011	1.8		1.8	1.8
Kids Corner	Mini-park	Wasatch - Maple	Play ground, pic.	1975	0.6			0.6
Heritage Trail	Regional Trail	Through Town	Walking, biking	2001				
Nature Trail	Community	380 E. Canyon	Walking	2005				
Sunset Trail	Regional Trail	500 E. Center	Walking	2004				
Civic Center	Indoor Facility							
Youth Center	Indoor Facility							
Rec Center	Indoor Facility							

Condition Classifications Information 1- Bad 2- Fair 3 Good	Baseball Field		Baseball Field Lights		Softball Field		Softball Field Lights		Basketball Court	
	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park										
Central Park										
Heritage Park										
Forrester Acres	2	3	1	3	2	3	2	3		
Sunset Park										
East Sky View										
Hunter Meadows										
East Retention Park										
Kids Corner									1	3
Heritage Trail										
Nature Trail										
Sunset Trail										
Civic Center										
Youth Center										
Rec Center										

Condition Classifications Information 1- Bad 2- Fair 3 Good	Basketball Court Lights		BBQ		Bench		Bleachers (movable)		Bleachers (fixed)		Pavilion, Small (1 Table)	
	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park					12	3						
Central Park			3	3	10	3	2	3				
Heritage Park					7	3						
Forrester Acres					9	3	18	3	1	3	2	3
Sunset Park					3	3						
East Sky View					2	3						
Hunter Meadows					2	3						
East Retention Park												
Kids Corner					2	3						
Heritage Trail												
Nature Trail												
Sunset Trail												
Civic Center												
Youth Center												
Rec Center												

Condition Classifications Information 1- Bad 2- Fair 3 Good	Pavilion, Medium (2 - 9 Tables)		Pavilion, Large (10 Tables +)		Concession Stand(s)		Designated Football Field		Designated Football Field Lights		Designated Soccer Field	
	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park			2	3								
Central Park			1	3								
Heritage Park												
Forrester Acres					4	3	1	3			1	3
Sunset Park												
East Sky View	1	3										
Hunter Meadows	1	3										
East Retention Park												
Kids Corner												
Heritage Trail												
Nature Trail												
Sunset Trail												
Civic Center												
Youth Center												
Rec Center												

Condition Classifications Information 1- Bad 2- Fair 3 Good	Designated Soccer Field Lights		Drinking Fountain		Fencing		Fire Pit or Fireplace		Flag Pole		Frisbee Golf Course	
	Count	Condition	Count	Condition	Type	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park			2	2	Wood Plan	3	3	3				
Central Park					Chain Link	3			1	3		
Heritage Park					Vinyl	3						
Forrester Acres			5	3	Chain Link	3			1	3		
Sunset Park												
East Sky View			1	3	Vinyl	3						
Hunter Meadows			1	3	Vinyl	3						
East Retention Park												
Kids Corner					Chain/Vinyl	3						
Heritage Trail												
Nature Trail												
Sunset Trail					Chain/Vinyl	3						
Civic Center												
Youth Center												
Rec Center												

Condition Classifications Information 1- Bad 2- Fair 3 Good	Community Garden		Specialized Garden		Historical Marker		Horseshoe Pit		Information Kiosk		Interactive Fountain	
	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park							4	3				
Central Park					3	3	4	3	1	3		
Heritage Park					1	3						
Forrester Acres												
Sunset Park												
East Sky View												
Hunter Meadows												
East Retention Park												
Kids Corner												
Heritage Trail												
Nature Trail					1	3						
Sunset Trail												
Civic Center												
Youth Center												
Rec Center												

Condition Classifications Information 1- Bad 2- Fair 3 Good	Irrigation System				Meeting Room		Equipment Storage Room		Multi-Use Field			Multi-Use Field Lights	
	(Yes/No)	(Automatic/ Manual)	Condition	Age	Count	Condition	Count	Condition	Count	Condition	Acres	Count	Condition
Mack Park	Y	A	3	40			1	3					
Central Park	Y	A	3	40					1	3			
Heritage Park	Y	A	3	13									
Forrester Acres	Y	A	3	30yr.to current			8	3					
Sunset Park	Y	A	3	1					1	3	2.6		
East Sky View	Y	A	3	7									
Hunter Meadows	Y	A	3	6									
East Retention Park													
Kids Corner	Y	A	3	41									
Heritage Trail	Y	A	3	15									
Nature Trail	Y	A	3	11									
Sunset Trail	Y	A	3	12									
Civic Center													
Youth Center													
Rec Center													

Condition Classifications Information 1- Bad 2- Fair 3 Good	Need for Tree Replacement Schedule	Park Sign		On-Street Parking (number of stalls)		Off-Street Parking (number of stalls)		Picnic Table		Large Playground (>25 kids)		Small Playground (<25 kids)	
		Count	Condition	Count	Pavement Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park	Y	3	3			83	3	30	3	2	3		
Central Park	Y	1	3	22	3	44	3	15	3	1	3		
Heritage Park	Y			6	3	7	3	1	3				
Forrester Acres	Y	2	2	75	3	220	2	2	2	1	3		
Sunset Park	Y			25	3					1	3		
East Sky View	Y	1	3	12	3			8	3	1	3		
Hunter Meadows	Y			12	3			8	3	1	3		
East Retention Park													
Kids Corner	Y	1	3	15	3					1	3		
Heritage Trail	Y	15	3										
Nature Trail	Y	1	3			6	3						
Sunset Trail	Y												
Civic Center													
Youth Center													
Rec Center													

Condition Classifications Information 1- Bad 2- Fair 3 Good	Portable Soccer Goals for Temporary Fields		Portable T-Ball for Temporary Fields		Restrooms		Scorekeeper's Tower		Skate Park		Specialized Bowery i.e. gazebo, bandstand	
	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park					1	2					1	3
Central Park	4	3			1	1	1	3				
Heritage Park											1	3
Forrester Acres	8	3	2	3	4	1	6	3				
Sunset Park												
East Sky View											1	3
Hunter Meadows											1	3
East Retention Park												
Kids Corner												
Heritage Trail												
Nature Trail												
Sunset Trail												
Civic Center												
Youth Center												
Rec Center												

Condition Classifications Information 1- Bad 2- Fair 3 Good	Splash Pad		Swimming Pool		Swings		Tennis Court		Tennis Court Lights		Trail Head		Trash Receptacle	
	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition	Count	Condition
Mack Park					2	3					1	3	16	3
Central Park											2	3	7	3
Heritage Park											1	3	1	3
Forrester Acres													39	3
Sunset Park													1	3
East Sky View					4	3							2	3
Hunter Meadows													2	3
East Retention Park														
Kids Corner					2	3							1	3
Heritage Trail														
Nature Trail														
Sunset Trail														
Civic Center														
Youth Center														
Rec Center														

Condition Classifications Information 1- Bad 2- Fair 3 Good	Volleyball Court (paved)		Volleyball Court (sand)		Volleyball Court Lights		Walking Paths and Trails Within the Park		Youth Baseball Field		Youth Field Lights	
	Count	Condition	Count	Condition	Count	Condition	Length	Condition	Count	Condition	Count	Condition
Mack Park			1	3			1600'	3				
Central Park			1	3			350'	3				
Heritage Park							1800'	3				
Forrester Acres							4300'	3				
Sunset Park							2550	3				
East Sky View												
Hunter Meadows												
East Retention Park												
Kids Corner												
Heritage Trail							14,850'	3				
Nature Trail							1150'	3				
Sunset Trail							4250'	2				
Civic Center												
Youth Center												
Rec Center												

Condition Classifications Information 1- Bad 2- Fair 3 Good	Other (specify)		Other (specify)		Other (specify)	
	Amenity Name/Type	Condition	Amenity Name/Type	Condition	Amenity Name/Type	Condition
Mack Park	River	3	Preservation Board	3		
Central Park	River - Flower Beds	3	Preservation Board	3	Christmas Lights	3
Heritage Park	Historical Cabin	2	River Bridge	3	River	3
Forrester Acres	Horse Arena & Track	3	Batting Cages, Dug out, Practice Pitcher	3	Memorial Monuments	3
Sunset Park						
East Sky View						
Hunter Meadows						
East Retention Park						
Kids Corner						
Heritage Trail						
Nature Trail	Memorial Trees	3	River Bridge	3		
Sunset Trail						
Civic Center						
Youth Center						
Rec Center						

Park Name: Central Park **Park Address: 50 West 100 North**

Size: 8 Acres **Classification: Neighborhood**
Detention: None **Over All Condition: Good** **Year Built: 1920**

Amenities

Item	Count	Condition
BBQ	3	Fair
Bench	10	Good
Bleachers	2	Fair
Pavilion Large	1	Bad
Fence	Chain Link	Fair
Flag Pole	1	Fair
Historical Marker	3	Good
Horseshoe Pit	4	Fair
Information Kiosk	1	Good
Irrigation System	40 Years old	Fair
Multi-Use Field	1	Good
Park Sign	1	Good
On-Street Parking	22	Good
Off-Street Parking	44	Good
Picnic Tables	30	Good
Large Playground	1	Fair
Portable Soccer Goals	4	Good
Restrooms	1	Bad
Scorekeeper's Tower	1	Fair
Trail Head	1	Good
Trash Receptacle	7	Fair
Volleyball Court	1	Fair
Walking Path	350 Feet	Good
River and Flower Beds	Specialty Item	Good
Christmas Lighting	Specialty Item	Good

Future Needs

Update or rebuild the restrooms
 Cement border around the volleyball area
 Sprinkler system on the north side
 Splash Pad
 Skate Park
 Redo curbing and sidewalk
 Update pavilion
 Purchase new picnic tables
 Plant additional trees
 New park sign
 Replace and enlarge river bridge
 Resurface playgrounds
 Parking lot update
 Update bleachers
 Update trash receptacles and lids
 Update drinking fountains
 Information board

Park Name: Forrester Acres		Park Address: 450 West 100 North	
Size: 48 Acres		Classification: Community	
Detention: Yes 1.5 Acres		Over All Condition: Good	
		Year Built: 1953- 2016	
Amenities			
Item	Count	Condition	
Baseball Field	2	Good	
Baseball Field Lights	1	Good	
Softball Field Lights	2	Fair	
Bench	9	Good	
Bleachers Movable	18	Good	
Bleachers Fixed	1	Fair	
Pavilion Small	2	Fair	
Concession Stands	4	Bad (Except for New Blue Socks)	
Football Field	1	Good	
Soccer Field Designated	1	Good	
Drinking Fountains	5	Fair	
Fence	Chain Link	Bad to Fair Needs work	
Flag Pole	1	Good	
Irrigation System	30 or Less Years Old	Good	
Equipment Room	8	Fair	
Park Sign	2	Fair	
On-Street Parking	75	Good	
Off-Street Parking	220	Fair	
Picnic Tables	2	Bad	
Large Playground	1	Fair	
Portable Soccer Goals	8	Good	
Portable T-Ball	2	Good	
Restrooms	4	Bad	
Scorekeeper's Tower	6	Good	
Trash Receptacle	39	Fair	
Walking Path	.81 Mile	Good	
Horse Arena and Track		Good	
Batting Cages		Good	
Memorial Monument		Good	
Future Needs			
Update or rebuild the 3 restrooms Build pavilions and add tables New park signs Modify sprinkling system Modify culinary connections Replace homerun fence line throughout the park Update backstop behind Blue Socks Add new parking lot Plant additional trees Add additional bike racks Expand the park in undeveloped area Resurface playgrounds Install entrance gate, park sign, information board at the horse arena Update trash receptacles and lids Information board			

Park Name: Heritage Park		Park Address: 350 West Center Street	
Size: 2 Acres		Classification: Neighborhood	
Detention: None		Over All Condition: Good	
Year Built:2003			
Amenities			
Item	Count	Condition	
Bench	7	Good	
Fence	Vinyl Privacy	Good	
Historical Marker	1	Good	
Irrigation System	13 Years Old	Good	
Specialized Bowery	1	Good	
Off-Street Parking	7	Good	
Picnic Tables	1	Good	
Picnic Tables	1	Bad/Needs Updating	
Trail Head	1	Good	
Trash Receptacle	1	Fair	
Historical Cabin	1	Fair	
River Bridge	1	Good	
Walking Path	.34 mile	Good	
Future Needs			
Park Sign Purchase moveable Stage for City events Update Pavilion/bandstand Update trash receptacles and lids			

Park Name: Mack Park		Park Address: 50 North 300 East	
Size: 6.6 Acres		Classification: Neighborhood	
Detention: None			
Amenities			
Item	Count	Condition	
Bench	12	Good	
Pavilion Large	2	Fair	
Drinking Fountain	2	Fair	
Fencing	Wood Plank	Good	
Fire Pit	3	Fair	
Horseshoe Pit	4	Fair	
Irrigation System	40 years old	Good	
Equipment Storage Room	1	Good	
Park Sign	3	Good	
Off-Street Parking	83	Good	
Picnic Tables	30	Good for most/need replacement	
Large Playground	2	Fair	
Restrooms	1	Bad	
Swings	2	Good	
Trail Head	1	Good	
Trash Receptacle	16	Fair	
Volleyball Court Sand	1	Good	
Trail Bridge	1	Bad	
River through the park			
Walking Path in the Park	.3 mile	Good	
Future Needs			
Rebuild the bridge Remove large trees Develop area west of Mack Park Resurface playgrounds Update Restrooms Expand concrete around the pavilions Update Pavilions Update picnic tables and benches Add a welcome sign and information kiosk Add additional pavilion on the west end of the park Replace walking bridge Update trash receptacles and lids			

Park Name: Sunset Park		Park Address: 500 South 1000 East	
Size: 2.6 Acres		Classification: Neighborhood	
Detention: Yes 2 Acres		Over All Condition: Good	
Year Built: 2015			
Amenities			
Item	Count	Condition	
Bench	3	Good	
Irrigation System	1 Year Old	Good	
Multi-Use Field	1 - 2.6 Acres	Good	
On-Street Parking	25	Good	
Large Playground	1	Good	
Trash Receptacle	1	Good	
Walking Path	.48 Miles	Good	
Future Needs			
Build restrooms Build pavilion Purchase new picnic tables Plant additional trees Update trash receptacles and lids Resurface playgrounds Add swing sets			

Trail Name: Heritage Trail		Trail Location: From Forrester Acres Park to Mack Park	
Length: 2.9 Miles		Classification: Regional	
Over All Condition: Good		Year Built:2001	
Amenities			
Item	Count	Condition	
Irrigation System	15 Year Old	Good	
Trail Signs	15	Good	
Connects Four Parks			

Trail Name: Nature Trail		Trail Location: 380 East Canyon	
Length: .2 Miles		Classification: Regional	
Use: Multi-use		Over All Condition: Good	Year Built: 2005
Amenities			
Item	Count	Condition	
Irrigation System	11 Years Old	Good	
Trail Signs	1	Good	
Off-Street Parking	6	Good	
Memorial Trees	?	Good	
River Bridge	1	Good	
Historical Marker	1	Good	

Trail Name: Sunset Trail		Trail Location: 380 East Canyon	
Length: .80 Mile		Classification: Regional	
Use: Multi-use	Over All Condition: Good	Year Built: 2004	
Amenities			
Item	Count	Condition	
Fencing	Vinyl	Good	
Irrigation	12 Years old	Good	

Park Future Needs

East Sky View Park

Resurface playgrounds
Update pavilion
Update trash receptacles and lids

Kids Corner

Resurface playgrounds
New basketball hoops
New picnic tables
Update trash receptacles and lids

Hunter Meadows

Resurface playgrounds
Update pavilion
Park Sign
Update trash receptacles and lids

East Retention

Add picnic tables, benches, and trash receptacles
Park sign
Plant trees

Trail Future Needs

Standardized trail signs
Additional benches
Rebuild areas where narrow sidewalks are used as part of the trail system to a standardized wider asphalt trails



Attachment 4

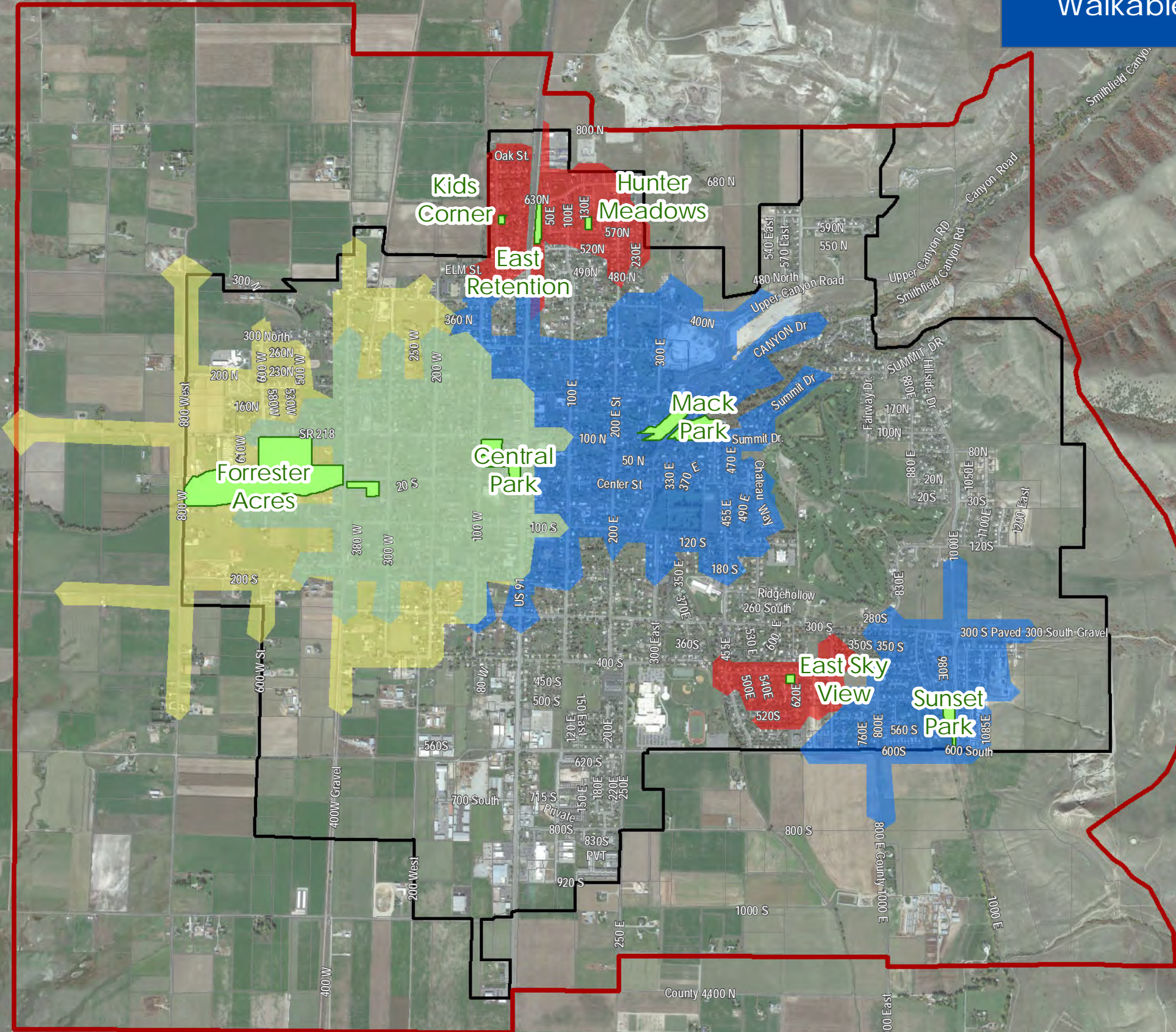
Walkable Park Access Map

Smithfield City

Walkable Park Access Areas

Legend

- Parks
- Community Park Service Areas (3/4 mile walking distance)
- Neighborhood Park Service Areas (1/2 mile walking distance)
- Mini Park Service Areas (1/4 mile walking distance)
- 15 Year Annexation Boundary
- City Boundary



0 2,000
Feet

August 18, 2016

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Attachment 5

Existing and Future Parks with Walkable Access Map

Smithfield City

Existing and Future Parks & Trails

Legend

Trails

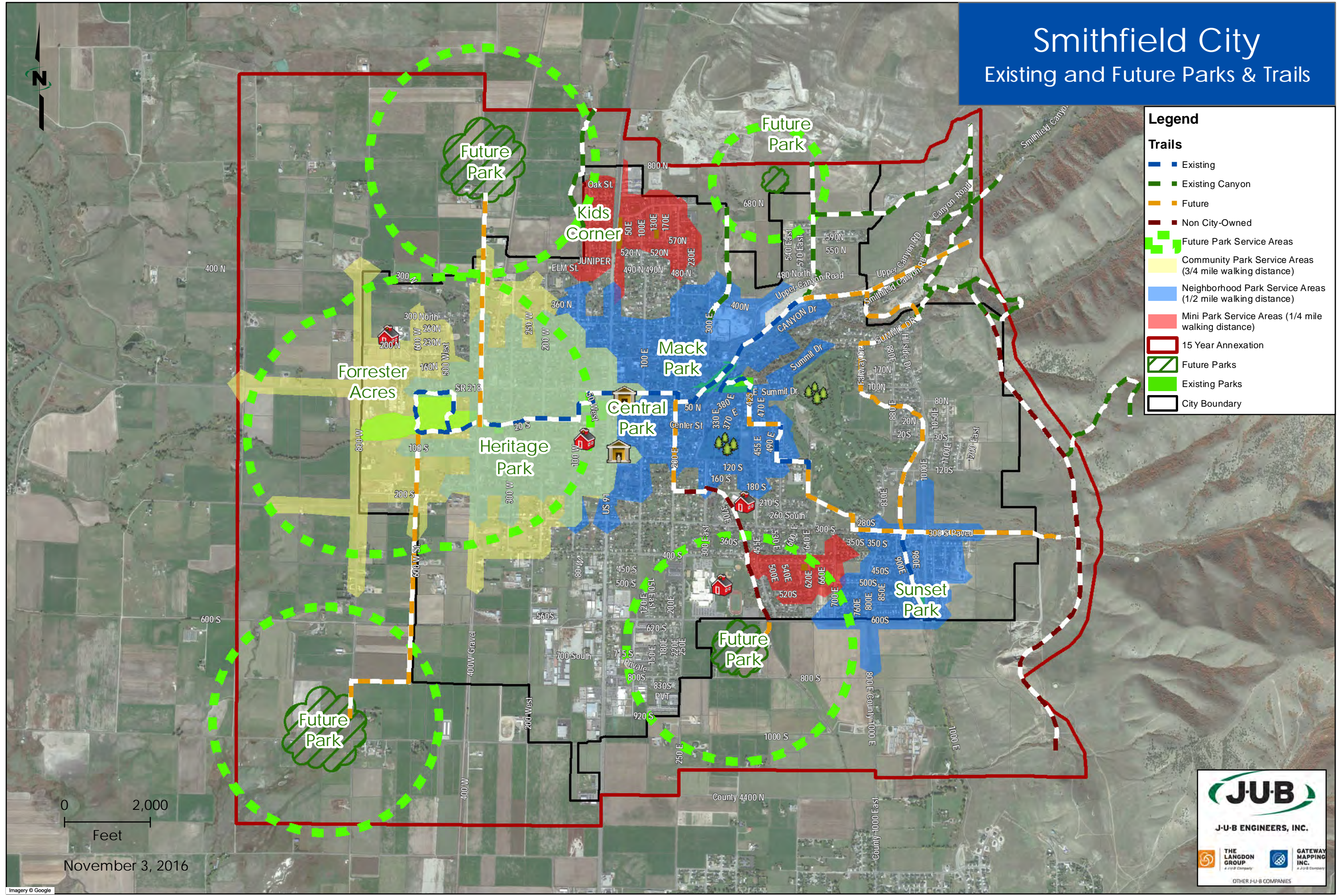
- Existing
- Existing Canyon
- Future
- Non City-Owned

Service Areas

- Future Park Service Areas
- Community Park Service Areas (3/4 mile walking distance)
- Neighborhood Park Service Areas (1/2 mile walking distance)
- Mini Park Service Areas (1/4 mile walking distance)

Other

- 15 Year Annexation
- Future Parks
- Existing Parks
- City Boundary



0 2,000
Feet

November 3, 2016

JUB
J-U-B ENGINEERS, INC.

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GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES



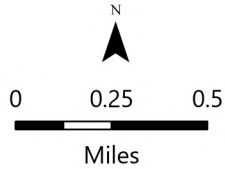
APPENDIX 7

Transportation Map

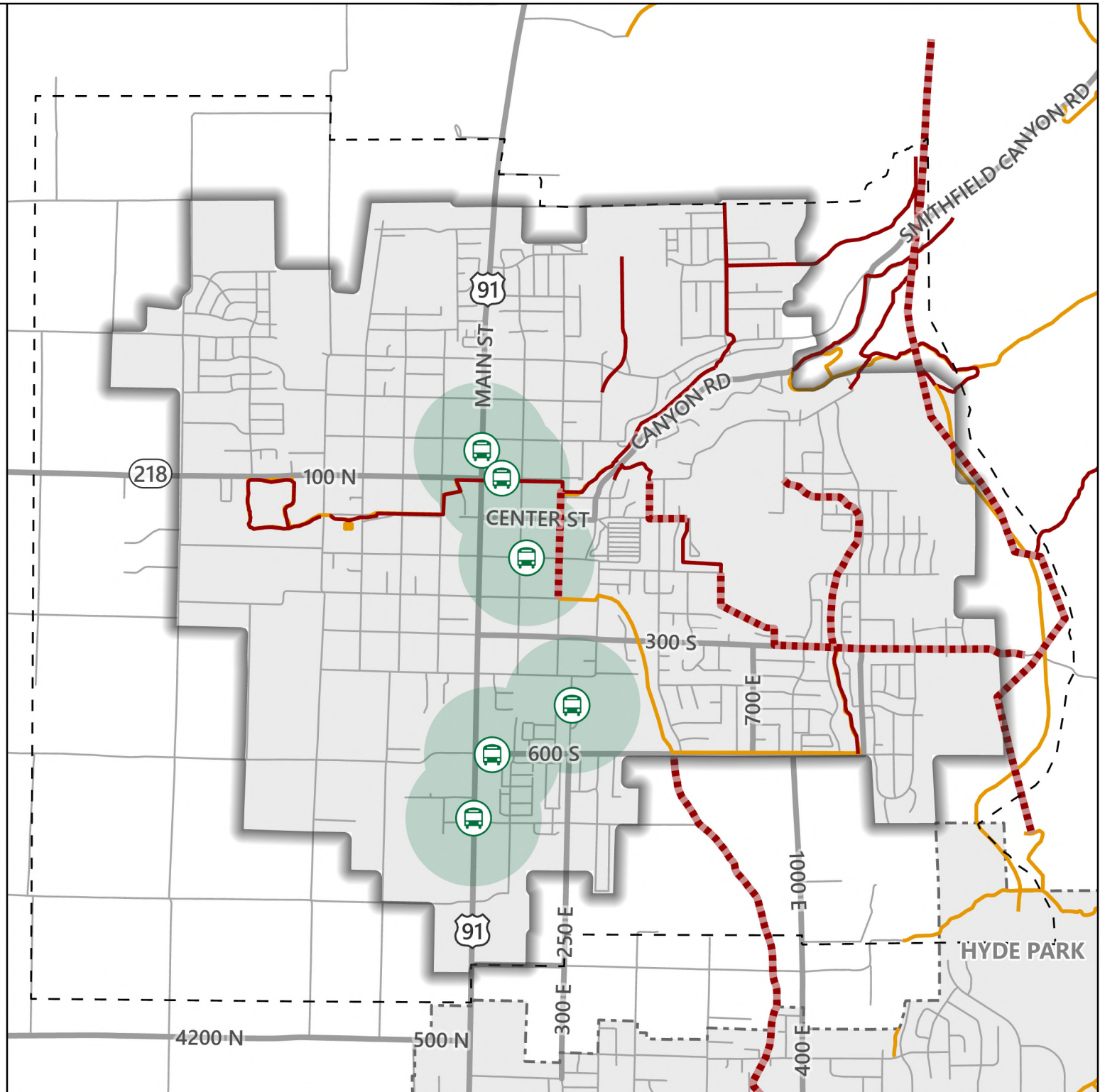


TRANSPORTATION & TRAFFIC

Smithfield General Plan
Update 2024



- Existing Trail
- Future Trail
- Non City-Owned Trail
- Existing Bus Stops
- 1/4 Mile Bus Stop Buffer
- Smithfield City Boundaries
- Future Annexation Boundaries



SMITHFIELD, UT

Printed:
Jul 2025



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APPENDIX 8

Transportation Master Plan



APPENDIX 8

The Smithfield Transportation Master Plan is a planning document separate from the General Plan and was last completed in 2017.

A new Transportation Master Plan is in progress and will be completed by the end of 2025



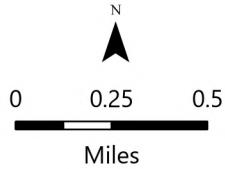
APPENDIX 9

Water Use & Preservation Map



WATER USE & PRESERVATION

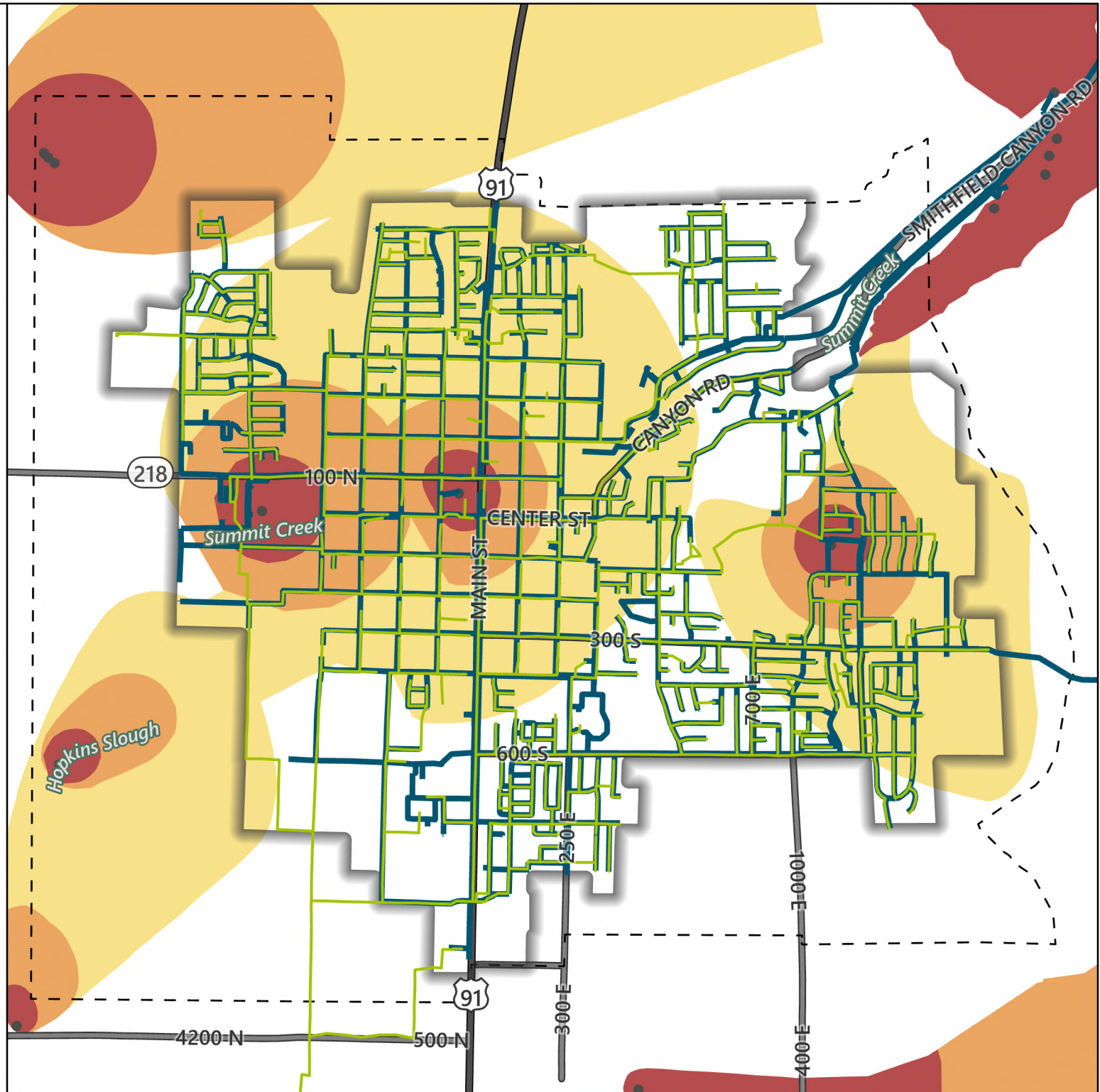
Smithfield General Plan
Update 2024



- Sewer Pipes
- Water Pipes

Groundwater Protection Zones

- Zone 1 (100-foot radius around the source)
- Zone 2 (250-day groundwater time-of-travel)
- Zone 3 (3-year groundwater time-of-travel)
- Zone 4 (15-year groundwater time-of-travel)
- Smithfield City Boundaries
- Future Annexation Boundaries



SMITHFIELD, UT

Printed:
Jun 2025



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An aerial photograph of a suburban residential neighborhood. The houses are mostly single-story with light-colored siding and dark roofs. There are green lawns, trees, and paved streets. A large, dark, overcast sky covers the top half of the image. A dark blue horizontal band is overlaid on the middle of the image, containing the title text.

APPENDIX 10

Moderate Income Housing Plan

Moderate Income Housing

Moderate Income Housing Introduction

Smithfield Moderate Income Housing Plan

Smithfield City Moderate Income Housing Plan (MIHP) was updated as part of the General Plan Update with assistance from Bear River Association of Governments (BRAG). In accordance with state law (Utah Code, Sections 10-9-403), the plan includes the following (This plan can be found in Appendix B).

- » An estimate of the current supply of housing.
- » An estimate of the need for the development of additional moderate income housing within the city and a plan to review the need biennially.
- » Summary of affordability.
- » Population change and affordable housing demand.
- » Affordable housing policy statement.

The Moderate Income Housing Plan is intended to help encourage a variety of housing for those with low-to-moderate incomes in cities and towns. Moderate Income Housing can include a variety of housing types, including single family homes, town homes, and apartments. Contrary to some views, affordable housing residences can be well designed, look like they belong in the community, and provide essential living accommodations for people in various life stages.

For example, town homes and apartments, if well designed and properly managed, can provide excellent housing for older residents who are looking to down-size and no longer want the responsibility of caring for a large yard. Likewise, young families and individuals attending college are able to live in communities like Smithfield if affordable housing is available.

Smithfield's MIHP will help guide them in developing and updating their city codes as well as understanding the needs in the future for moderate and low income housing opportunities.

Smithfield has always worked in conjunction with low to moderate income housing groups to help create quality affordable housing opportunities that strengthen and enhance the community .

According to the 2022 calculations, the large majority of rentable units are affordable to families in the 70 to 80% of the AMI (area median income).



Smithfield city has approximately 80% of residents who are classified under home ownership and 20% of residents who currently rent.

6.6% of all homes sold in the city are owned by families that are located in the 80% AMI (area median income) income bracket. The predominant number of home owners (99.2%) are estimated to have an income about the 80% AMI range.

Moderate Income Housing

Moderate Income Strategies, Actions and Timing

Congruent with the Utah State code, section 10-9a-403 (2)(b), which reads;

- (b) In drafting the moderate income housing element, the planning commission:
- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
 - (ii) for a town, may include, and for a specified municipality as defined in Section 10-9a-408, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
 - (iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:

Smithfield City has amended the general plan (appendix B and C), to implement the following strategies, in order to facilitate the development and opportunity for moderate income housing.

Strategy 'A'

STRATEGY

Objective: "Rezone for densities necessary to facilitate the production of moderate income housing."

ACTION

Action: Continued modification and implementation of the Master Plan Community (MPC) zone, which allows for increased density, additional housing types, increased circulation and expanded open space.

The objective of the master plan community, was to create a distinctive zone that allows for the design and integration of various housing types, including moderate housing, single family housing and multi-family structures. This has been used extensively throughout the city and is a standing zone which can be requested at any time.

TIMING

Timing: The Master Plan Community zone, has been implemented in several locations throughout Smithfield City. We routinely alter and modify the code to make improvements for future use. This strategy will be reviewed annually in June and as required for changes and revisions.

Moderate Income Housing

Strategy 'L'

STRATEGY

Objective: "Reduce, waive, or eliminate impact fees related to moderate income housing."

ACTION

Action: Reduce the amount of total impact fees placed on moderate income housing by 10%, defined as any dwelling establishment that is constructed for use by households that earn less than 80% of the 'Area Median Income' (AMI), for Cache Valley Utah.

TIMING

Timing: The 10% reduction in city impact fees, for new construction of approved moderate income housing, will begin in September of 2024 through August of 2025. The percentage of reduction will be reviewed and analyzed annually for incremental adjustments through August of 2029.

In order to qualify for the reduced impact fees, developers or owners must effectively demonstrate that the proposed structure will be used for moderate income housing and that the owners earn 80% or less of the 'Area Median Income' (AMI), for Cache Valley Utah. The AMI for Cache Valley will be determined annually, by the Bear River Association of Governments.

Strategy 'O'

STRATEGY

Objective: "Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing."

ACTION

Action: Partner with **Neighborhood Housing Solutions** to incorporate more moderate income housing in the city. The objective is to provide additional application assistance to reduce the current impact fee allowed through strategy L, found in Utah State Annotated Code. This would create an increase in the moderate income homes available on the market.

TIMING

Timing: Official partnership will occur for a period of five (5) years, in which time, each entity will provide extensive cooperation in creating moderate income housing that will comply with Utah Code §10-9a-403. An increase in moderate income housing will happen within one year of application.

A Partnership will be formed based on the mutual objective to provide quality and affordable housing for the City of Smithfield. Said partnership will occur from September of 2024 to August 2029 and be formed in order to coordinate documentation required for moderate income housing permits.

Moderate Income Housing

Strategy 'V'

STRATEGY

Objective: "Develop a moderate income housing project for residents who are disabled or 55 years old or older."

ACTION

Action: Collaborate with a developer to create a specific housing project for a 55-year-old or older community. This development will be located within an approved Master Plan Community and will be composed of different housing types. This community will be developed with the moderate-income housing strategies "L" and "O." This community will also have the ability to increase density and have different housing types.

TIMING

Timing: This will be a phase of the approved Master Plan Community and will be designed and approved by August of 2026. The construction and scheduling of said community will be left to the developer.



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PROJECT STATUS

July 10, 2025

Client: **Smithfield City, UT**

Project: **General Plan Update**

J-U-B PN: 57-24-004

Project: Complete a General Plan Update as required by Utah Code

This project status report covers work conducted from February 2024 through July 10th, 2025.

A. DESCRIPTION OF SERVICES PROVIDED

J-U-B completed and developed project deliverables and public involvement tasks as described in the scope of work for a General Plan update.

B. SUMMARY OF PROJECT BUDGET BY TASK

57-24-004 Task 020: General Plan

Subtask 201 Initiate

- Conducted project kick-off meeting
- Coordinated and facilitated public open house
- Obtained client input regarding Land Use, Moderate Income Housing, Transportation and Traffic, and Water Use and Preservation
- Completed assessment of plan components
- Completed preliminary summary and assessment memorandum
- Developed maps for public engagement activities

Subtask 202 Discover

- Facilitated Steering Committee meeting #1 and drafted summary minutes
- Completed online public and stakeholder surveys
- Summarized survey results
- Gathered existing data and plans
- Drafted existing conditions for plan components

Subtask 203 Define

- Facilitated Steering Committee meeting #2 and drafted summary minutes
- Continued drafting plan updates
- Continued revising plan maps

Subtask 204 Implement

- Prepared draft plan for Steering Committee review
- Identified funding sources and drafted implementation element
- Revised draft per Steering Committee comments

Additional task per contract amendment

- Facilitated Steering Committee meeting #3 and drafted summary minutes
- Revised draft and maps per Steering Committee comments at meeting #3



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C. ACTION ITEMS

Draft updates to the General Plan have been prepared and are ready for review by the Planning Commission. Standard public notice and hearing procedures will follow, culminating in adoption by City Council.

Respectfully Submitted by:

Alison Tompkins,
J-U-B ENGINEERS, Inc.

SMITHFIELD CITY'S URBAN FOREST

Smithfield City's urban forest is a tremendous asset to the community that makes Smithfield a better place to live, work and play. Smithfield's trees provide a number of environmental, financial, social, commercial, architectural, visual, and human health benefits. The approximately 1000 Smithfield trees provide total environmental benefits worth \$122,195, or \$80.76 per tree every year (2016 figure).

Trees play a critical role in creating healthier, safer, and more connected communities. They clean our air, filter water, and help reduce storm surges and flooding. By providing shade, trees can cool cities by up to ten (10) degrees, reducing heat-related risks. Beyond environmental benefits, trees improve mental well-being, promote physical activity, and contribute to a reduction in crime.

A healthy tree canopy not only enhances the city's livability but also boosts economic growth and fosters civic pride. Urban forests improve air quality by reducing atmospheric carbon dioxide levels and absorbing air pollutants. Trees can directly sequester carbon dioxide as woody and foliar biomass while they grow.

<https://research.fs.usda.gov/psw/projects/value-urban-forests>

Your trees are valuable Trees in urban and suburban environments offer many benefits to citizens and landowners. Although some of these benefits are intangible, like the enjoyment of a cool summer breeze and or the relaxing sound of wildlife in the landscape, all have monetary values that can be calculated. For example:

- Trees and landscape plantings greatly impact property values. Good landscape designs can increase property values 4-5%. On the other hand, poorly placed or selected plant material can lower property values by 8-10%. Real estate assessors recognize that a house on a lot with trees or in a neighborhood with mature trees is up to 20% more saleable.
- Street trees in urban business districts lead to higher retail sales by changing consumers' shopping patterns. Shoppers are willing to pay more and are more likely to shop longer in tree-lined areas.
- Attractive, tree-filled landscapes improve human health in cities. They reduce blood pressure, improve emotional and psychological health, provide sun protection, and reduce exposure to airborne pollutants.
- Urban trees make our cities safer. Trees reduce traffic speeds and create safer pedestrian walkways. In addition, communities with extensive urban forests have lower crime rates.

· Trees provide many valuable environmental benefits to urban communities. They can decrease heating and cooling costs in homes and offices, sequester carbon dioxide, mitigate ozone and other pollutants, and even reduce stormwater runoff.

As a homeowner you may recognize these many benefits and work towards maintaining and improving trees and landscape plantings on your property. However, even with the best care, your valuable trees and landscape plants may be damaged through no fault of your own. In these cases, landscape appraisers may be called on to assess individual plants and entire landscapes as a result of storms, human damage, destruction, and failure. <https://ufi.ca.uky.edu/treetalk/trees-treeworth>

As a member of Tree City USA we are required to have an active Tree Committee. The purpose of the Tree Committee is to promote and protect the public health, safety and welfare of Smithfield citizens, by managing the planting, maintenance, protection and removal of trees within Smithfield City.

In new subdivisions or developments approved by the city council, the developer shall only plant trees from the approved Tree List. The Tree Committee recommends and encourages a diversity of species in all subdivisions and developments, see SMC 17.100 “Site Development and Landscaping”. See Tree Ordinance below.

RESOURCES Tree Committee website: <https://smithfieldutah.gov/bc-tc> Recommended trees: <https://smithfieldutah.gov/bc-tc/page/recommended-trees-city>

City Tree Management Plan

https://smithfieldutah.gov/sites/default/files/fileattachments/tree_committee/page/2331/tree_management_plan_-_feb_2017.pdf

Tree Ordinance: https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/smithfield/ADC/files/ordinance/1747783442_Ord%202025-08%20Tree%20Committee%20Rev1.pdf

Utah Forestry, Fire, and State Lands: <https://ffsl.utah.gov/forestry/urban-and-community-forestry/>