



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, September 24, 2025**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Jim Marshall.

1. Approval of Planning Commission Meeting Minutes from August 20, 2025.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-19, an Ordinance rezoning Cache County Parcel Numbers 08-085-0008 and 08-085-0011 from R-1-12 (Single Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). The parcels are located at approximately 385 West Center and total approximately 1.4 acres. The request was submitted by Lucerne Management Company.
4. Discussion and possible vote on Ordinance 2025-19.
5. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-17, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.81 "Master Planned Community (MPC) Zone", Sections 17.81.030 "Definitions", 17.81.070 "Streets, Circulation and Parking", Chapter 17.88 "Planned Unit Developments", Section 17.88.080 "Streets, Circulation and Parking", 17.88.120 "Preliminary PUD Plan Approval" and Chapter 16.16 "General Requirements for all Subdivisions", Section 16.16.030 "Street Layout Standards".
6. Discussion and possible vote on Ordinance 2025-17.
7. Continued 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 August 20, 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, August 20, 2025.

Welcome/Pledge of Allegiance & prayer by Brad Thatcher

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

City Staff: Justin Lewis, Brian Boudrero

Others in Attendance: Brian Carver, Stuart Reis, Deon Hunsaker, Sue Hyer, Michelle Anderson, Jenn Staker

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

Approval of the Planning Commission Meeting Minutes from July 16, 2025

Following review by the Commission, Chairman Anderson declared the minutes from the July 16, 2025 meeting to stand as submitted.

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

There were not any comments or questions.

AGENDA ITEMS

Public Hearing for the purpose of discussing the 2025 General Plan Update

Mr. Lewis, City Manager, explained that the current process involves updating the General Plan, which was last revised in 2017. This is not a complete overhaul of the plan.

- Minor typographical and grammatical corrections will be made.
- Commissioners are encouraged to submit updated photos for consideration if there are some that they don't like that were used in the old plan and being considered in the updated plan.
- Regarding transportation planning, the City is working with an engineering firm to evaluate options for 100 East, 250 East, and 1000 East, and to determine the best connection to Wolfpack Way from Hyde Park. Smithfield continues to coordinate with Hyde Park, and the agreed boundary between the two cities remains at 4400 North.
- The City has applied for grant funding for 925 South from 250 East to 100 East, which would fund construction of the road and connect 100 East to 250 East.
- The Transportation Plan will be finalized after the General Plan is adopted.

Mr. Lewis emphasized that the document presented tonight is a draft. Suggestions from the Tree Committee, including adding a section on Urban Forest management, have been received. He reminded commissioners that while certain components of the plan are mandatory, the General Plan serves as a guiding document and may be amended as needed.

Brian Carver from J-U-B Engineers introduced himself and acknowledged his long-standing relationship with Smithfield. He described his expertise as working alongside demographers and statisticians on community growth. Addressing questions from the last meeting about population, he explained that projecting population growth for communities like Smithfield is inherently complex, influenced by factors such as land availability, water resources, supply chain fluctuations, economic conditions, pandemics, and unemployment. He stressed the importance of establishing a solid basis for assumptions in any forecast model. The University of Utah's Kem C. Gardner Policy Institute is the main source for county-level population projections. Although they used to provide sub-county or municipal projections, they have scaled those back, but their county-level trends remain highly reliable. Smithfield's projections are based on Cache County estimates, which were later reviewed by UDOT (Utah Department of Transportation) to refine models of local household growth and transportation demand. Mr. Carver recognized that such projections, especially those indicating plateauing or decline, can be controversial but emphasized the need to rely on models rooted in empirical data and proven methodologies.

Commissioner Marshall reported that he had talked with Jeff Gilbert from the Cache Metropolitan Planning Organization (CMPO). According to Mr. Gilbert, the state assigns population growth figures to each county, and then UDOT (Utah Department of Transportation) distributes these projections to individual cities. Commissioner Marshall noted that data comparisons he made across Cache County showed that all cities except Smithfield and Hyde Park experienced population growth. He and Mr. Gilbert agreed that this pattern might be due to the method used in dividing the numbers, suggesting this could be an artifact rather than an actual trend, and therefore not entirely reliable. Mr. Carver agreed, especially considering the long-term nature of the projections. He emphasized the importance of focusing on short-term trends, particularly the next 5–10 years, which are often more relevant and actionable. He reiterated that population forecasts are not an exact science and pointed out that the General Plan can be updated periodically to account for data changes. Both Commissioner Marshall and Mr. Carver expressed confidence that the population is unlikely to plateau or decline within the next 15–20 years.

Commissioner Olsen advised that at some point, there will be limited land available for growth. He suggested that modeling different housing types could help understand how these options might impact population growth and land use. Commissioner Marshall agreed and thought this could be a valuable educational process for commission members. Mr. Carver said they will collaborate with staff to develop a build-out analysis.

Commissioner Marshall said that, based on the population explanation, he is comfortable with the wording in the draft.

Commissioner Olsen inquired about how suggestions and comments would be incorporated. Mr. Carver explained that J-U-B will implement all appropriate changes and conduct a quality check on the plan before the final review and approval. The City Council will follow a similar process and will have the opportunity to make recommendations. Mr. Boudrero stated that all suggestions submitted so far have been compiled and provided to J-U-B.

7:01 p.m. Public Hearing Opened

Deon Hunsaker has over 50 years of experience in the title and real estate development industry and served on the City Council for 12 years, during which he was involved in two General Plan updates. He was the only councilmember who voted against the 2017 update. He has concerns about poorly planned roads, such as the jog in the road at 300 South at about 200-300 West, as well as a similar issue on 800 West. He noted that decreasing the average household size will require more housing units, highlighting that growth is often underestimated. To preserve open space, Smithfield may need to consider higher-density housing strategies. After the announcement of an LDS Temple in Smithfield, he received inquiries about lot availability near it, even before a specific location was disclosed. While serving on the city council, he learned that Cache County is the second-highest county for internal growth. He recommended extending 800 West directly to Main Street in Lewiston, anticipating heavy traffic through the “temple district,” which is mostly north of the city. Extending 800 North could also relieve congestion and help plan better for future growth.

Stuart Reis, a former member of the Planning Commission, agreed with Mr. Hunsaker’s comments. He noted that lot sizes and land consumption are increasing rapidly, and that density must be considered when planning roads. He also emphasized the importance of addressing water and sewer issues. Mr. Reis encouraged the City to take measures that may go beyond what is considered reasonable so that, as growth occurs, the City will be prepared; and if such measures prove unnecessary, nothing will be lost.

7:12 p.m. Public Hearing Closed

Discussion on the 2025 General Plan Update

Commissioner Marshall expressed gratitude for the opportunity to provide feedback. He submitted a document listing his suggestions and recommendations for consideration. In the 2017 General Plan, a stated intention was included to preserve the “hometown feel” of Smithfield without defining what that meant. In this update, there is some reference to a “small town” feel. This is partly in response to the strong feedback received during last year’s public surveys. Neither “hometown feel” nor “small town feel” is defined in this update. The part of the City that looks like a small town is primarily in the old part of town, nearest the city center. This plan already addresses the Central Business District, but it does not address the residential areas in the older, central district.

Commissioner Marshall recommends adding a new subsection in the Growth and Land Use section entitled “*Old Town*” and including the paragraph “*Smithfield residents treasure the small town feel conferred by the architecture and streetscape in the older, central part of town. We will take measures to identify and preserve the characteristics*

that make this neighborhood special.” He recommended adding the following policies to that section (some of these move over from the residential section):

- *Identify the specific blocks to which “Old Town” policies apply.*
- *Identify the specific elements that give it its particular character.*
- *Develop appropriate design standards.*
- *Move “Multi-family uses on undeveloped interior blocks should be subject to height limitations” from the Residential section on page 10 into this new section.*
- *Insert “Prohibit multi-family housing development within the interior of older city blocks.”*
- *Move “Encourage medium density housing developments within the interior of older city blocks” from the Residential section to this new section.*

In the General Plan, medium density means 3-5 units per acre. The goal is to allow infill development without compromising the neighborhood's character. He hopes that someone living in a bungalow home does not see the day when two- or three-story condo or apartment complexes are built across the lot. Duplexes might be acceptable if they were part of the sale of a residential home.

Commissioner Heywood asked Commissioner Marshall for his opinion on the large residential development near the Eccles Theater in Logan. Commissioner Marshall said he viewed it differently because it was built on a blighted corner close to other commercial property on the same block. Logan City has a Central Business District zone that serves to buffer the more intensive uses of that district from residential areas by featuring less intensive commercial activities.

Commissioner Olsen proposed sending a survey to residents asking what “Old Town” or “Small Town” means to them. He appreciates the sentiment behind the idea but wants to gather input from more residents.

Mr. Lewis said a survey link could be sent out through the CivicReady system. Staff will need clear instructions and guidance on what the commission wants to include in the survey. Commissioner Heywood offered to help draft the survey questions. Commissioner Price wants to include some demographic information. Mr. Lewis said this could be added and noted that one missing demographic in the CivicReady system is renters because information is sent to landowners; aside from that, staff believe they have a good demographic sample subscribed to the communication system. Mr. Lewis will work with Commissioner Heywood on the survey and present the results at the September meeting.

Mr. Lewis noted that until the update is approved and the specific sections are revised, an applicant can still apply for a multi-family development in the current approved locations.

Commissioner Thatcher wants the survey feedback to be actionable data.

Commissioner Heywood wants to know where residents prefer higher-density housing to be placed. Ideally, it should be near transportation hubs and schools.

Commissioner Marshall said there is some information about density in the Moderate-Income Housing Plan, but he would like to address it more explicitly in this update. There are some strong trends that are likely to affect development. The median home price has

increased by 76% over the past six years. The Utah state government is pursuing policies to significantly increase the supply and density of housing in growing areas. Those pressures are likely to increase, and some analysis should be done regarding which of their proposed policies are feasible and which ones are not. He recommended the following wording to be included in the Residential section on page 10 of the draft:

“As noted in Table 2, the median home price in Smithfield has increased 76% since 2017. The Governor’s Office and Utah State Legislature are actively promoting policies that would increase the density of development in Smithfield. Thus, both market pressures and government policies are likely to alter the development patterns in some Smithfield neighborhoods.”

“A significant amount of high-density housing has been planned and approved in the area east of 100 East, south of 600 South in Smithfield. Similarly, the city of Hyde Park has planned and approved a large amount of high-density housing along a corridor a few blocks east of Highway 91. The result will be a 2-mile corridor of high-density housing just east of Highway 91.”

“We will work to ensure that this area is planned and designed to be well-integrated with the rest of the community, with good traffic and pedestrian connectivity to schools, shopping, and parks. We will work to ensure that this area is well-served by public transportation.”

Commissioner Marshall would like to ensure that higher-density areas will not become a launching pad for young families and/or a haven for the older population. Connectivity and availability of services are a big concern.

Mr. Lewis stated that a vote cannot be taken on the proposed language, but a consensus can be reached. The Commission concurred with Commissioner Marshall’s suggestions.

Commissioner Marshall recommends that within the Central Business District section, the last paragraph be revised; instead of saying that transitional zones can be recommended between the Central Business District and the neighboring residential district, it should state that they “are” recommended. This change will make it a definitive policy statement rather than a conjectural one. The Commission agreed.

Commissioner Marshall said he has been advocating that Smithfield actively shape the development of the area around the LDS Temple located at 100 North 800 West, even though it is right at the city limit. He believes this will become the west gateway for Smithfield.

He recommended adding the following policies relating to the west gateway:

- *If land is annexed into the city west of this intersection, when it is proposed to be rezoned for development, we intend to apply a gateway overlay zone and apply the same landscaping and architectural requirements.”*
- *We intend to work with UDOT and CMPO to ensure that any truck routes that lead in or out of the industrial areas on the southwest side of Smithfield do not pass through this gateway area. (They should be routed onto Highway 91 at 4200 North).*

- *Similarly, we intend to accommodate truck traffic from the planned western corridor by routing it to Highway 91 at 4200 North, not SR218 past the temple, Forrester Acres, and Smithfield Implement.*

This would require amending the current code at 17.90.010 Gateway Overlay Zone to remove the reference to Highway 91. Commissioner Marshall stated the goal is to apply the same standards to the west gateway as those for the north and south gateways.

Mr. Boudrero pointed out that Cache County has planned for industrial use in this southwest area. Commissioner Marshall would like to work with the County Council to ensure that this area is developed properly. Mr. Lewis said the truck route recommendation would be impossible and/or illegal to enforce. Trucks cannot be forced to follow a specific route. Commissioner Marshall has traveled extensively and seen signage encouraging trucks to take particular routes; however, controlling this won't be easy. He is asking that the City use whatever influence they have with UDOT and CMPO to ensure trucks are routed appropriately. He is concerned about negatively impacting residential and agricultural areas in the southwest quadrant. The roads are not suitable for truck traffic. Mr. Boudrero pointed out that 1000 West was built to divert trucks off Main Street in Logan, but some trucks still travel there. Commissioner Marshall said the wording he is proposing recognizes that Smithfield does not have control over this; the goal is to collaborate with other agencies to improve traffic control.

Mr. Lewis encouraged members to travel south on 800 West from 100 North. The road is too narrow for two full lanes, with ditches on both sides. There is concern that once the LDS Temple is finished, the routes people will take, such as 800 West and 1000 South, will become problematic from a speed perspective.

Commissioner Marshall reported that he asked Hyde Park Mayor Bryan Cox last month about the status of a potential inland port. Mayor Cox stated that the application has been put on hold due to concerns about long-term support. He indicated there would likely be three main access points to the west corridor: Airport Road, approximately 4400 North, and SR-218. Commissioner Marshall noted that while the Smithfield General Plan may have limited influence with CMPO, he would like to declare the City's intention to work toward ensuring appropriate traffic flows in and around these areas.

Mr. Lewis noted that 4200 North is challenging for tanker trucks and other trucks with long trailers to navigate, referencing a recent incident where an access closure caused hours of traffic disruptions.

Commissioner Marshall stated that constructing a west-side corridor could take 10–20 years, with another decade or more needed to develop the industrial area. He supports installing a traffic light near 4200–4400 North.

Chairman Anderson acknowledged the challenge, noting that Smithfield has limited control. Commissioner Olsen agreed but supported stating the goal of creating a gateway. Chairman Anderson advised that in the 2017 plan update, an initial recommendation for a commercial gateway on that side of town was removed at the City Council's direction.

Mr. Boudrero pointed out that General Plan updates can happen every few years to allow for incremental changes.

Chairman Anderson said it will be interesting to see what actions the state government takes regarding requirements for cities and potential legislation affecting residential housing. He mentioned that many cities have put in place extensive regulations that have made housing unaffordable. He added that any changes mandated by the state might need to be gradually integrated into future updates to the plan.

Commissioner Marshall said one reason for his proposal regarding “*Old Town*” is to identify what makes it unique so that it can be preserved when the state enforces policies. The 2017 Plan discourages development within blocks; however, many projects have been approved, and he wants to find a way to maintain the area's character.

Chairman Anderson mentioned that at some point, growth might need to happen vertically rather than outward and asked how the definition of “*Old Town*” will affect long-term development. Commissioner Marshall clarified that he was mainly referring to the older bungalow neighborhoods, not the downtown central business district. Chairman Anderson agreed that making this distinction was important. Commissioner Marshall also added that architectural elements could be encouraged to help preserve the area's character. Mr. Boudrero pointed out that architectural elements can't be enforced under the Utah State Code. What Commissioner Marshall describes aligns more with a form-based code.

Commissioner Price appreciates Main Street's appearance but questioned its long-term value if businesses fail to stay viable. Chairman Anderson agreed and asked, “When does it go from quaint to blight?” Commissioner Price highlighted the need to attract revenue. Chairman Anderson suggested that promoting mixed-use development along Main Street, similar to Wolfpack Way, could be a helpful strategy.

Commissioner Marshall reported that the Utah State Legislature passed H.B.48, Wildland Urban Interface Modifications, in January. The legislation requires municipalities to assess fire hazard areas. He noted that prospective developers and homebuyers should be aware that building or purchasing in the wildland-urban interface area will likely require compliance with mitigation standards or result in higher taxes to support wildfire prevention and firefighting measures. Commissioner Marshall proposed adding *Action Item C* to Land Use Goal 4, and including an acknowledgment on page 25 to state: “*Implement measures to manage the wildland-urban interface, including the provisions of H.B.48 – Wildland Urban Interface Modifications, which was enacted in 2025.*” The Commission reached consensus in support of the recommendation.

Commissioner Olsen said goals, objectives, and actions also need to be included in the Parks & Recreation section.

Commissioner Price inquired about the parks' scoring. For instance, Mack Park had swings that remained unrepaired for a long time, and the splash pad lacks a fence. There was also a park listed that no longer exists. Mr. Lewis said they will locate and review this concern. Commissioner Price said considerations for parks in high-density developments should include increased traffic and safety issues.

Commissioner Olsen said this draft is a good framework. He noticed that the Future and Current Land Use map, on page 6, did not include future roads as listed in the 2017 plan. Staff will look into this concern with Commissioner Olsen.

Commissioner Olsen asked if some visual adaptation could be included in the Urban Forest section (e.g., scatter plot or graphic). Mr. Boudrero said this is a good general idea, but it could be cost-dependent.

Commissioner Price has noticed an increase in home additions and asked whether this trend could drive up the cost of starter homes. Commissioner Heywood said that demand will likely lead to more development and that a “starter home” can mean different things, such as a condo or a townhome. Mr. Boudrero added that some of these issues are addressed in the Moderate-Income Housing Plan. He explained that, often, the decision is purely economic for the homeowner, and if a project meets all requirements, the city has no authority to intervene.

Commissioner Heywood asked if there should be a section addressing ADUs (Accessory Dwelling Units). Mr. Boudrero said this is covered in the Moderate-Income Housing report. Commissioner Heywood mentioned that cities allowing these generally experience increased growth. Mr. Boudrero stated that Smithfield has adopted codes for both internal and detached ADUs. Mr. Lewis said information can be found in Section 17.92.010.

Commissioner Price mentioned that the City should be aware of the increase in e-bikes and scooters when talking about roads.

Commissioner Thatcher asked if the plan includes a section on economic development. Mr. Lewis explained that Smithfield previously had a Redevelopment Agency (RDA) zone, but it was not renewed after the school district declined to participate. Commissioner Thatcher expressed hope that the City is considering such issues.

The Commission agreed to rescheduled the September meeting date from September 17th to September 24th to allow time for the survey results to come in and the changes as discussed to be made.

MEETING ADJOURNED at 8:35 p.m.

Jamie Anderson, Chairman



**SMITHFIELD CITY
CORPORATION
96 South Main
Smithfield, UT 84335**

AGENDA

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, August 20, 2025

Welcome/Pledge of Allegiance & thought/prayer by Brad Thatcher

1. Approval of the 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 unique accommodation for this meeting should contact the City Recorder at (435) 792-7997 at least three (3) days before the date of the meeting.

ORDINANCE NO 2025-19

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

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

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

Approximate Property Location: 385 West Center

Cache County Parcel Number: 08-085-0008

BEG 100 FT W OF SE COR LOT 2 BLK 11 PLAT B SMITHFIELD CITY SVY, W 106.25 FT NELYALG RR 18.5 RDS E 11.5 RDS S TO PT 90 FT N OF SE COR LOT 2 W 100 FT S 90 FT TO BEG SE/4 SEC 28 T 13N R 1E WITH & SUBJ TO R/W C526

Cache County Parcel Number: 08-085-0011

BEG 5.5 RDS S OF NE COR LOT 4 BLK 11 PLAT B SMITHFIELD CITY SVY W 10 RDS 14 FT 9 IN N 4 RDS E 10 RDS 14 FT 9 IN S 4 RDS TO BEG WITH R/W SEC 28 T13N R 1E

APPROVED by the Smithfield City Council this 8th day of October, 2025.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

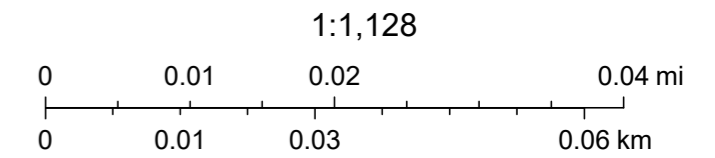
Dana Lazcanotegui, City Recorder

ArcGIS Web Map



9/2/2025, 4:24:57 PM

- Override 1
- Gravel
- Dirt
- Private
- Asphalt
- Municipal Boundaries
- County Boundary
- Cache Parcels



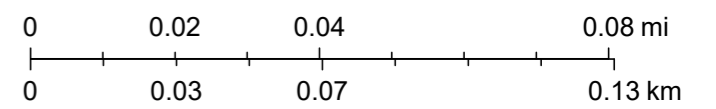
Maxar, Microsoft

ArcGIS Web Map



9/2/2025, 4:26:06 PM

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Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Adams Center Street Rezone

September 17, 2025

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

Project Information

Parcel ID: 08-085-0008

Applicant: Korey Adams

08-085-0011

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:
51 North 350 West
Smithfield, Utah

Lot Size:
1.40 Acres

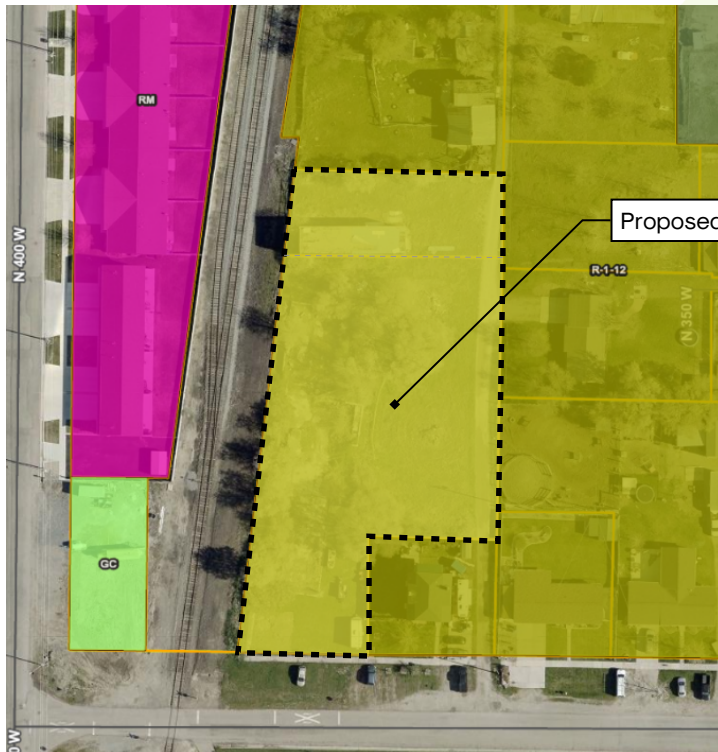
Surrounding Uses:
North - R-1-12 Residential
South - R-1-12 Residential
East - R-1-12 Residential
West - RM Residential
GC General Commercial

Current Zoning:
R-1-12 Residential

Proposed Zoning:
RM Residential

Project Summary

Korey Adams is the owner of Lucerne Management Company. They are requesting a rezone from a R-1-12 Residential to RM Multi-family Residential. Their property is directly bordered on the West by Oregon Short Rail Road. There is an perpetual access easement located on the East edge of the property for multiple existing properties.



ORDINANCE NO. 2025-17

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

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

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

AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.81 “MASTER PLANNED COMMUNITY (MPC) ZONE”, SECTIONS 17.81.030 “DEFINITIONS”, 17.81.070 “STREETS, CIRCULATION AND PARKING”, CHAPTER 17.88 “PLANNED UNIT DEVELOPMENTS”, SECTION 17.88.080 “STREETS, CIRCULATION AND PARKING”, 17.88.120 “PRELIMINARY PUD PLAN APPROVAL” AND CHAPTER 16.16 “GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS”, SECTION 16.16.030 “STREET LAYOUT STANDARDS”.

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

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

17.81.030 DEFINITIONS

Parking Lot: A paved open area, other than a street ~~or alley~~, used for the parking of more than four (4) automobiles whether for free, or for compensation. Parking lots shall not be located within the required front, street or side setback.

17.81.070 STREETS, CIRCULATION AND PARKING

A. The design of all streets in an MPC project will be public and shall conform to the Smithfield City Construction Design Guidelines & Specifications. This design conformity shall include the surface and above-surface improvements and infrastructure, as well as underground improvements.

B. **Public Rights-of-Ways.** ~~Developers may propose that the rights-of-way within an MPC be dedicated with the standard and all others to be private. All rights-of-way must be dedicated and designed to the applicable criteria found in the Smithfield City~~ **“Construction and Design Standards.”** ~~Private roads are not allowed in any residential zone. The Planning Commission shall recommend to the City Council a determination as to the viability of the rights-of-way being private. The City Council shall make the final determination as to which streets in an MPC shall be private and which shall be public.~~

C. **Right-of-Way Width, Streets** :See SCDS 249N 1-6.

~~D. **Right of Way Width, Alley:** See SMC 17.04.070 “Definitions”.~~

17.88.080 STREETS, CIRCULATION AND PARKING

~~A. The design of public streets within a PUD shall follow the applicable city standards for width of right of way and construction. Generally, all streets within a PUD in a residential zone shall be public streets, except private streets may be used at the discretion of the planning commission and city council for direct access from public streets to not more than four (4) individual units or two (2) multiple unit facilities, and private streets may also be approved for other purposes within the discretion of the planning commission and city council. Private streets shall not exceed one hundred fifty feet (150') in length measured from the curb line of the public street to the point at which the street is no longer used for multiple unit access. The design of public streets within a PUD shall follow the applicable standards adopted by the city for width of right of way and construction including an optional fifty foot (50') PUD right of way which may only be allowed at the discretion of the planning commission and city council. Public streets shall not terminate in a dead end, but shall terminate in a cul-de-sac with a minimum curb radius of forty three feet (43') or thirty five feet (35') in the case of the optional fifty foot (50') PUD street right of way.~~

~~B. The design of private streets within a PUD when allowed in a residential zone shall be bound by a minimum twenty four inch (24") integral concrete curb and gutter with a minimum width of twenty eight feet (28') from back of curb to back of curb. Streets within a PUD in a commercial zone may be private. The design of private streets within a commercial zone shall be based on the needs of the development and shall be at the discretion of the planning commission and city council.~~

~~C. Designation of streets within a PUD as being either public or private shall be at the discretion of the city council.~~

~~D. All private streets within a PUD shall be dedicated as public utility easements and all underground improvements shall be constructed per Smithfield City standards.~~

B. Points of primary vehicular access to a PUD shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian and bicycle traffic. Points of intersection between internal and external circulation systems shall be so arranged that both systems function in a safe and efficient manner.

C. The required off street parking shall be distributed throughout the PUD and provide reasonable access to all residential structures within the project. The required number of off street parking stalls shall be in conformance with SMC 17.24 of this title. The city council may require off street parking or vehicle storage areas beyond those stated in SMC 17.24 of this title if in the opinion of the city council a reasonable need exists.

~~G.~~ **D.** Individual private parking stalls and parking structures shall avoid direct access to public

streets classified as collector and above in the Smithfield transportation master plan. Driveways serving three (3) units or more may be allowed to access such streets, provided they are located a minimum of three hundred feet (300') from another driveway, ~~private street~~, or public street when measured from the centerline of the driveway to the centerline of another driveway or street.

- H. E. Within residential zones, PUDs should incorporate walking and biking trails and pathways for the use and enjoyment of residents. These trails and pathways may vary in width from five (5) to ten feet (10') depending on their intended use. Consideration shall be given for their connectivity or inclusion into the citywide network of trails identified in the city's general plan. Where appropriate, equal consideration for trails and pathways shall be given within nonresidential zones.

17.88.120 PRELIMINARY PUD PLAN REMOVAL

- A. Preliminary PUD plan(s) shall be submitted to the planning commission for consideration. Said preliminary PUD plan shall contain the following information:
4. Proposed circulation pattern including private driveways, public ~~and private~~ streets, and pedestrian and bicycle paths;

16.16.030 STREET LAYOUT STANDARDS

- A. Subdividers shall locate streets within the subdivision so that the streets connect with existing public streets and shall meet the provision of the adopted city master street plan or the transportation section of the general plan. Those streets which have not been designated on the master street plan shall be as required by the planning commission and city council.
- B. Detailed standards are contained in the most current version of the Smithfield City Manual of Design and Construction Standards.
- C. **Private streets are not allowed in any residential zone.**
2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Ordinance 2025-17

Approved and signed this 8th day of October, 2025

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder

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

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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

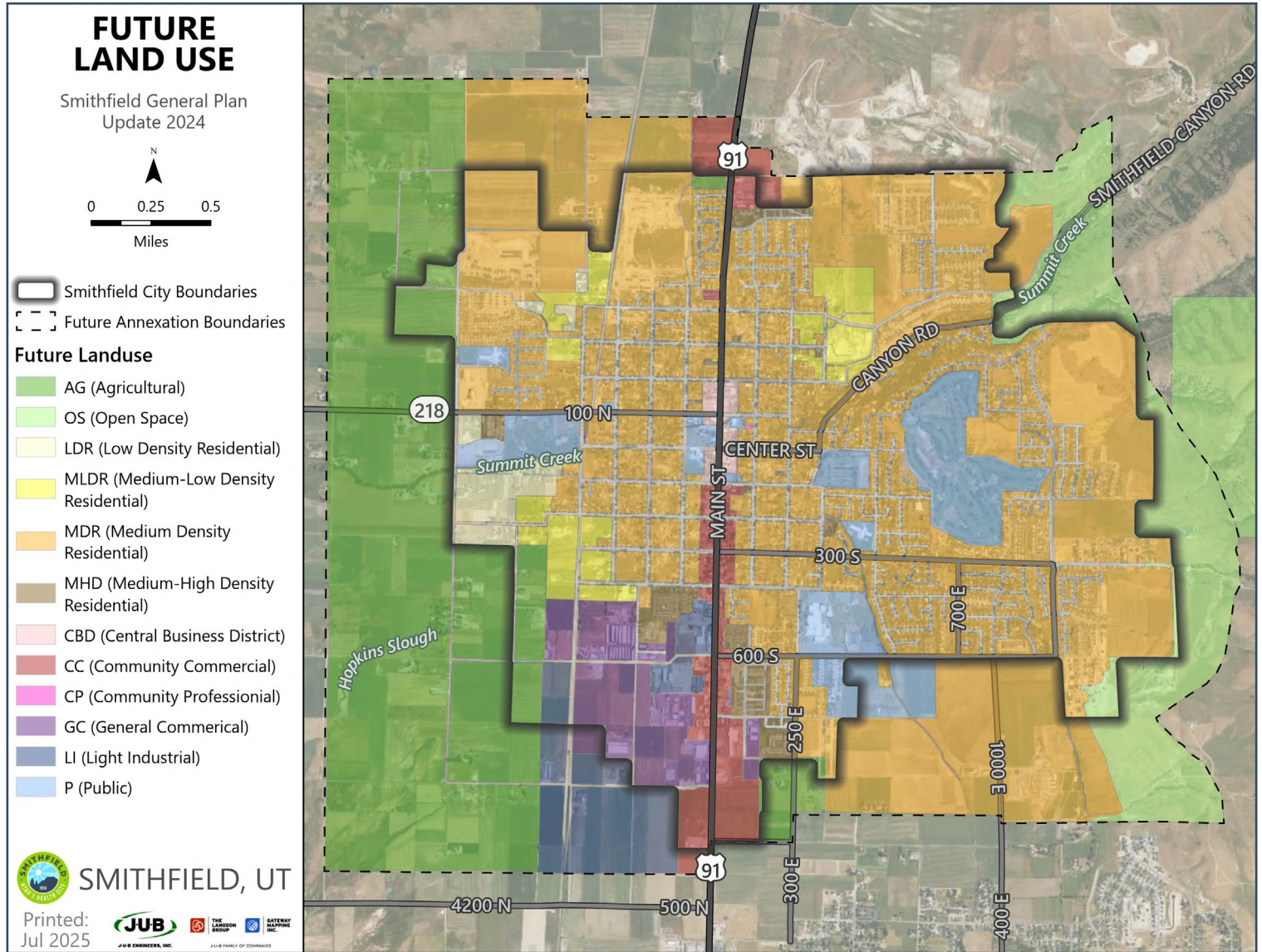


TABLE 4 | FUTURE LAND USE DESCRIPTIONS

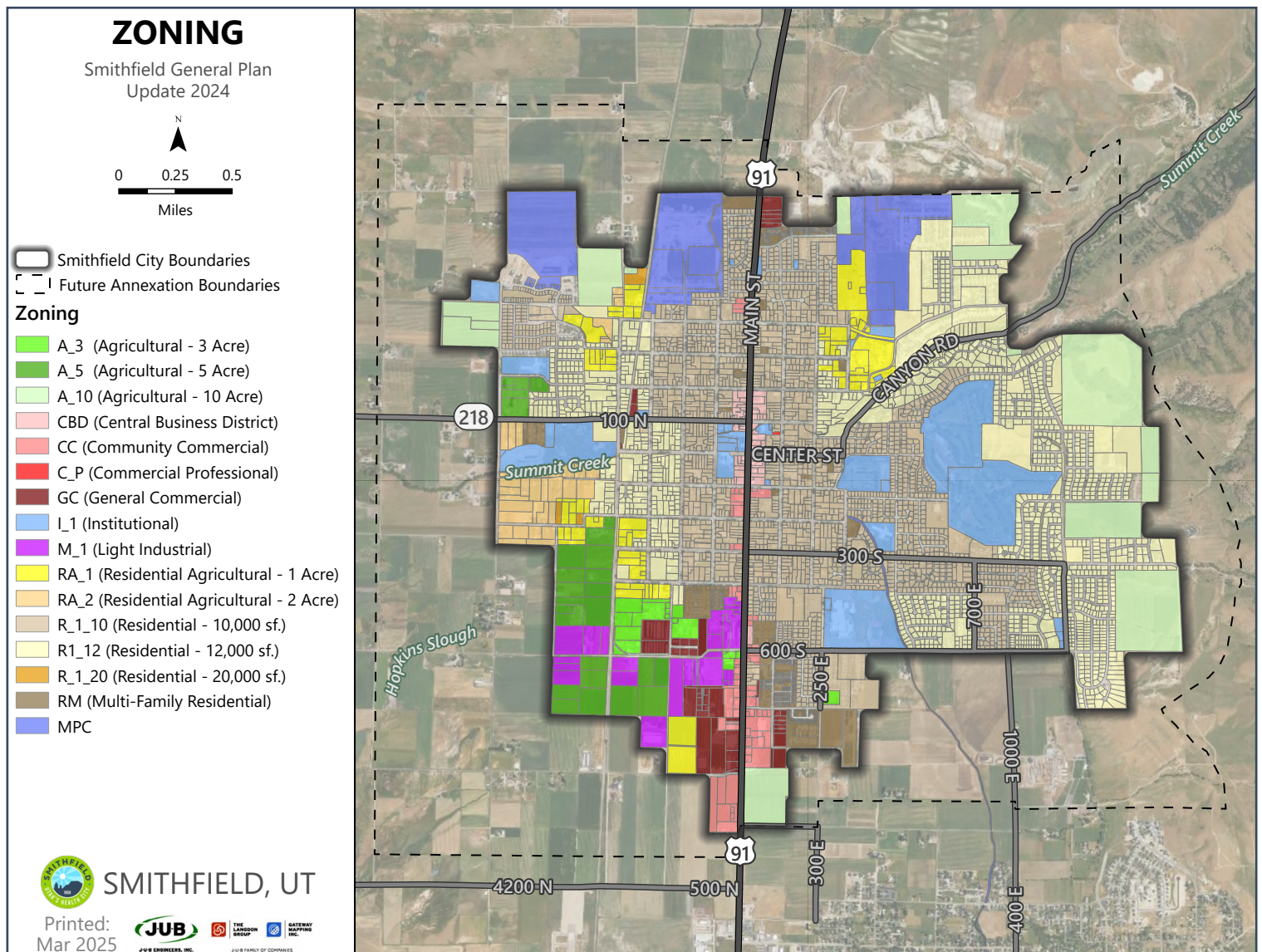
	Zone Name	Example Uses		Zone Name	Example Uses
AG	Agricultural (one dwelling unit per 5 acres and up)	Farms, homes, churches	CC	Commercial-Central Business District	Bookstores, florists, professional office
OS	Open space	Parks, sensitive areas	CP	Commercial- Community	Caterers, bakeries, clinic
LDR	Low 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.

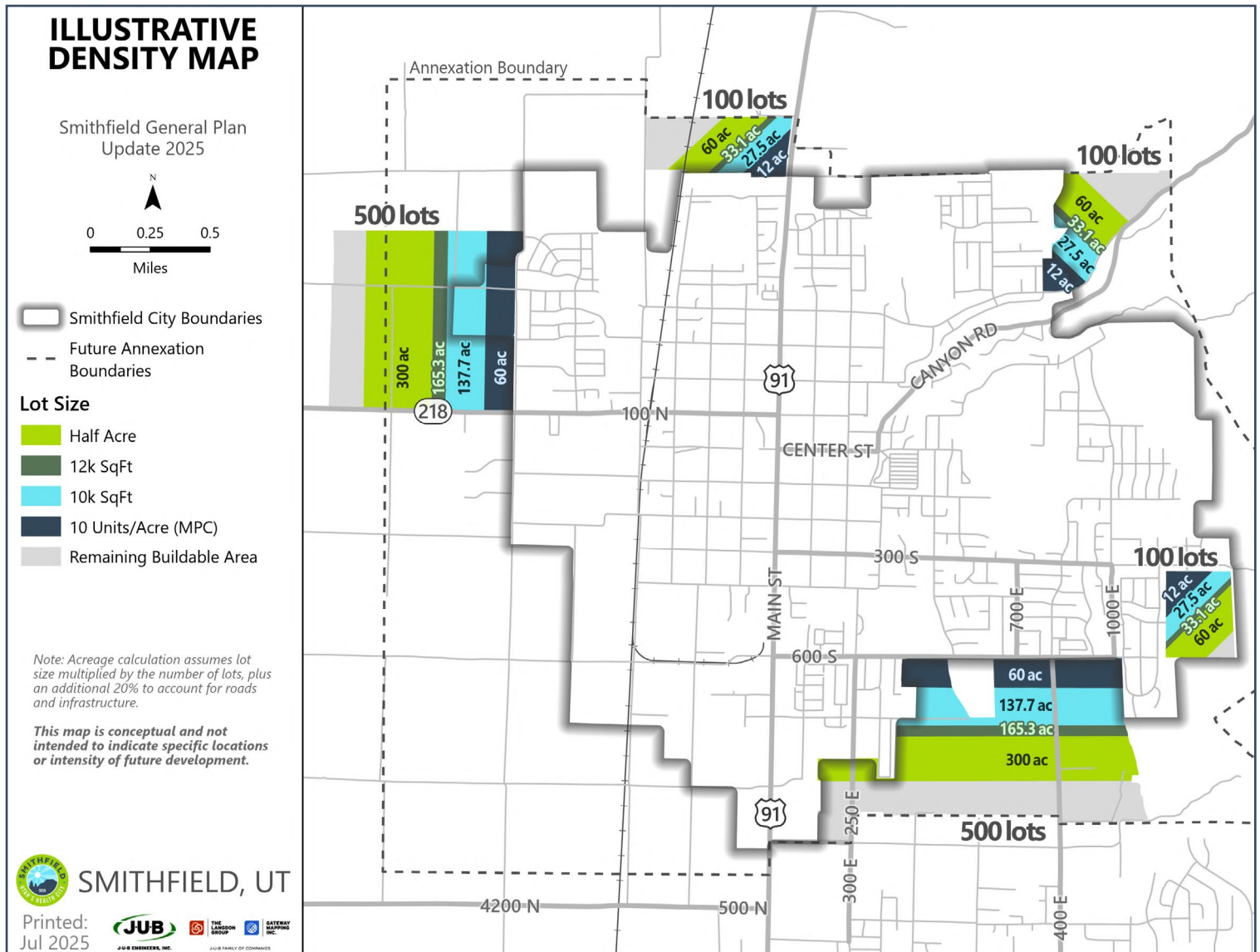
Figure 3 shows areas of potential growth on the periphery of Smithfield City limits. This map illustrates how different growth patterns expand into open land. Each level of density will result in different amounts of land being developed. Lower density development requires more land to accommodate a 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.



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.

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.

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 request 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

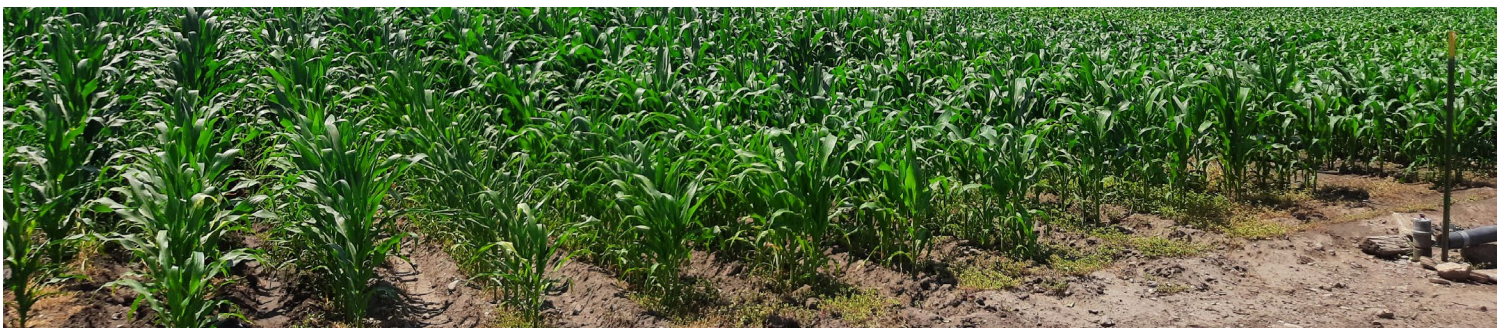
- Require transfer of water rights from agricultural operators to the city as farmland is developed to protect the city’s water supply.
- Encourage preservation of agriculturally productive land through land-use and/or regulated development.
 - » Large lot zoning (Two or more acres per unit)
 - » Attainment 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
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.	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

Enact and enforce standards that reflect the needs and desires of different neighborhoods within the community to create variety and opportunity throughout Smithfield City.

ACTION	TIMING	RESPONSIBILITY
Action A: Define where and how to grow as a community.	Ongoing	Staff/Planning/ City Council
Action B: Encourage water-wise landscaping and street beautification.	Ongoing	Staff/Planning/ City Council
Action C: Draft ordinance language to promote low-intensity infill (single-story, or two-story) with sufficient setbacks to accommodate privacy of existing lots.	2-3 years	Staff/Planning/ City Council
Action D: Define gateway blocks at north, west, and south approaches to the city center in Gateway Overlay Zone.	1-2 years	Staff/Planning/ City Council
Action E: Develop design standards to encourage distinct “neighborhoods.”	1-2 years	Staff/Planning/ City Council
Action F: Promote PUD and MPU ordinances to developers to take advantage of density bonuses.	Ongoing	Staff/Planning
Action G: Investigate incentives for developers to construct “starter home” projects that fit with Smithfield’s current dominant housing type.	0-2 years	Staff/Planning

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.

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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>	0-5 years	Staff/Planning/ City Council
<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>	0-1 years	Staff/Planning/ City Council
<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>	0-1 years	Staff/Planning/ City Council
<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>	Ongoing	Staff/Planning/ City Council



GROWTH AND LAND USE GOAL 6

Plan for the maintenance and expansion of public recreational opportunities.

OBJECTIVE

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

ACTION	TIMING	RESPONSIBILITY
Action A: Provide and maintain facilities and high level of service for recreation in Smithfield.	Ongoing	Staff/Planning/ City Council
Action B: Coordinate Smithfield City facility maintenance efforts with volunteer opportunities.	Ongoing	Staff/Planning/ City Council
Action C: Collaborate with the county and nearby cities to promote and develop connectivity to local and regional parks, trails, and open spaces.	Ongoing	Staff/Planning/ City Council
Action D: Update the existing Smithfield Parks, Trails, and Open Space Master Plan – update the inventory of existing parks, trails, and open spaces; identify and prioritize capital improvement projects; identify a funding strategy for the long-term maintenance of Smithfield parks, trails, and open spaces.	1-2 years	Staff/Planning/ City Council
Action E: Evaluate needs and impact fees for future parks and recreation opportunities.	Ongoing	Staff/Planning/ City Council

GROWTH AND LAND USE GOAL 7

Provide for economic opportunity and fiscal sustainability in the community.

OBJECTIVE

Provide space for a diverse business community to serve the needs of Smithfield residents.

ACTION	TIMING	RESPONSIBILITY
Action A: Encourage a diversity of local businesses that don't conflict with the "small town" character of the community.	Ongoing	Staff/Planning/ City Council
Action B: Implement zoning that permits more commercial development.	1-2 years	Staff/Planning/ City Council
Action C: Identify areas along Main Street corridor for complementary retail, commercial, hotel/motel, and office uses.	1-2 years	Staff/Planning/ City Council

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ACTION	TIMING	RESPONSIBILITY
Action D: Maintain definitions, uses, and guiding ordinance for the Mixed-Use Zone	Ongoing	Staff/Planning/ City Council
Action E: Update impact fee schedule to provide for infrastructure improvements.	1-2 years	Staff/Planning/ City Council
Action F: Create a Smithfield Economic Development Plan that provides specific analysis of the city’s strengths and opportunities to guide future investment in diversified employment and services for residents.	0-2 years	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.

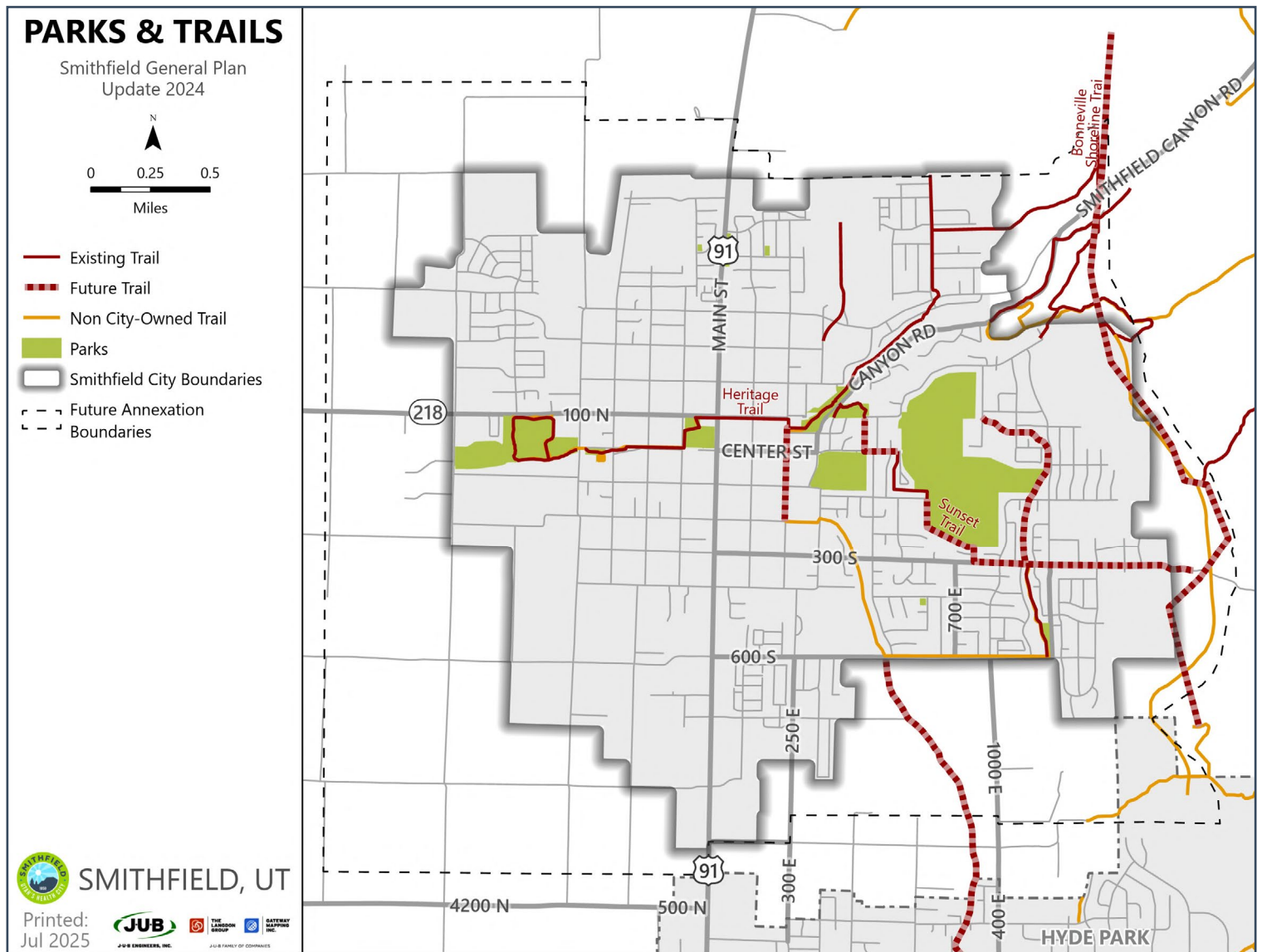


In addition to providing unique characteristics, open spaces can be connected to form a corridor of passive recreation opportunity for the community or greenways.

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.

Urban Forestry

Smithfield City's urban forest is a tremendous asset to the community that makes Smithfield a better place to live, work and recreate. Smithfield's trees provide a number of environmental, financial, social, commercial, architectural, visual, and human health benefits. The approximately 1,000 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 up to ten (10)



degrees Fahrenheit, reducing heat-related risks. Beyond environmental benefits, trees improve mental well-being, promote physical activity, and can 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.

Trees are valuable. In urban and suburban environments, they offer many benefits to citizens and landowners. Although some of these benefits are intangible, like the enjoyment of a cool shady spot on a summer day, 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.

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/>

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

University of Kentucky: <https://ufi.ca.uky.edu/treetalk/trees-treeworth>



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:

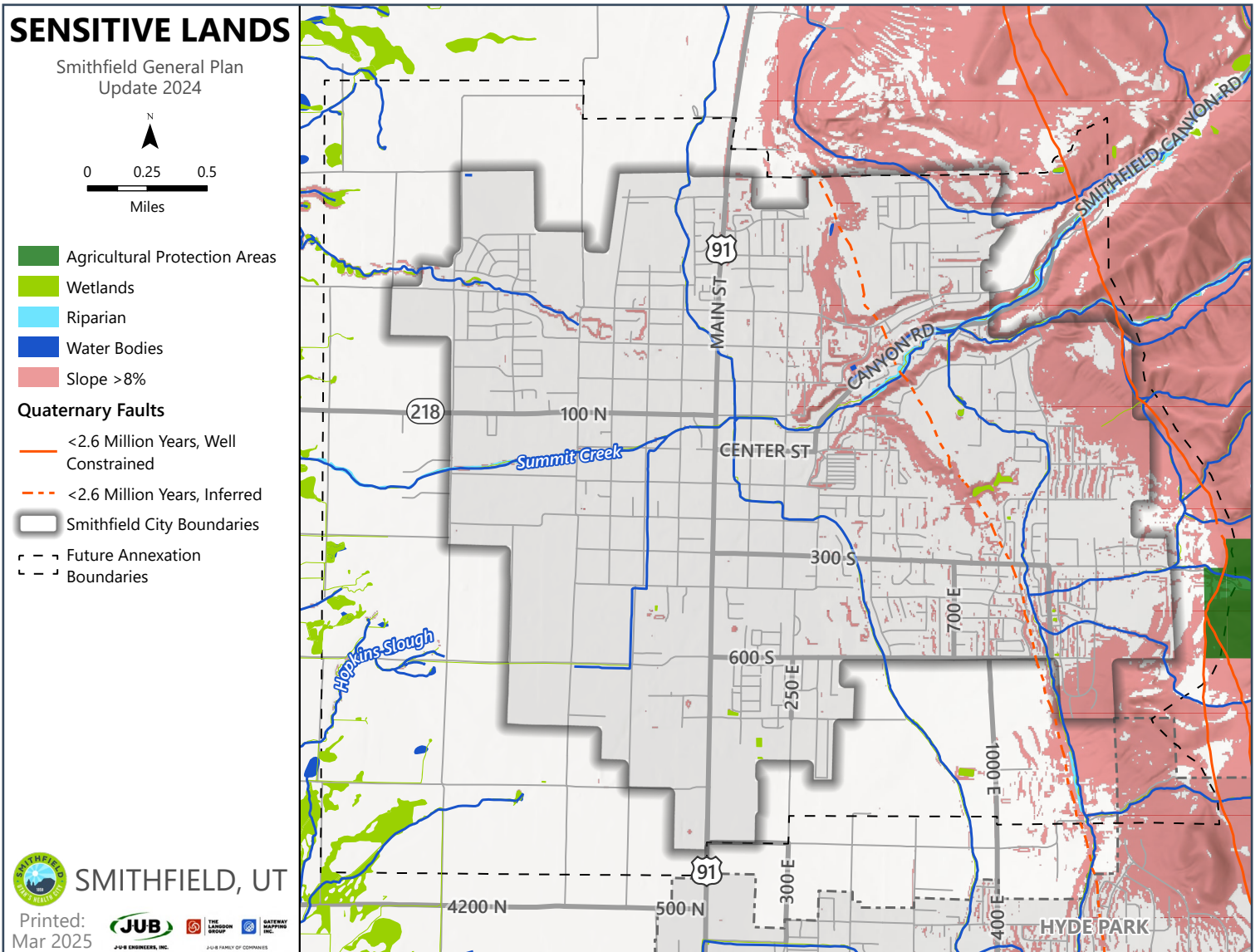
- Emergency access
- Landslides
- Cost of utility installation and maintenance
- Snow removal
- Line of sight problems for vehicles and pedestrians
- Erosion
- Storm water control
- Traffic access problems



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



SMITHFIELD, UT

Printed:
Mar 2025



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

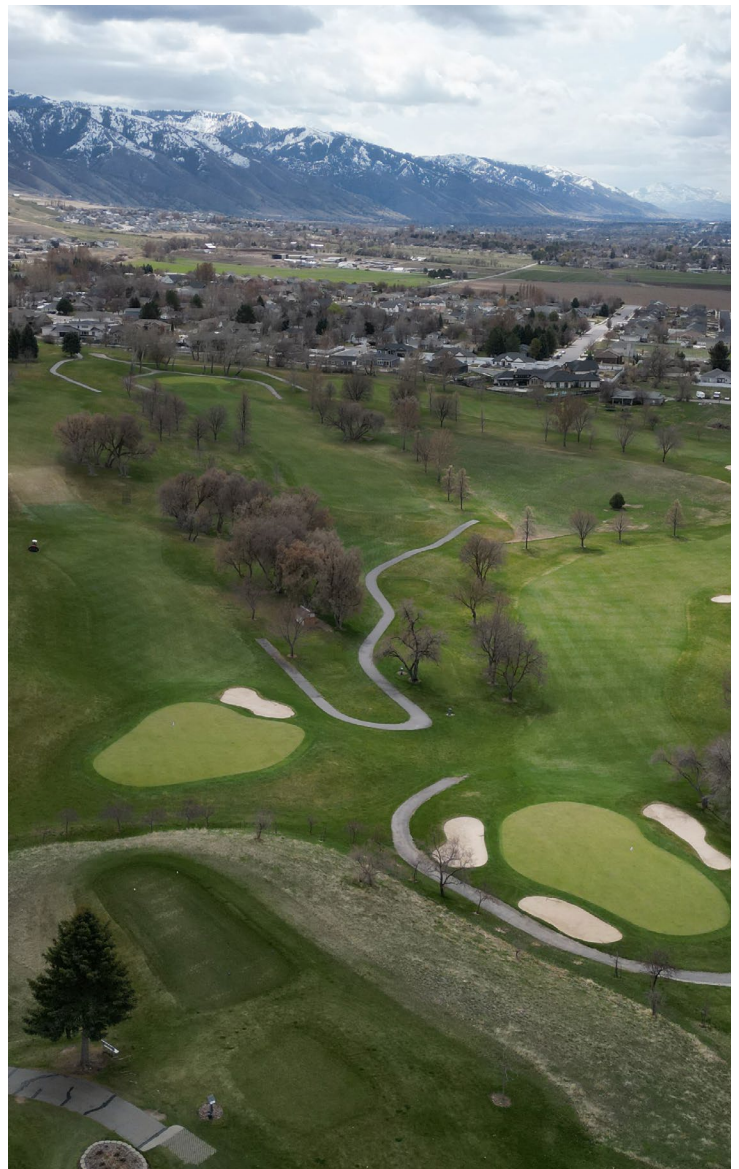
The soils of Smithfield City are generally suitable for development. They range from predominantly gravel (which contains aggregate sizes from sand to rocks of six inches or more) to loam topsoil and heavy clay.

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

<p>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.</p>	<p>0-4 years</p>	<p>Staff/Planning/ City Council</p>
<p>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.</p>	<p>0-3 years</p>	<p>Staff/Planning/ City Council</p>
<p>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.</p>	<p>0-2 years</p>	<p>Staff/Planning/ City Council</p>
<p>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.</p>	<p>1 year</p>	<p>Staff/Planning Commission/ Historical Society</p>

ENVIRONMENTAL GOAL 2

Promote the planting of appropriate trees and water-wise landscaping throughout the community.

OBJECTIVE

Create a healthier, more attractive, and vibrant environment in Smithfield by planting trees and vegetation compatible with the climate.

continued on next page



ACTION	TIMING	RESPONSIBILITY
Action A: Preserve Tree USA status by maintaining an active Tree Committee 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.	Ongoing	Staff/Planning/ Tree Committee/ City Council
Action B: Promote the use of the Smithfield Tree Committee list of recommended trees for use on public and private landscaping projects.	Ongoing	Staff/Planning/ Tree Committee
Action C: Maintain an inventory of city-owned trees by age and species to plan for maintenance and replacement.	Ongoing	Staff/Planning/ Tree Committee



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

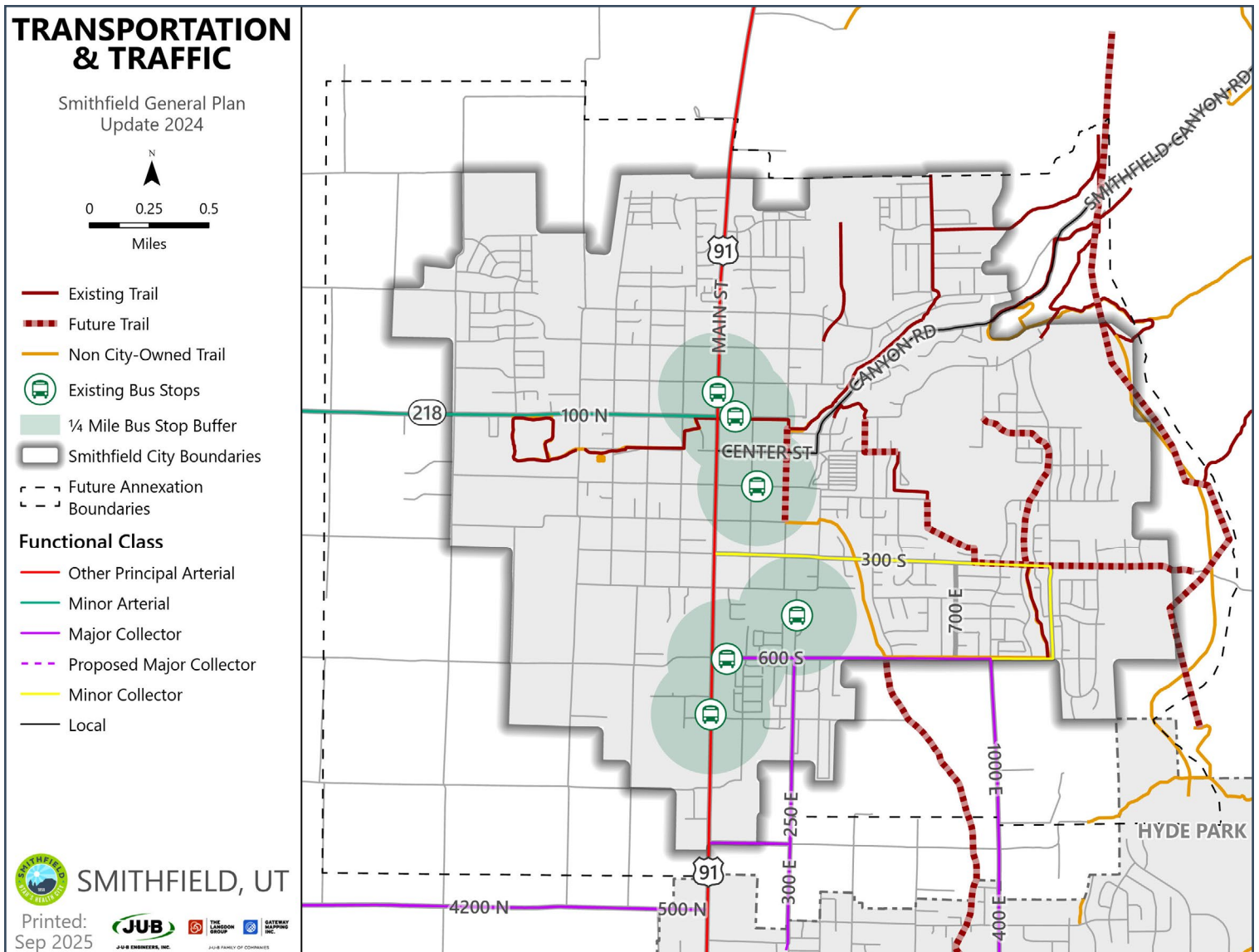
Smithfield City has several road classifications, each playing a part to move people and goods to and from homes and business within and outside the city. Road classifications represent local definitions and descriptions that are suited for Smithfield and are not intended to reflect any county, state, 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 balances the importance of maintaining the existing roadway system and providing for future roadway system expansion.

ACTION	TIMING	RESPONSIBILITY
Action A: Maintain an up-to-date Transportation Master Plan that is complementary to the Cache Metropolitan Planning Organization’s regional connectivity vision for 2050.	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 E: 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

Promote multi-modal connectivity throughout Smithfield and to neighboring communities to facilitate safe and efficient transportation of people and goods.

continued on next page



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.	Ongoing	Staff/Planning/ City Council
Action B: Coordinate with Connect Transit (formerly Cache Valley Transit District) and UDOT for long-term transportation and transit service planning.	Ongoing	Staff/Planning/ City Council
Action C: Work collaboratively with Connect Transit to provide more bus stops to Smithfield residents.	Ongoing	Staff/Planning/ City Council
Action D: Coordinate public transportation facilities with high-density zoning to encourage walkable neighborhoods.	Ongoing	Staff/Planning/ City Council
Action E: Require new development to provide access/connectivity to existing development.	Ongoing	Staff/Planning
Action F: Require developers to construct bicycle and pedestrian facilities and connections with new developments.	Ongoing	Staff/Planning/ City Council

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	TIMING	RESPONSIBILITY
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.	0-3 years	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



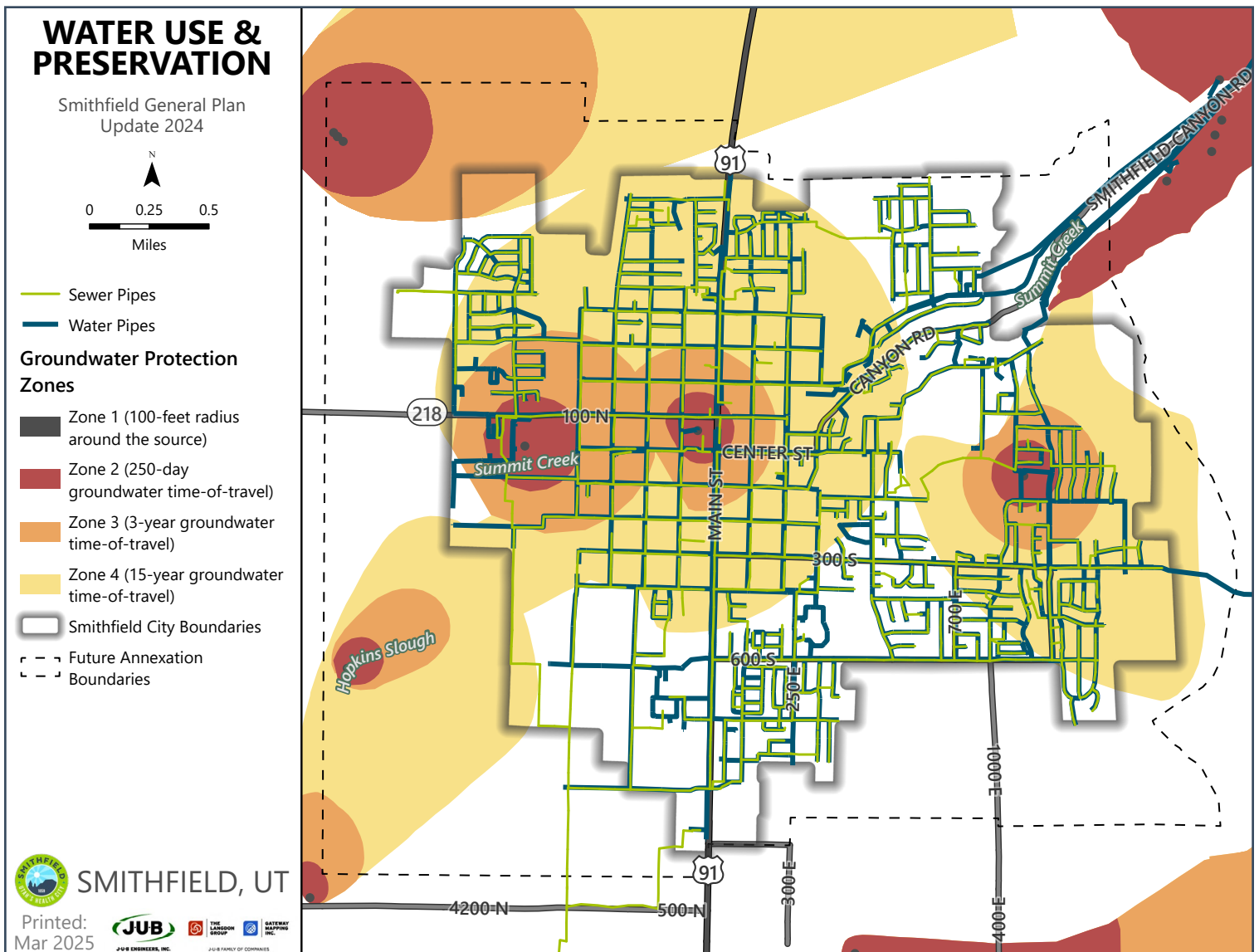
public the importance of water conservation as it relates to quality of life.

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

Public Works Staff

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

The purpose of this section is to bridge the gap between vision and implementation. The Smithfield General Plan sets out the goals and objectives, but success depends on having the practical means to achieve them.

Funding and resource identification serves several important functions:

- **Implementation Support** – Ensures that the goals of the General Plan are accompanied by feasible means of action, including local revenues, state and federal grants, and private or nonprofit partnerships.
- **Transparency and Accountability** – Provides a clear explanation to the public and decision-makers of how projects may be financed, strengthening confidence in the plan’s long-term viability.
- **Partnership Development** – Encourages collaboration with regional agencies, foundations, and community organizations, thereby expanding the City’s capacity to deliver projects.
- **Strategic Planning** – Assists elected officials and staff in preparing capital improvement programs and annual budgets that reflect both local priorities and funding opportunities.
- **Long-Term Resilience** – Positions the City to adapt to changing economic, environmental, and social conditions by diversifying its sources of support.

The list of resources that follows is not exhaustive but will serve as a starting point. It should be reviewed and updated regularly to reflect new opportunities, shifting priorities, and evolving community needs. By maintaining an active and flexible approach to funding, Smithfield City can ensure that the goals and objectives of this General Plan move steadily from vision to reality.

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

<p>Certified Local Government Grants - Utah SHPO</p>	<p>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.</p>
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Transportation, Sidewalks

<p>Safe Routes to School Program - UDOT</p>	<p>Funds can be used for new sidewalks, school pavement markings, signage, bicycle parking, etc.</p>
<p>Safe Sidewalk Program - UDOT</p>	<p>Funds construction of sidewalks adjacent to state routes where sidewalks do not currently exist.</p>
<p>Technical Planning Assistance - UDOT</p>	<p>Funding for transportation planning.</p>
<p>Joint Highway Committee Program – STP Small Urban Funds, UDOT</p>	<p>Federal funds, allocated to Utah, to be used on transportation facilities and rural and small urban areas.</p>
<p>Safe Streets and Roads for All – US Department of Transportation</p>	<p>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.</p>

Community Facilities/Various Project Types

<p>Community Facilities Direct Loan and Grant Program– USDA Rural Development</p>	<p>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</p>
<p>Community Impact Fund Board– Utah Housing and Community Development</p>	<p>Provides loans and grants for planning, roads, municipal buildings, water, sewer, and public facilities.</p>
<p>T-Mobile Hometown Grants</p>	<p>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.</p>
<p>Union Pacific Foundation Local Grants– Community Ties Giving Program</p>	<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





APPENDIX 2

Current Land Use Map





APPENDIX 3

Sensitive Lands Map





APPENDIX 4

Pre-disaster Hazard Mitigation Plan





APPENDIX 5

Parks & Recreation Map





APPENDIX 6

Parks & Recreation Plan





APPENDIX 7

Transportation Map





APPENDIX 8

Transportation Master Plan





APPENDIX 9

Water Use & Preservation Map



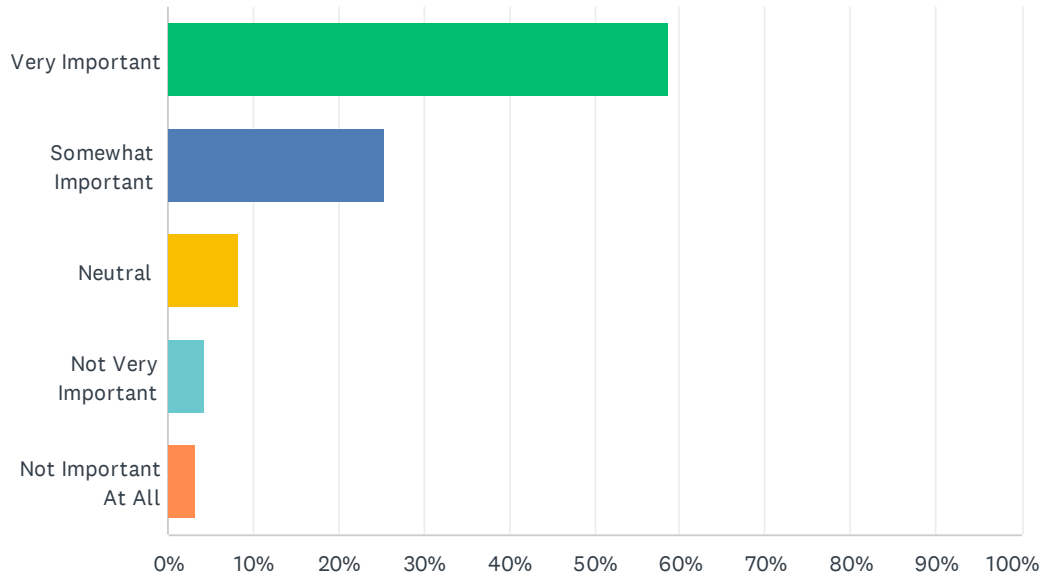
An aerial photograph of a suburban residential neighborhood. The houses are mostly single-story with varying roof colors. There are green lawns, trees, and a paved road in the foreground. The sky is filled with large, grey, dramatic clouds. A dark blue horizontal band is overlaid on the middle of the image, containing the title text.

APPENDIX 10

Moderate Income Housing Plan

Q1 How important is it to you that city growth and development preserve a “small town feel”?

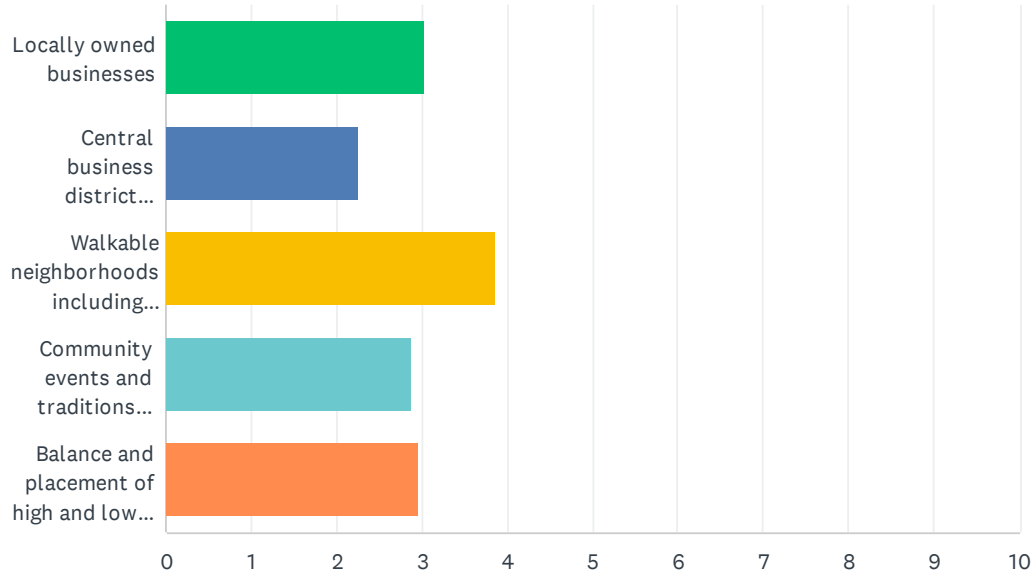
Answered: 436 Skipped: 4



ANSWER CHOICES	RESPONSES	
Very Important	58.72%	256
Somewhat Important	25.46%	111
Neutral	8.26%	36
Not Very Important	4.36%	19
Not Important At All	3.21%	14
TOTAL		436

Q2 Which aspects of community life are most important to preserve a “small town feel” to you? (Rank in order, 1 - Most Important, 5 - Least Important)

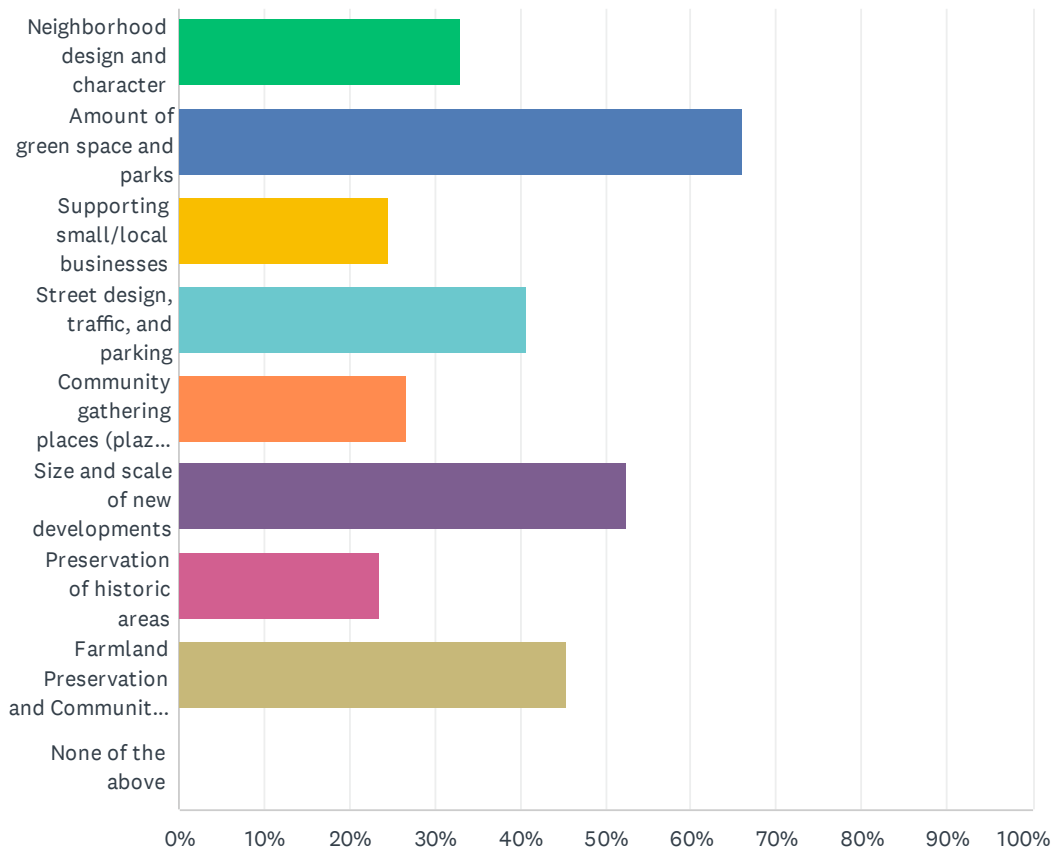
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	1	2	3	4	5	TOTAL	SCORE
Locally owned businesses	17.50% 77	18.41% 81	27.73% 122	22.50% 99	13.86% 61	440	3.03
Central business district architecture and design	8.41% 37	10.23% 45	17.73% 78	27.50% 121	36.14% 159	440	2.27
Walkable neighborhoods including access to walking trails, bike paths and parks	42.73% 188	25.23% 111	13.86% 61	11.82% 52	6.36% 28	440	3.86
Community events and traditions (Health Days, SV Homecoming, etc.)	9.55% 42	25.68% 113	25.00% 110	21.36% 94	18.41% 81	440	2.87
Balance and placement of high and low density housing	21.82% 96	20.45% 90	15.68% 69	16.82% 74	25.23% 111	440	2.97

Q3 In your opinion, what city planning decisions are most important to maintaining a “small town feel”? (Select up to three)

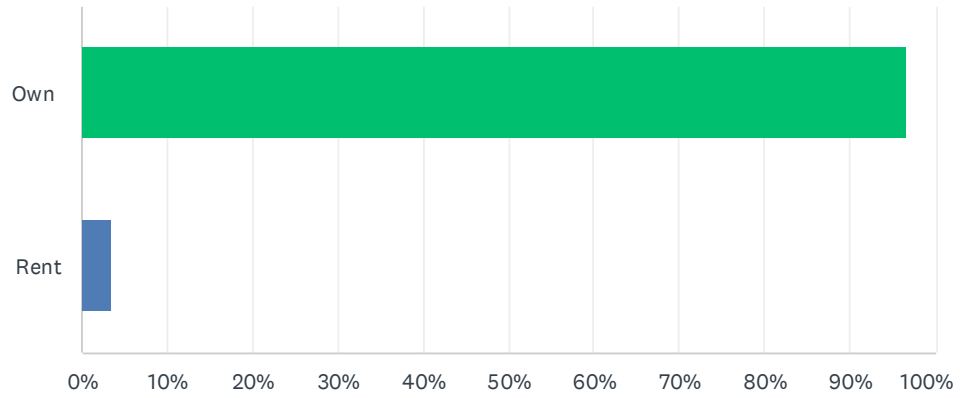
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ANSWER CHOICES	RESPONSES	
Neighborhood design and character	32.95%	145
Amount of green space and parks	66.14%	291
Supporting small/local businesses	24.55%	108
Street design, traffic, and parking	40.68%	179
Community gathering places (plazas, centers, etc.)	26.59%	117
Size and scale of new developments	52.50%	231
Preservation of historic areas	23.41%	103
Farmland Preservation and Community Gardens	45.45%	200
None of the above	0.00%	0
Total Respondents: 440		

Q4 Do you own or rent your current residence?

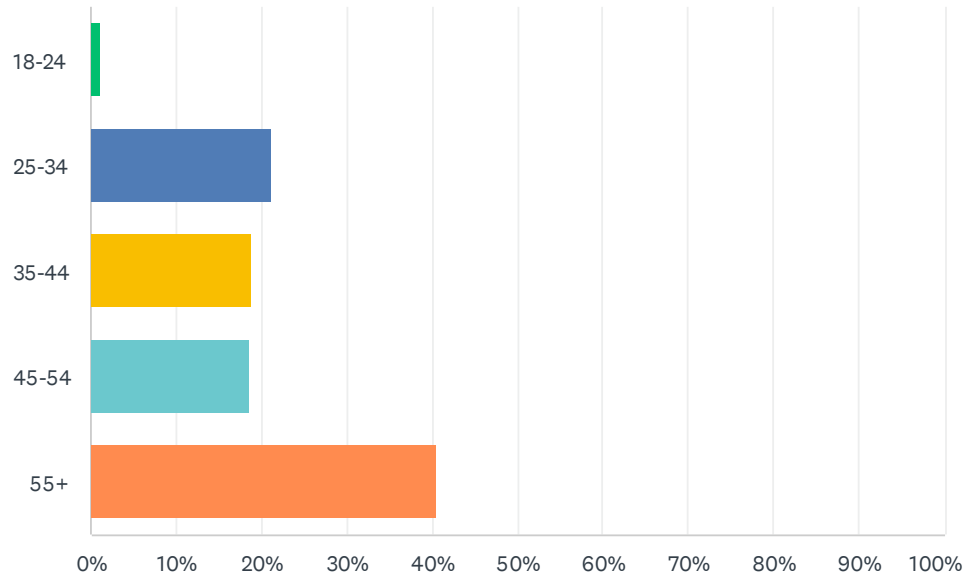
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ANSWER CHOICES	RESPONSES	
Own	96.58%	424
Rent	3.42%	15
TOTAL		439

Q5 Which age demographic do you belong to?

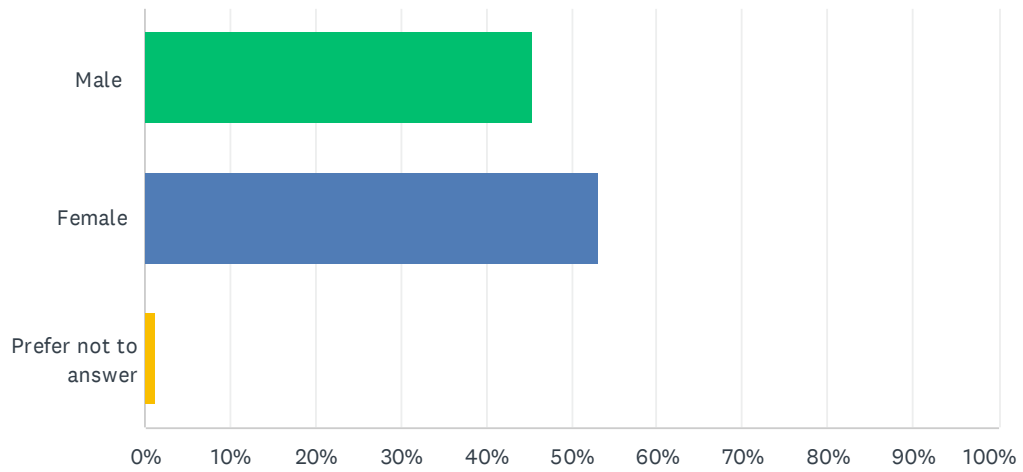
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ANSWER CHOICES	RESPONSES	
18-24	1.14%	5
25-34	21.18%	93
35-44	18.68%	82
45-54	18.45%	81
55+	40.55%	178
TOTAL		439

Q6 Which term best describes your gender identity?

Answered: 440 Skipped: 0



ANSWER CHOICES	RESPONSES	
Male	45.45%	200
Female	53.18%	234
Prefer not to answer	1.36%	6
TOTAL		440