



**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, October 22, 2025**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Lane Henderson.

1. Approval of Planning Commission Meeting Minutes from September 24, 2025.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Discussion and possible vote on the Conditional-Use Permit request by Ryan Stone to operate a bed and breakfast facility on Cache County Parcel Number 08-085-0009 located at 14 North 400 West. The parcel is approximately 0.18 acres. Zoned GC (General Commercial).
4. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-20, an Ordinance rezoning Cache County Parcel Numbers 08-105-0017 and 08-105-0009 from RA-1 (Residential Agricultural 1-Acre) and A-3 (Agricultural 3-Acre) to R-1-12 (Single Family Residential 12,000 Square Feet). The parcels are located at 438 and 468 South 400 West. The parcels total approximately 8.13 acres. The request was submitted by Brian Fillmore.
5. Discussion and possible vote on Ordinance 2025-20.
6. Discussion and possible vote 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 September 24, 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, Sept. 24, 2025

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

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

**Members Excused:** Klydi Heywood, Sarah Price

**City Staff:** Brian Boudrero, Justin Lewis

**Others in Attendance:** Korey Adams, Kelly Olsen, Jeff Barnes, Kirk Kimball, Patricia Kimball, Amanda Kimball, Becky Hall, Jan Hall, Lisa Schmuhl, Joshua Sorensen, Mandy Rogers, Caralee Stokes

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

### **Approval of the Planning Commission Meeting Minutes from August 20, 2025**

Following review by the Commission, Chairman Anderson declared the minutes from the August 20, 2025, meeting to stand with the amendments from Commissioner Marshall as follows: change the word “experienced” to “projected” regarding population in paragraph 3 on page 2. Change the last sentence of paragraph 2 on page 9 to read “Duplexes might be acceptable if they were roughly the same scale as a residential home”. Change paragraph 5 on page 2 to strike the word “not” so that the sentence reads, “Commissioner Marshall would like to ensure that higher density areas will become a launching pad for young families...”. A sentence be added to the top of page 8 “Commissioner Marshall suggested adding ‘Ensure that high-density residential areas are not ignored when planning parks and trails’ to the Parks section. The Commission agreed”.

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

There were no comments or questions.

### **AGENDA ITEMS**

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.

Korey Adams is the owner of Lucerne Management Company. They are requesting a rezone from R-1-12 Residential (Single Family Residential 12,000 Square Feet) to RM (Multi-Family Residential). The property is bordered on the west by the railroad. There is a perpetual access easement on the east edge of the property for multiple existing properties. They purchased the property years ago. After reviewing the General Plan, they believe there is a housing opportunity. The property to west, on the other side of the railroad tracks, has a multi-family development. This appears to be a good buffer between the R-1-12 zone and the railroad tracks. The area is growing, and the property is currently an eyesore; this project will clean it up, and he believes it could be a true asset to the community. He understands the desire for “small town feel”. His mother grew up in Smithfield.

### **6:38 p.m. Public Hearing Opened**

Nancy Duncan owns the property to the north that Mr. Adams called an “eyesore”; she is quite offended by that statement. The yard is maintained and nice. She has barns, corrals, and animal rights. The property has been in her family's ownership since 1897. Placing homes in that location would make it crowded, and she wondered what it would do to her property and how it would be protected from people moving in.

Patricia Kimball is opposed to this proposal, which is located near her backyard. She believes it should stay the way it is; no more traffic is needed in the area. She has grandkids who play in her yard and does not want more traffic along the lane.

Becky Hall said they purchased their home because it is in a rural area. There are animals behind her home. This proposal will place additional stress on the current landowners, particularly regarding the animals. Even though her yard is fenced, she worried about what would happen if a child got into the yard. This is not the place for multi-family development. The railroad tracks also create a safety hazard for families with young children.

Joshua Sorensen lives across the street from the property. He likes the fact that this is an open area and would like it to stay that way. He is opposed to the construction of apartments there. Another concern is the single-lane road, which does not provide sufficient space for additional vehicles or increased traffic. There is no room to widen the road.

Kirk Kimball expressed offense to the property being called an eyesore. He is concerned about putting apartments in and does not think this is an appropriate place.

Mandy Rogers is opposed to this proposal. Her mother is Patricia Kimball, and her parents have lived in their home for 55 years. It was the best neighborhood to grow up in. From a business standpoint, she understands the desire for a profitable project, but she believes this would ruin the neighborhood. She does not want apartments to be built in the “hidden gem” areas of Smithfield. Apartments do not belong here.

John Duncan is concerned that no one spoke to the property owners before this meeting about what was being proposed and their opinions. He is against the proposal.

## **6:50 p.m. Public Hearing Closed**

Discussion and possible vote on Ordinance 2025-19

Commissioner Holbrook expressed concern about the narrow road and inquired about the requirements the City would impose. Mr. Boudrero explained that it is an access easement currently used by the Sorensen family for access to their residence, and that continued access would need to be maintained. He noted that the specific construction and design requirements would depend on the design and layout.

Mr. Adams said the proposal is to leave the right-of-way exactly as it is. He apologized and clarified that the property he had referenced as an eyesore was his own, not any of the neighboring properties. The project will have a road leading into the development from Center Street. The project will feature a privacy fence surrounding the entire property. The desire is for single-level townhomes.

Commissioner Olsen asked how much space there is between the railroad tracks and the property. Mr. Boudrero said the western portion, the one being discussed, is already set back appropriately.

Commissioner Thatcher asked how many units are proposed. Mr. Adams said they will work with the City to meet the requirements. Mr. Boudrero said it will be based on the design. The units will have to be rentals in a multi-family zone.

Mr. Adams confirmed for Commissioner Olsen that the privacy fence will prevent residents from using the single-lane road, with access to the development limited to Center Street only. Mr. Boudrero explained that the size of the development requires only one access point. Commissioner Olsen noted that Center Street experiences less traffic than 100 North and that the railroad tracks make a west access impossible.

Commissioner Holbrook appreciates that the proposal is addressing many of the concerns from those residing in the area.

Commissioner Thatcher lives one block south of the proposed development and frequently travels along Center Street in this area. He said the existing multi-family housing across the tracks, facing 400 West, directs traffic onto 100 North and is appropriately situated. When traveling north on 400 West, he often turns onto Center Street, heading toward Heritage Park, and finds it to be a calm area with minimal traffic. He expressed concern that the proposal would significantly increase traffic and disrupt the neighborhood. He also stated that the project conflicts with the “small town feel” being emphasized in the General Plan update. In his view, green space or a single small single-family home would be a better fit.

Commissioner Olsen asked how many single-family lots would fit. Mr. Boudrero said it would be based on the available frontage and the layout.

Commissioner Holbrook recalled past discussions about managing growth by utilizing available space within developed areas rather than expanding outward. He commented that this proposal appears to align with that approach.

**MOTION:** Motion by Commissioner Olsen to forward a recommendation to the City Council for **DENIAL** of 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. Commissioner Thatcher seconded the motion. **The motion was approved by a vote of 5 to 1.**

**Vote:**

**Yes:** Anderson, Henderson, Marshall, Olsen, Thatcher

**No:** Holbrook

**Absent:** Heywood, Price

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”.

Mr. Boudrero explained that there have always been concerns, but recently, there have been some design problems related to small private alleyways in residential areas, because there is the ability to build structures close to alleys. Removing alleys from residential areas, but still allowing them in commercial areas, has been a concern of staff and the City Council. Another problem with private roads is that often an HOA (Homeowner’s Association) is required for maintenance, but over time the desire is for the City to take them over for continued upkeep, which the city does not want to do.

The following changes are being proposed:

**17.81.070 STREETS, CIRCULATION, AND PARKING**

~~B. Public Rights-of-Ways. Developers may propose that the rights-of-way within an MPC be dedicated, with the standard and all others being private. 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.~~ **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.**

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 the 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 B. The design of private streets within a PUD when permitted 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.~~

16.16.030 STREET LAYOUT STANDARDS

Add: **C. Private streets are not allowed in any residential zone.**

**7:08 p.m. Public Hearing Opened**

There were not any comments or questions.

**7:09 p.m. Public Hearing Closed**

Discussion and possible vote on Ordinance 2025-19

Chairman Anderson supports not having private roads.

Commissioner Olsen pointed out a redundant sentence in 17.88.080 before and after

the strikeout language. Mr. Boudrero said that it can be amended and corrected.

Commissioner Marshall agrees with the idea of not allowing a developer to install a private road that does not meet City standards. There are plenty of private roads that are deteriorating. He grew up in neighborhoods with alleys and small lot sizes. He senses that when there is an alley, the homeowner will access it from the back of the property, which enables them to do more on a smaller lot. Tremonton has older neighborhoods with roads running through the middle of the block, allowing people to have a garage that does not face the street. Alleys are a good design concept, but the City should not have to maintain them.

Mr. Boudrero said alleys are generally used in higher-density developments which in the city are the MPC and PUD (Planned Unit Development) designation.

Commissioner Marshall noted that as the State of Utah puts more pressure on municipalities to accommodate smaller lots, alleys may become more attractive, and he would hate to prohibit them entirely.

Mr. Boudrero clarified that the word “alley” is being removed. The term is a 26-foot alley with no curb or gutter. Smaller roads are not being removed. A PUD allows for a 50-foot right-of-way which is smaller than a standard road. Smaller roads would not be allowed to be put in right up to a building.

Commissioner Marshall asked whether approving the ordinance would prevent a neighborhood from installing a private road in the middle of a block. Mr. Lewis explained that the City is addressing this issue in the MPCs and PUDs. He noted that the City does not currently allow lots smaller than 10,000 square feet unless in a PUD or MPC, and the Code could be amended in the future if needed. If approved, the ordinance would apply to new development; some existing projects with alleys have already been approved. He clarified that the proposal is not directed at any one developer or project, but rather responds to complaints in multiple areas of the City.

**MOTION: Motion by Commissioner Olsen to forward a recommendation for APPROVAL to the City Council for 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” with the removal of the redundant sentence in 17.88.080-A as mentioned. Commissioner Henderson seconded the motion. The motion was approved 6-0.**

**Vote:**

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

**No: None**

**Absent: Heywood, Price**

Continued discussion on the 2025 General Plan Update

Brian Carver outlined the changes made in the draft as requested at last month's meeting. He highlighted the addition of action Item D within Land Use Goal 3, which defines gateway blocks at the north, west, and south approaches to the city. He also better defined the other actions that can help support and enhance Smithfield's small-town character.

Commissioner Marshall had proposed that particular parts of town be designated or identified as "Old Town" and does not believe that language was included. Mr. Carver said he was waiting for the survey results and further discussion to refine this idea. Land Use Goal 3, Action E "Develop and design standards to encourage distinct neighborhoods" touches on this thought.

Mr. Carver pointed out changes to:

Land Use Goals 6 & 7 on Pages 17-18. Action F, in Land Use Goal 7, was added to create an 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.

Urban Forestry information was added to the Parks & Recreation section on Pages 20-21, with the language included as a plan/policy statement.

Environmental Resources & Hazards – added Action A, B & C, Page 30, regarding trees.

Transportation & Roads pages 34-35, map updated to include functional classifications. Goals 1 & 2 language was refined, and additional action items were included. Mr. Carver confirmed for Commissioner Marshall that the Transportation Master Plan, when it is updated, will come before the Commission for review.

Funding & Implementation Resources, page 45, narrative description added.

Commissioner Marshall had proposed language for Land Use Goal 4 to implement measures to manage the Wildland Urban Interface, including provisions of H.B.48 (from 8/20/25 minutes "adding *Action Item C* to Land Use Goal 4, and including an acknowledgment 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.*"). Mr. Carver said that it can be included. Commissioner Marshall stated that there was consensus on it at the last meeting.

Commissioner Marshall recommended at the last meeting adding "Ensure that high-density residential areas are not ignored when planning parks and trails" to the Parks & Recreation section. The Commission agreed. Mr. Carver will make that adjustment.

Mr. Lewis said staff were happy with the "small town feel" survey results. The City received questions about why demographic information was included. It appeared that most of the population was represented except for young people, who generally are not homeowners, and renters, as discussed in the last meeting. Mr. Boudrero agreed that

requiring demographic information helped ensure that the response was from the general population.

Commissioner Olsen thanked the staff and Commissioner Heywood for distributing the survey. He believes this helps citizens feel more involved, and the feedback was valuable. Commissioner Marshall echoed that sentiment.

Commissioner Marshall noted that “walkable neighborhoods” was the highest-ranking answer to Question 2, “Which aspects of community life are most important to preserve a 'small town' feel?”. The highest-ranking answer to Question 3, “What City planning decisions are most important to maintaining a small town feel” was the amount of green space and parks. Mr. Lewis said that from a staff perspective, they were surprised that two of the lowest-ranking responses were related to supporting small businesses and preserving historic areas. Commissioner Olsen said sometimes it was hard to pick a first choice because all the options were good.

Last month, Commissioner Marshall created some language but held off proposing it pending the results of the survey. The survey seems to support the proposed recommendation. He suggested adding a new subsection in the Growth & Land Use section titled “Old Town” and including: *“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:

- 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 “Multifamily uses on undeveloped interior blocks should be subject to height limitations” from the Residential section to 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.

Commissioner Marshall said, “prohibit multi-family” is intentionally worded strongly to gauge the City Council’s reaction. He would not be offended if language were adjusted to something such as “allow duplexes provided the scale of the building is similar to that of a single-family dwelling”. The strong language is being proposed to trigger more discussion. He does not want to see someone have a large-scale apartment building next to them as they walk out their residential door. Mr. Lewis asked if Commissioner Marshall would support single-level multi-family development on an intrablock, but not a single-level split-level home if it looks over a fence. Commissioner Marshall has asked himself that same question and said his goal is for middle-of-the-block development to be the same scale as the other buildings on the block.

Chairman Anderson inquired whether this is a Land Use Goal and asked about the timeframe and who would make the determination. Commissioner Marshall would like to see the Planning Commission Chairperson work with the City Council to coordinate and prioritize action items.

Commissioner Holbrook stated that the General Plan does not establish policy. Commissioner Marshall ~~said that~~, some of the things in the current General Plan are explicitly labeled as “policy”. Commissioner Holbrook said the General Plan should be more of a guideline. Commissioner Marshall agreed and noted that goals are given action items to embody these ideas in the code somehow. In his recommendations, he attempted to replicate the language and level of detail found in the previous plan.

Mr. Boudrero said that “identifying specific blocks” is policy and would consider a form-based code, which needs to be codified. Commissioner Marshall does not care where within the General Plan it falls; he would like to express his intention to implement policies that will preserve the area's character.

Chairman Anderson asked where “Old Town” should be located. Commissioner Marshall said it would be beneficial to assign some commission members to study the parcel map and walk around to find the appropriate areas, such as the west side ~~toef~~ 400 West, north ~~toef~~ 200-300 North, and east and west locations on the south end of town. He would like to see a draft created that could be codified or put into the General Plan. His focus is on residential and not commercial areas. Chairman Anderson noted that citizens could also be involved. Mr. Lewis pointed out that “Old Town” from a staff perspective could be defined in several different ways. Commissioner Marshall has traveled extensively for business and has visited other cities with branded “Old Town” areas. What is on the ground should be considered such as density, scale, size, and design.

Mr. Lewis pointed out that a decision will have to be made on which goals to prioritize once the General Plan is updated. There are so many goals that there isn't enough time to accomplish all of them. Commissioner Marshall stated that it would be essential to coordinate with the City Council to make this determination.

Commissioner Marshall asked if there was a consensus for this type of approach. Chairman Anderson is agreeable to it, and Commissioner Olsen also agreed.

Commissioner Olsen is willing to donate his time to work with the Tree Committee to develop a plot map of City-owned trees. Mr. Lewis informed the Commission of the Council's decision to move forward with tree trimming and explained what has been planned. There is a tree inventory on the website.

Commissioner Marshall said on Page 10 – Central Business District (CBD), in paragraph 6, in the last sentence, the wording “...transitional zones can be recommended on the borders...” should be changed to “**are** recommended”

Mr. Carver said he can make these changes and have the draft out for the Commission to review within two weeks. Chairman Anderson said after the review at the October meeting, the draft plan will be forwarded to the City Council for consideration.

The next Commission meeting is scheduled for October 22nd, as the City Council meeting has been rescheduled from October 8<sup>th</sup> to October 15<sup>th</sup>.

Mr. Boudrero reminded the Commission about the training opportunity with Craig Call on October 15th from 5:30 to 6:30 p.m. before the city council meeting.

**MEETING ADJOURNED** at 8:05 p.m.

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Jamie Anderson, Chairman



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CORPORATION  
96 South Main  
Smithfield, UT 84335**

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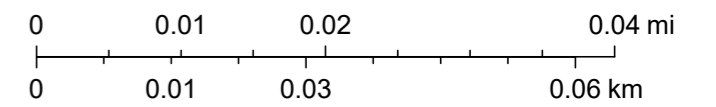
# ArcGIS Web Map



10/14/2025, 7:58:49 AM

1:1,128

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



Maxar, Microsoft



# Smithfield City Staff Report

## Community Development Department

Administration • Engineering • Planning • Zoning

### Stone Bed and Breakfast Conditional Use Permit

October 22, 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: 08-085-0009

**Applicant:** Ryan Stone

**Action Type:** Administrative

**Staff Recommendation:** Approve

#### Project Location

**Location:**  
14 North 400 West  
Smithfield, Utah

**Lot Size:**  
0.18 Acres

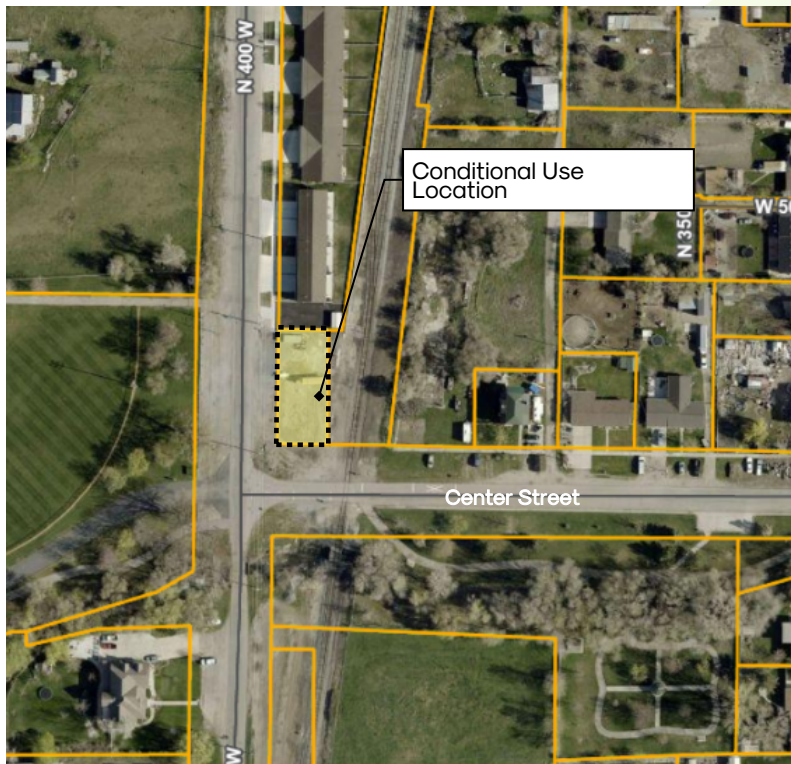
**Surrounding Uses:**  
North - Residential (RM)  
South - Residential (R-1-12)  
East - Residential (R-1-12)  
West - Residential (R-1-12)  
Institutional (I-1)

**Current Zoning:**  
GC General Commercial

**Proposed Zoning:**  
None

#### Project Summary

Ryan Stone is requesting a conditional use permit for a bed and breakfast business at the address listed above. The "Use Matrix" found in the city code allows for this use as conditional. To review the hours and days of operation, please see the conditional use application provided.



## Findings of Fact

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1. The Use Matrix Table shows a "Bed and Breakfast Inn" to be a conditional use in GC General Commercial Zone. §17.120.010
2. The definition of conditional use is found in the General Provisions of our zoning code. §17.04.070
3. Review criteria and general information for conditional uses can be found in §17.32.00.
4. The proposed business must meet all the state and city code requirements for a commercial business. §17.72 and §17.100.030

## Conclusion and Recommendation

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Based on the findings of fact listed above, the staff recommends **approval** of the Bed and Breakfast conditional Use Amendment.



**ORDINANCE NO 2025-20**

**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 properties are hereby rezoned from RA-1 (Residential Agricultural 1-Acre) and A-3 (Agricultural 3-Acre) to R-1-12 (Single Family Residential 12,000 Square Feet).

Approximate Property Location: 438 South and 468 South 400 West

**Cache County Parcel Number: 08-105-0009**

BEG 98 LKS E & 1.45 CHS N FROM SW COR SMITHFIELD CITY TOWNSITE BEING THE SW COR OF N/2 OF NE/4 SEC 33 T 13N R 1E E 10 CHS N 3.10 CHS W 9.90 CHS S BY W ALG E LNE OF ST 3.21 CHS TO BEG 3.13 AC LESS: THE E 8.58 FT NET 3.13 AC

**Cache County Parcel Number: 08-105-0017**

BEG 50 LKS E OF SW COR SMITHFIELD CITY TOWNSITE BEING 20 CHS N OF SW COR OF NE/4 SEC 33 T 13N R 1E N ALG W LNE OF ST 1.45 CH E 10 CHS S 5 CHS W 10 CHS N ALG E LNE OF ST 3.55 CH TO BEG EXCEPT FOR R/W 5 AC C578

APPROVED by the Smithfield City Council this 17th day of November, 2025.

**SMITHFIELD CITY CORPORATION**

\_\_\_\_\_  
Kristi Monson, Mayor

**ATTEST:**

\_\_\_\_\_  
Dana Lazcanotegui, City Recorder

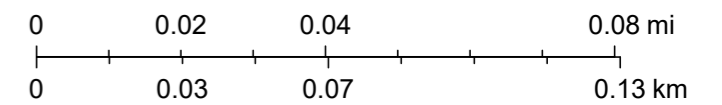
# ArcGIS Web Map



10/14/2025, 8:01:25 AM

1:2,257

- Override 1
- Dirt
- Municipal Boundaries
- Class B Surface Type
- Future
- County Boundary
- Asphalt
- Private
- Cache Parcels
- Gravel



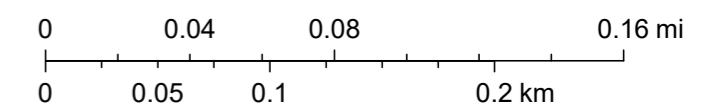
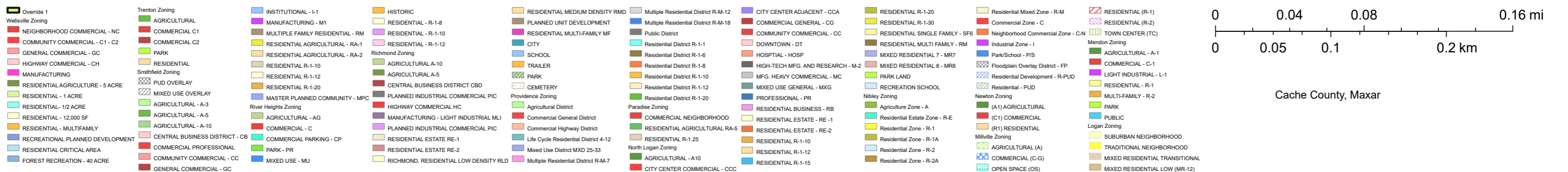
Maxar, Microsoft

# ArcGIS Web Map



10/14/2025, 8:03:38 AM

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Cache County, Maxar



# Smithfield City Staff Report

## Community Development Department

Administration • Engineering • Planning • Zoning

### Fillmore Nelson Rezone

October 22, 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:** 08-105-0017

**Applicant:** Brian Fillmore and Zeldon Nelson

08-105-0009

**Action Type:** Legislative

**Staff Recommendation:** None

#### Project Location

**Location:**

438 South 400 West  
Smithfield, Utah

**Lot Size:**

8.13 Acres

**Surrounding Uses:**

North - RA-1 Residential Agricultural  
South - A-3 Agricultural  
East - R-1-12 Residential  
A-3 Agricultural  
West - A-5 Agricultural

**Current Zoning:**

A-3 Agricultural  
RA-1 Residential Agricultural

**Proposed Zoning:**

R-1-12 Residential

#### Project Summary

Brian Fillmore and Zeldon Nelson are the owners of the two properties being submitted. They are requesting a rezone from A-3 Agricultural and RA-1 Residential Agricultural to R-1-12 Residential. Their property is directly bordered on the West by 400 West and Oregon Short Rail Road.



# 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

### Steering Committee

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

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

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



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# INTRODUCTION

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

## Growth and Change in Smithfield Since 2017

	2017	2023	Percent Change
<b>Population</b> (2017 and 2023 U.S. Census Bureau, American Community Survey)	10,832	14,033	29.55% total increase 4.93% average annual increase
<b>Housing Units</b> (2017 and 2023 U.S. Census Bureau, American Community Survey)	3,196	4,200	31.41% total increase 5.23% average annual increase
<b>Median Home Price</b> (Realtor MLS)	\$274,600	\$485,000	76% total increase
<b>Housing Occupancy</b> (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
<b>Employment</b> (2017 and 2023 U.S. Census Bureau, American Community Survey)	5,000	6,488	29.76% total increase
<b>Median Income</b> (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.

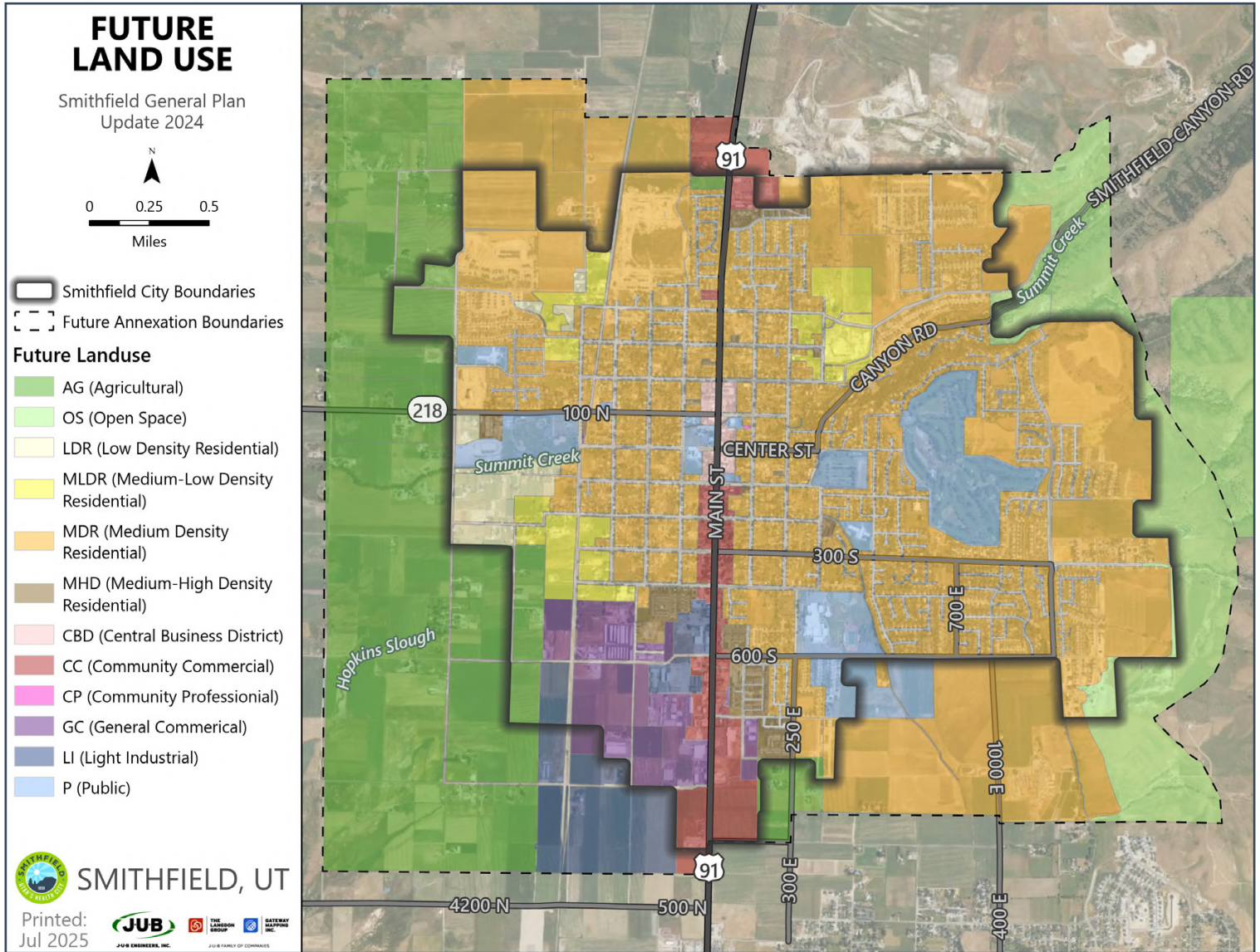
Smithfield’s Zoning Ordinance contains both the code (defining purpose, approval process, guidelines and requirements, and permitted uses) and the current zoning map. (See Figure 2, larger map in Attachment 2)

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**

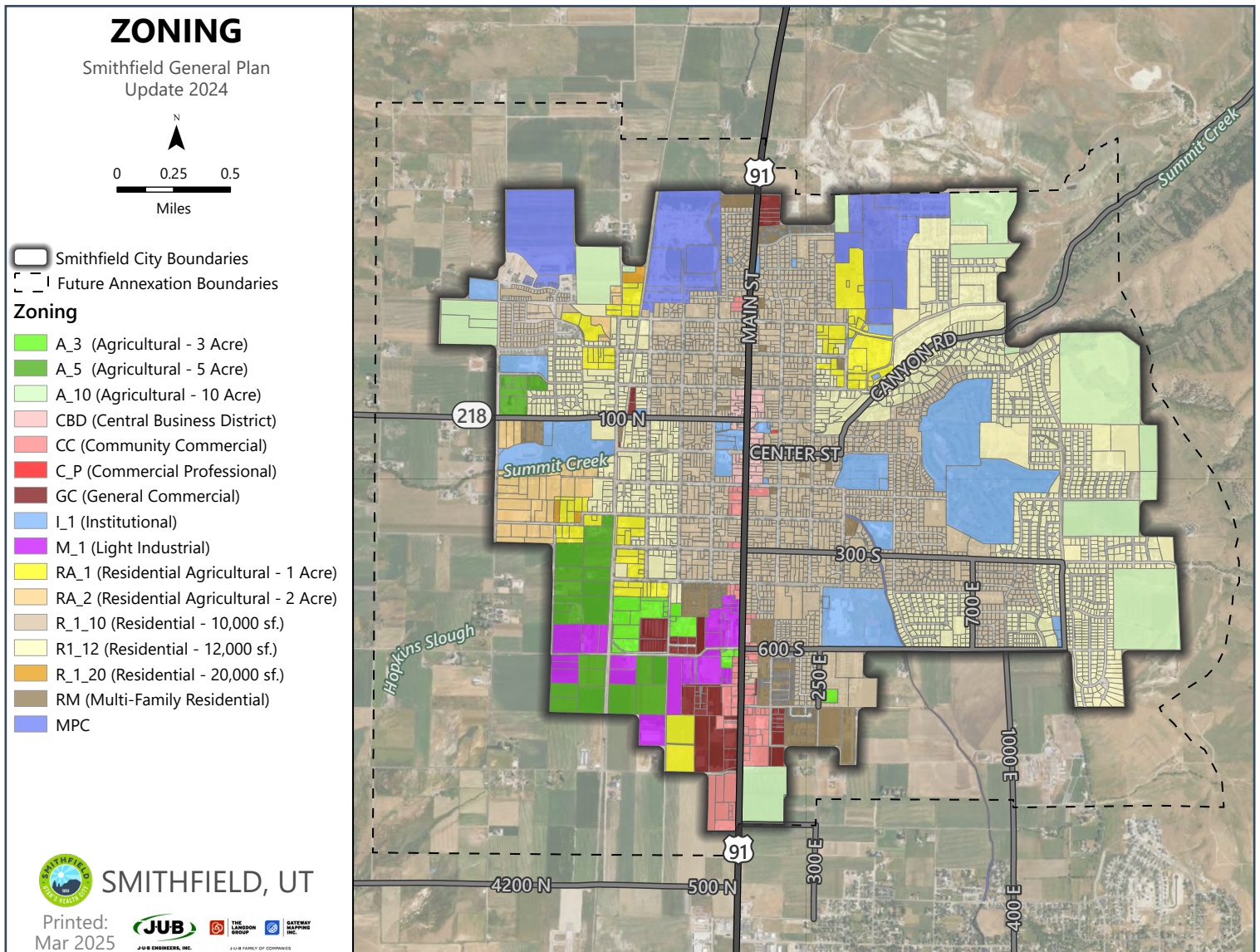
	Zone Name	Example Uses		Zone Name	Example Uses
<b>AG</b>	Agricultural (one dwelling unit per 5 acres and up)	Farms, homes, churches	<b>CC</b>	Commercial-Central Business District	Bookstores, florists, professional office
<b>OS</b>	Open space	Parks, sensitive areas	<b>CP</b>	Commercial- Community	Caterers,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



**TABLE 5 | CURRENT ZONING DESCRIPTIONS**

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

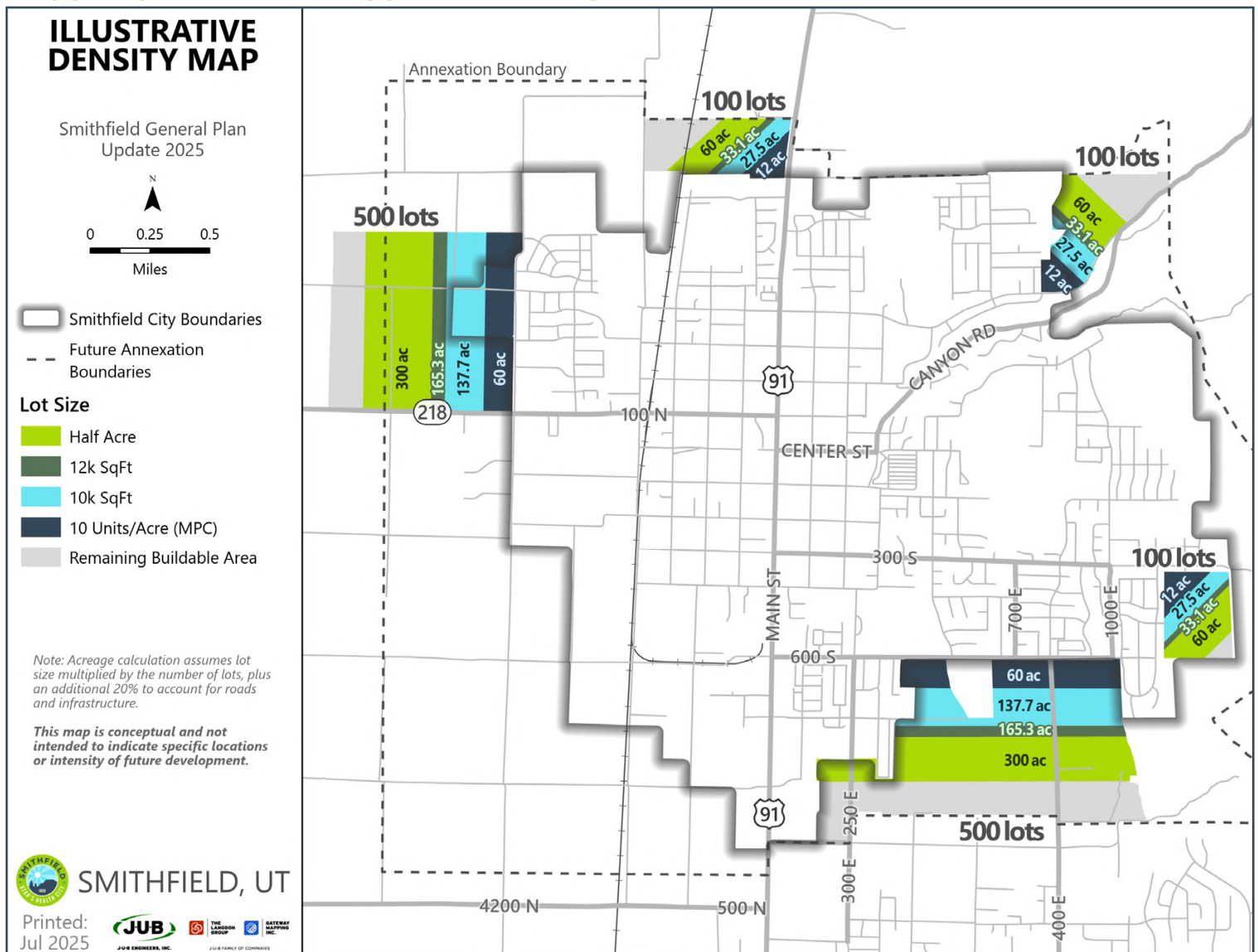
Figure 3 shows areas of potential growth on the periphery of Smithfield City limits. This map illustrates how different growth patterns expand into open land. Each level of density will result in different amounts of land being developed. Lower density development requires more land to accommodate a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

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.

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” are 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 growth on Highway 91 and 100 North near 800 West 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, north, and west 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

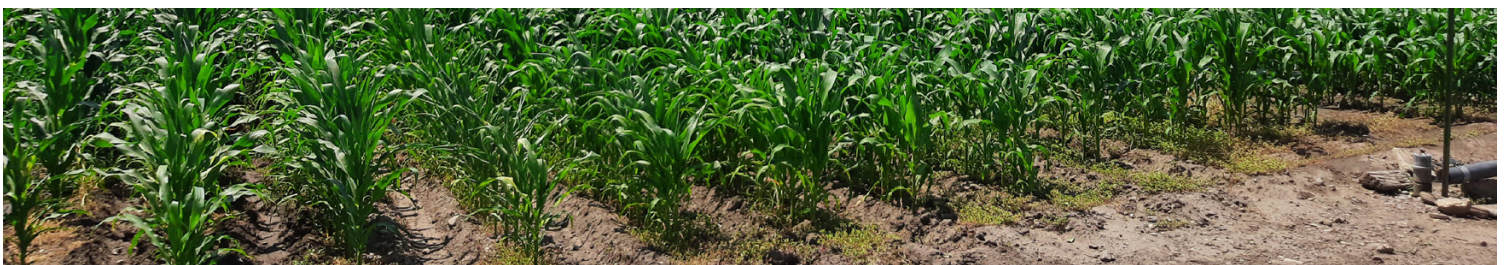
- Require transfer of water rights from agricultural operators to the city as farmland is developed to protect the city's water supply.
- Encourage preservation of agriculturally productive land through land-use and/or regulated development.
  - » Large lot zoning (Two or more acres per unit)
  - » Attainment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

*continued on next page*



**ACTION**

**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.

**TIMING**

Ongoing

**RESPONSIBILITY**

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**

**Action A:** Define where and how to grow as a community.

**TIMING**

Ongoing

**RESPONSIBILITY**

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.

*continued on next page*



ACTION	TIMING	RESPONSIBILITY
<p><b>Action A:</b> 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><b>Action B:</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
<p><b>Action C:</b> Implement measures to manage the wildland urban interface to reduce the risk of loss of property or life due to wildfire such as adopting appropriate wildland urban interface building standards, and maintaining an updated Community Wildfire Preparedness Plan in cooperation with the State Division of Forestry, Fire, and State Lands.</p>		

**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><b>Action A:</b> 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><b>Action B:</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><b>Action C:</b> 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

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ACTION	TIMING	RESPONSIBILITY
<b>Action C:</b> 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.	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
<b>Action A:</b> Provide and maintain facilities and high level of service for recreation in Smithfield.	Ongoing	Staff/Planning/ City Council
<b>Action B:</b> Coordinate Smithfield City facility maintenance efforts with volunteer opportunities.	Ongoing	Staff/Planning/ City Council
<b>Action C:</b> 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
<b>Action D:</b> 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
<b>Action E:</b> 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.

*continued on next page*



ACTION	TIMING	RESPONSIBILITY
<b>Action A:</b> Encourage a diversity of local businesses that don't conflict with the "small town" character of the community.	Ongoing	Staff/Planning/ City Council
<b>Action B:</b> Implement zoning that permits more commercial development.	1-2 years	Staff/Planning/ City Council
<b>Action C:</b> Identify areas along Main Street corridor for complementary retail, commercial, hotel/motel, and office uses.	1-2 years	Staff/Planning/ City Council
<b>Action D:</b> Maintain definitions, uses, and guiding ordinance for the Mixed-Use Zone	Ongoing	Staff/Planning/ City Council
<b>Action E:</b> Update impact fee schedule to provide for infrastructure improvements.	1-2 years	Staff/Planning/ City Council
<b>Action F:</b> 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.

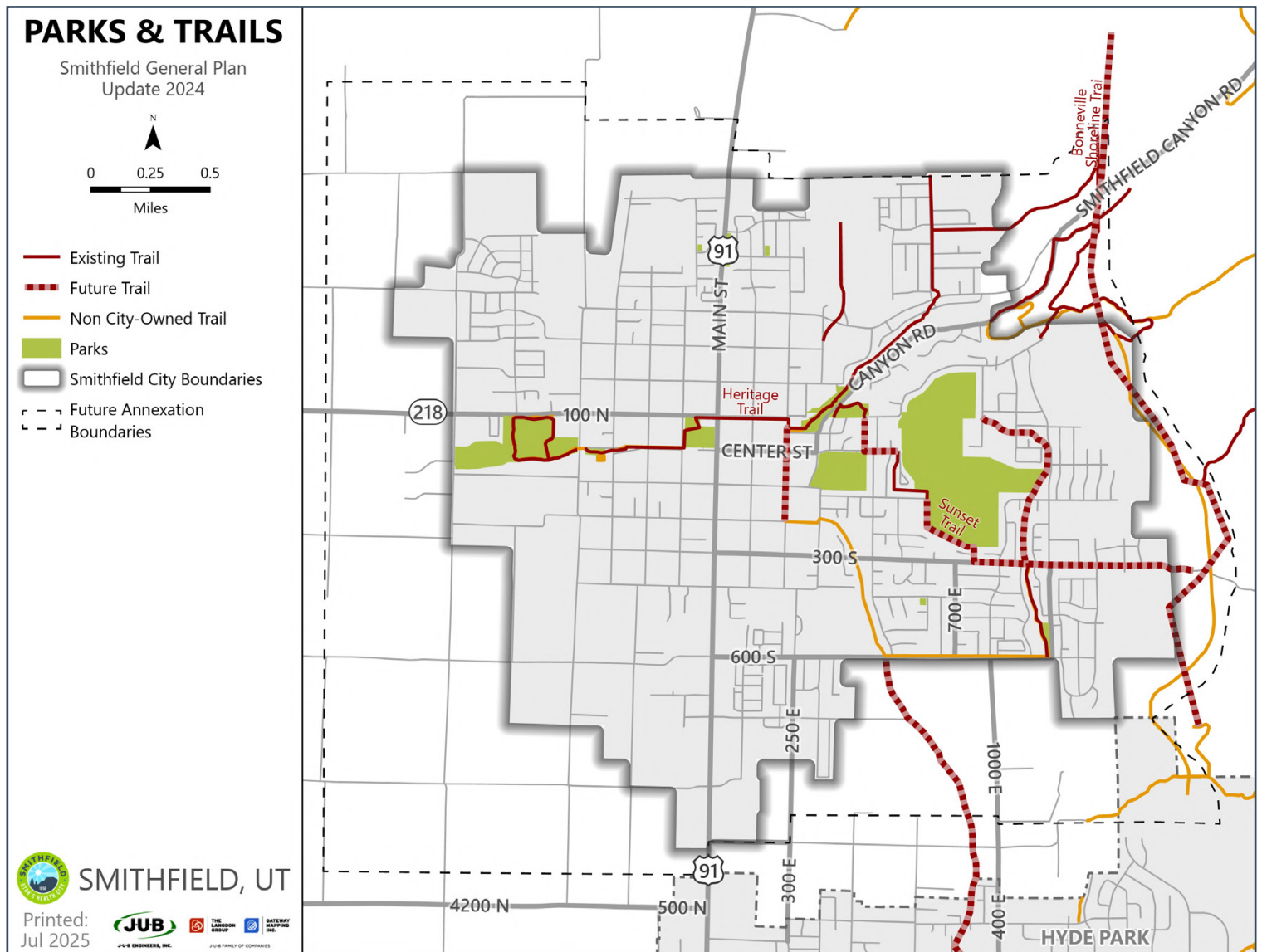


In addition to providing unique characteristics, open spaces can be connected to form a corridor of passive recreation opportunity for the community or greenways.

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](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](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:

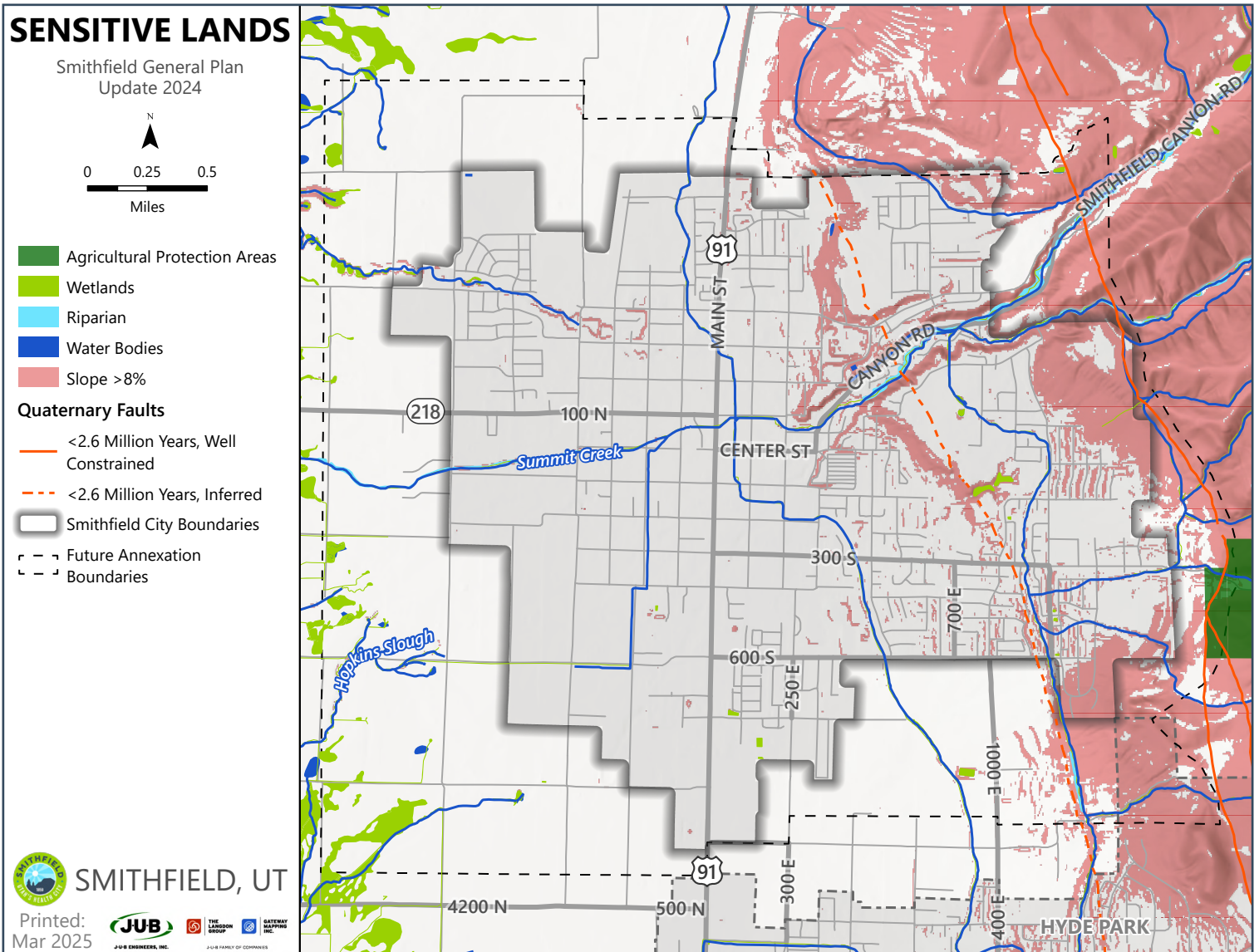
- Emergency access
- Landslides
- Cost of utility installation and maintenance
- Snow removal
- Line of sight problems for vehicles and pedestrians
- Erosion
- Storm water control
- Traffic access problems



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**



## 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

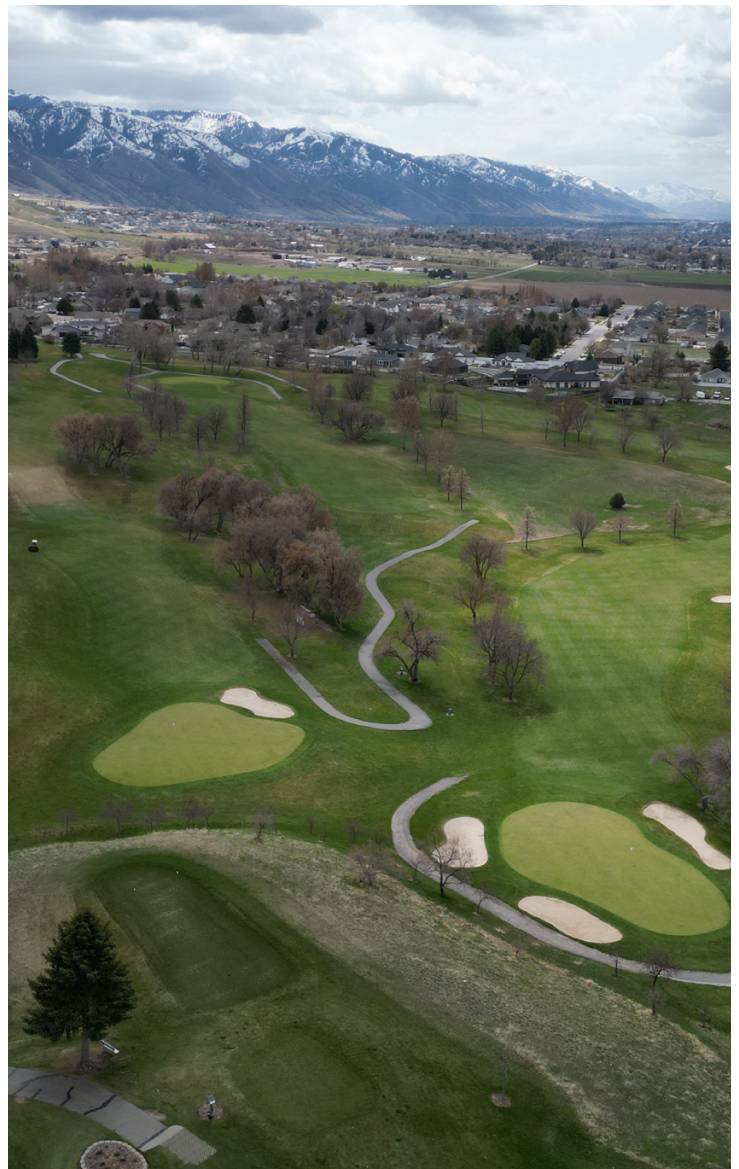
The soils of Smithfield City are generally suitable for development. They range from predominantly gravel (which contains aggregate sizes from sand to rocks of six inches or more) to loam topsoil and heavy clay.

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
- Coordinate with Cache County on the identification of wildland urban interface properties in or near Smithfield that may be subject to additional regulation and taxation to mitigate the risk of wildfire damage.

## 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><b>Action A:</b> 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><b>Action B:</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><b>Action C:</b> 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><b>Action D:</b> 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
<b>Action A:</b> 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
<b>Action B:</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
<b>Action C:</b> 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

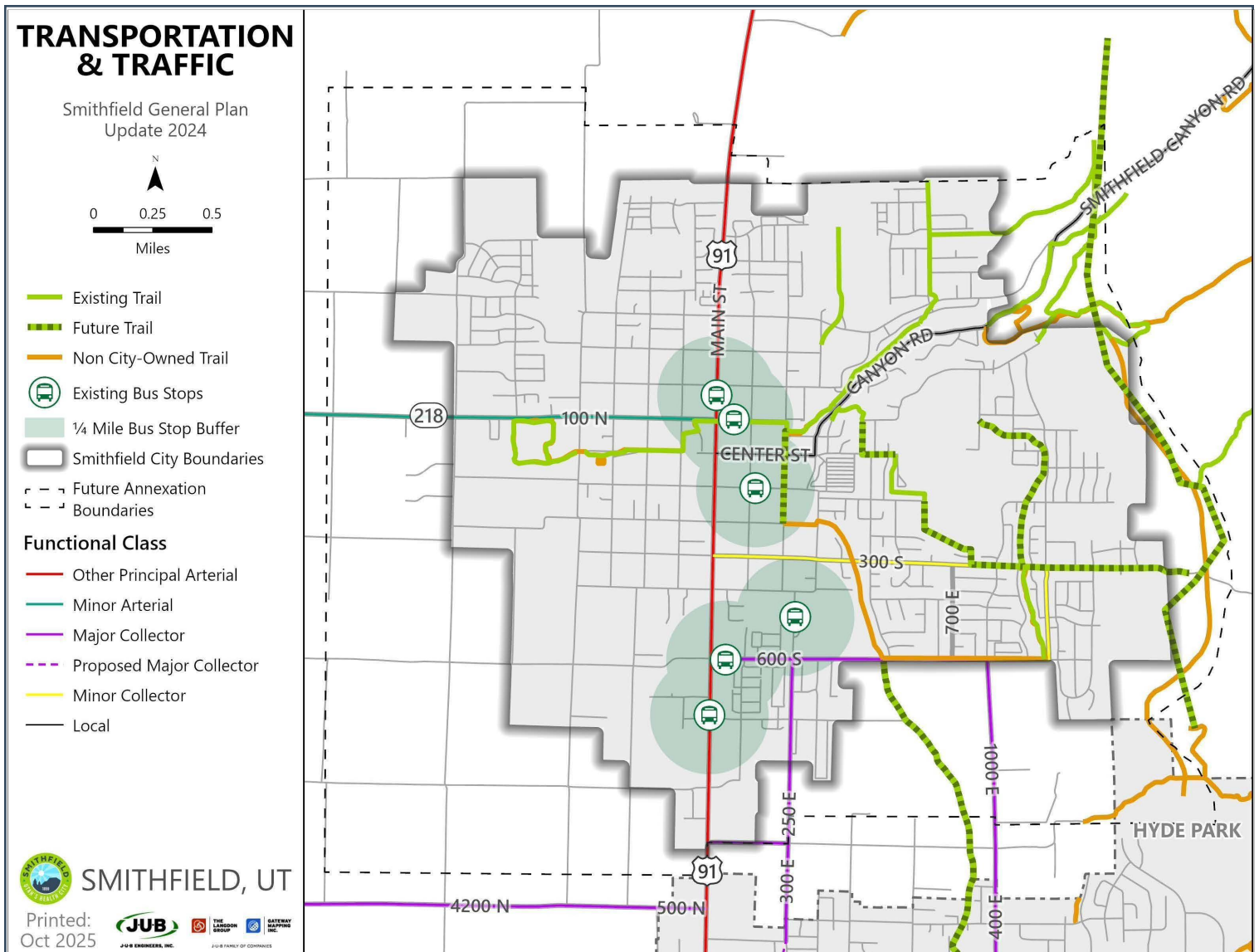
Smithfield City has several road classifications, each playing a part to move people and goods to and from homes and business within and outside the city. Road classifications represent local definitions and descriptions that are suited for Smithfield and are not intended to reflect any county, state, 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
<b>Action A:</b> 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
<b>Action B:</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
<b>Action C:</b> 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
<b>Action D:</b> 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
<b>Action E:</b> 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
<b>Action A:</b> 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
<b>Action B:</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
<b>Action C:</b> Work collaboratively with Connect Transit to provide more bus stops to Smithfield residents.	Ongoing	Staff/Planning/ City Council
<b>Action D:</b> Coordinate public transportation facilities with high-density zoning to encourage walkable neighborhoods.	Ongoing	Staff/Planning/ City Council
<b>Action E:</b> Require new development to provide access/connectivity to existing development.	Ongoing	Staff/Planning
<b>Action F:</b> 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
<b>Action A:</b> 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



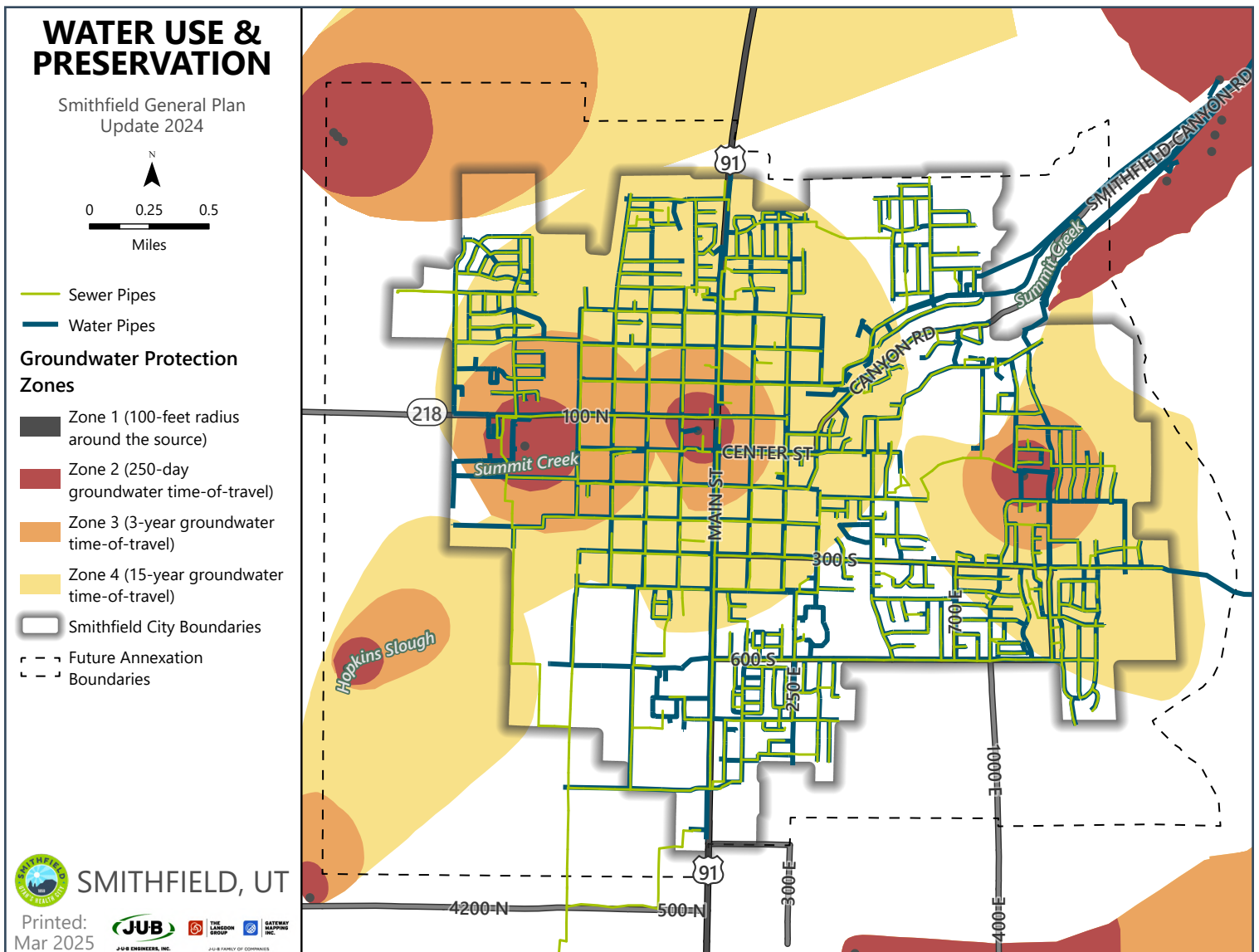
public the importance of water conservation as it relates to quality of life.

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**

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

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

**Community Facilities/Various Project Types**

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



Rocky Mountain Power Foundation	Funding for the growth and vitality of local communities. Examples include community and recreation centers, libraries, parks, trails, gardens, water usage management, arts festivals, cultural heritage, disability resources, and public safety initiatives.
Enbridge Fueling Futures– Enbridge Gas	Funding for safety planning and preparedness, first responder initiatives, habitat conservation and remediation, and celebrate culture and community.

**Business/Economic Development**

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

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



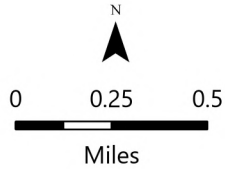
# APPENDIX 1

## Future Land Use Map



# FUTURE LAND USE

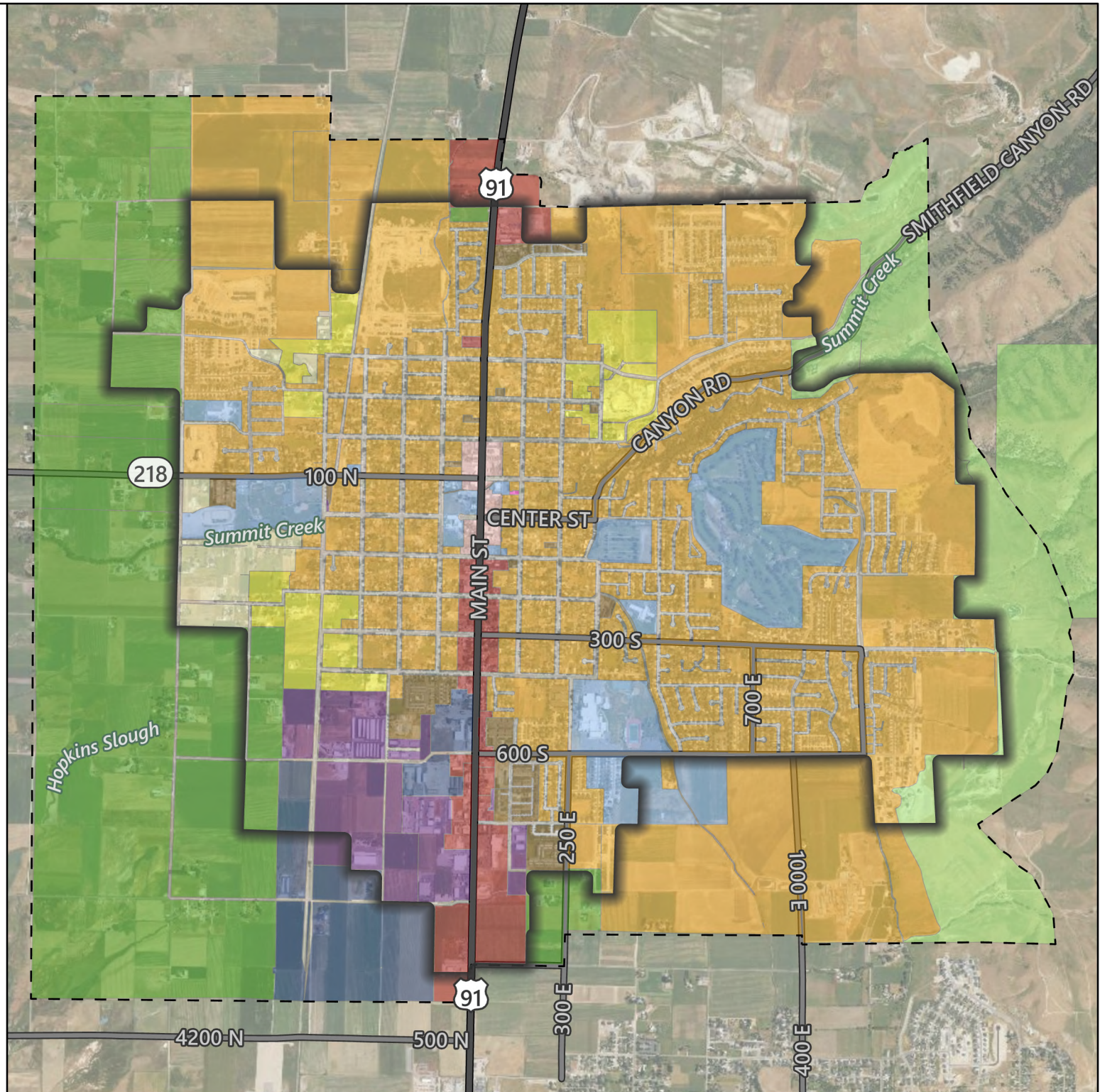
Smithfield General Plan  
Update 2024



- Smithfield City Boundaries
- Future Annexation Boundaries

## Future Landuse

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



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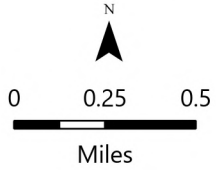
# APPENDIX 2

## Current Land Use Map



# ZONING

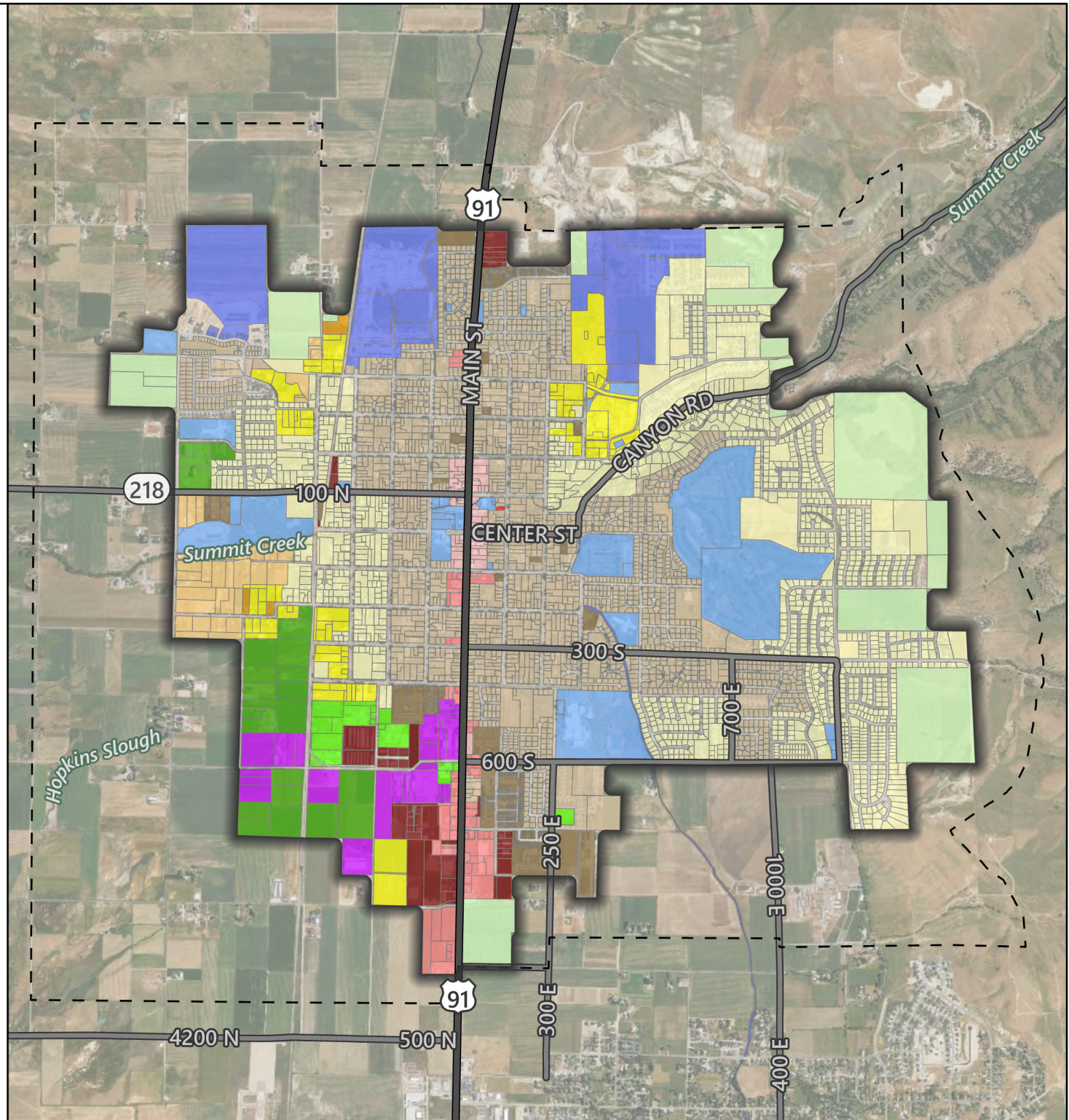
Smithfield General Plan  
Update 2024



- Smithfield City Boundaries
- Future Annexation Boundaries

## Zoning

- A\_3 (Agricultural - 3 Acre)
- A\_5 (Agricultural - 5 Acre)
- A\_10 (Agricultural - 10 Acre)
- CBD (Central Business District)
- CC (Community Commercial)
- C\_P (Commercial Professional)
- GC (General Commercial)
- I\_1 (Institutional)
- M\_1 (Light Industrial)
- RA\_1 (Residential Agricultural - 1 Acre)
- RA\_2 (Residential Agricultural - 2 Acre)
- R\_1\_10 (Residential - 10,000 sf.)
- R1\_12 (Residential - 12,000 sf.)
- R\_1\_20 (Residential - 20,000 sf.)
- RM (Multi-Family Residential)
- MPC



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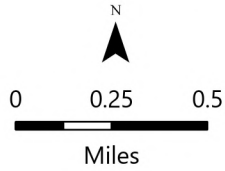
# APPENDIX 3

## Sensitive Lands Map



# SENSITIVE LANDS

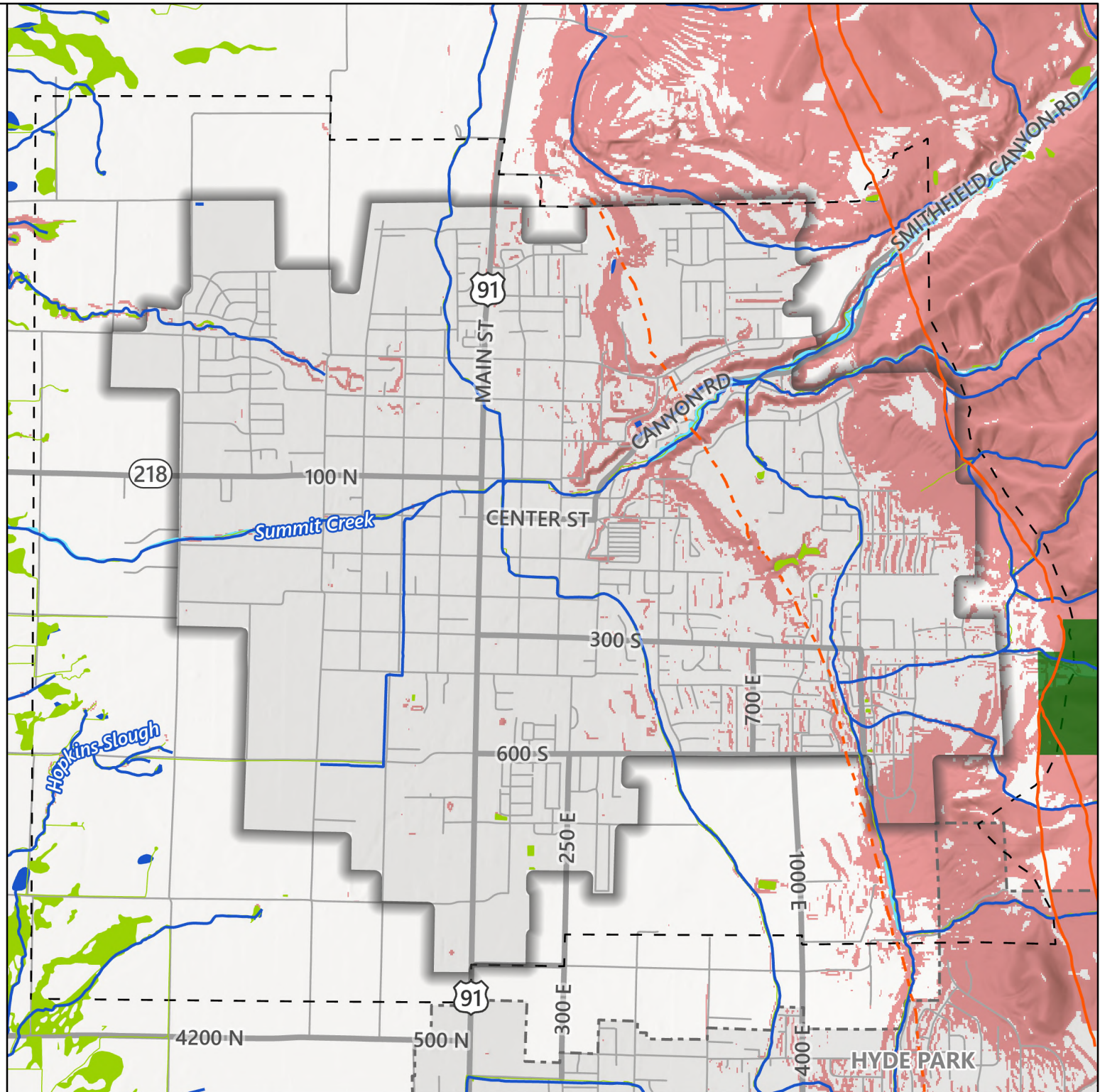
Smithfield General Plan  
Update 2024



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

## Quaternary Faults

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



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# APPENDIX 4

## Pre-disaster Hazard Mitigation Plan



# Community Risk Assessment

2020 Pre-Disaster Mitigation Plan Update - Bear River Region

## SMITHFIELD CITY

### SUMMARY

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

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

**SMITHFIELD CITY - POTENTIAL LOSSES PER NATURAL HAZARD**

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

# Earthquake/Faults

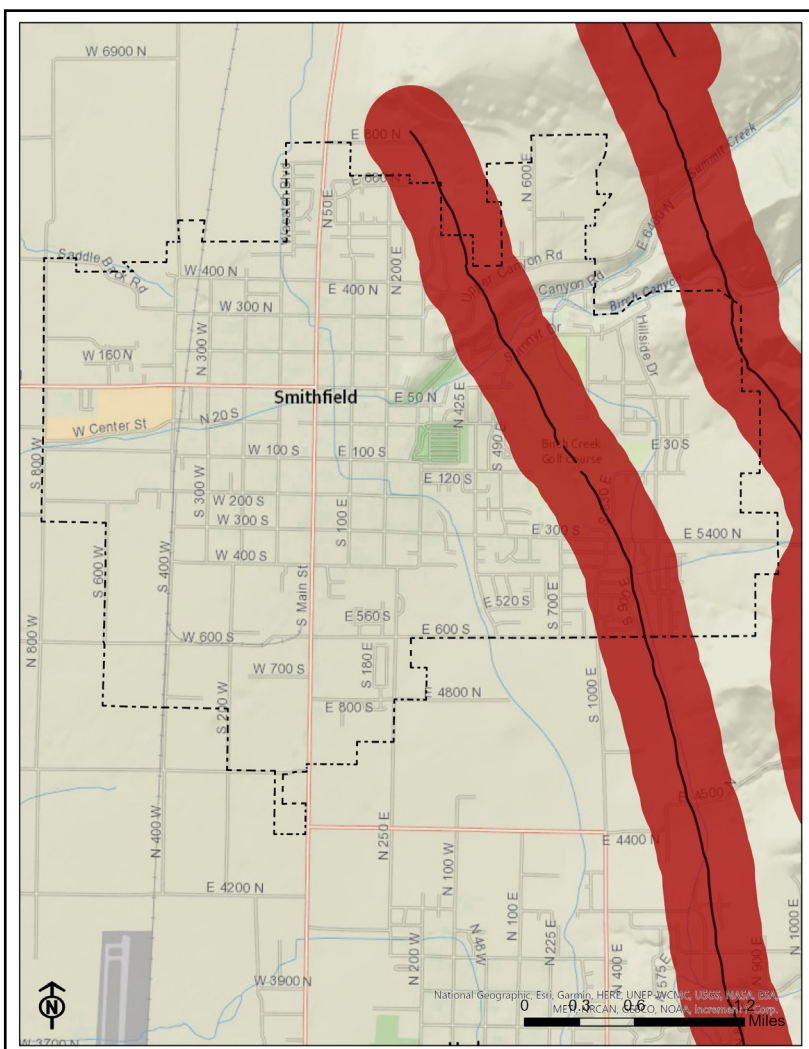
**Hazard Description:** Any sudden shaking of the ground caused by seismic waves through the Earth's rocks constitutes an earthquake. Seismic waves are produced when some form of energy stored in Earth's crust is suddenly released, usually when masses of rock straining against one another suddenly fracture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

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

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

## **RISK:**

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



## **Legend**

-  Quaternary Fault
-  Earthquake Damage Zone
-  Jurisdictional Boundary

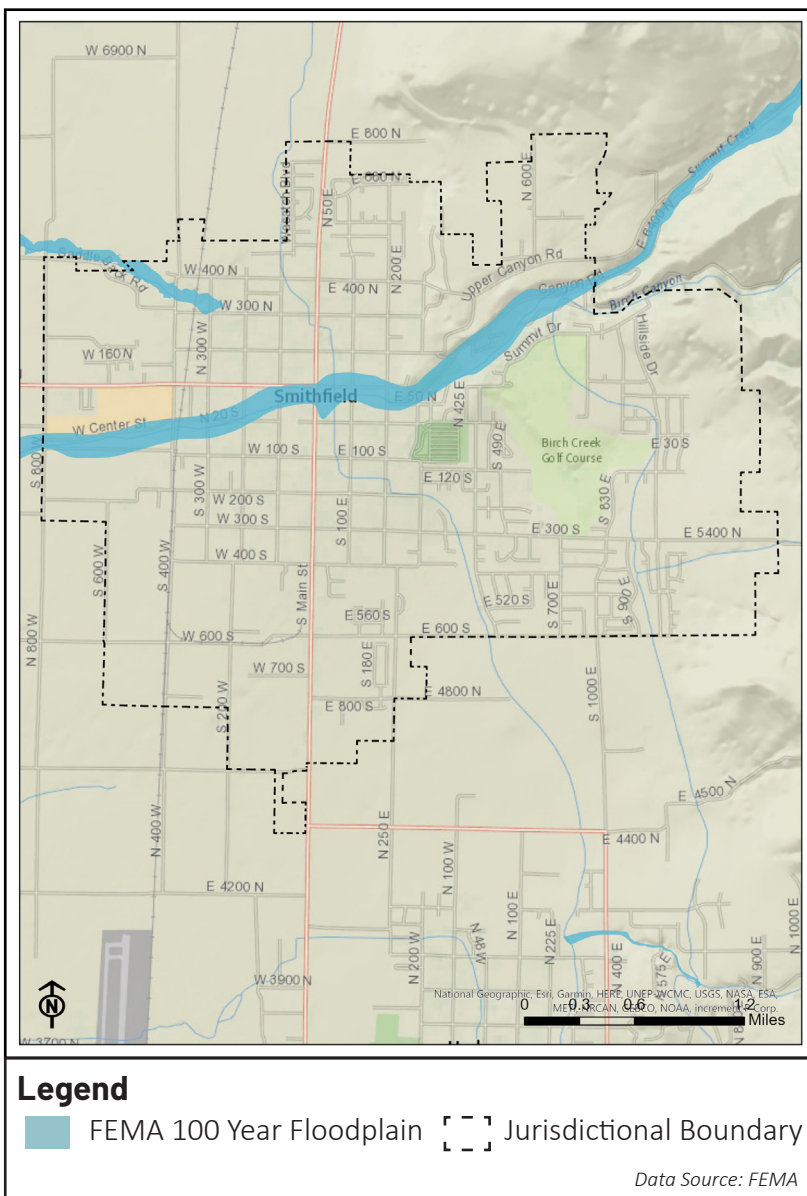
Data Source: Utah Geologic Survey (2019) Quaternary Faults

# Flood - FEMA

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

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

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



## **RISK:**

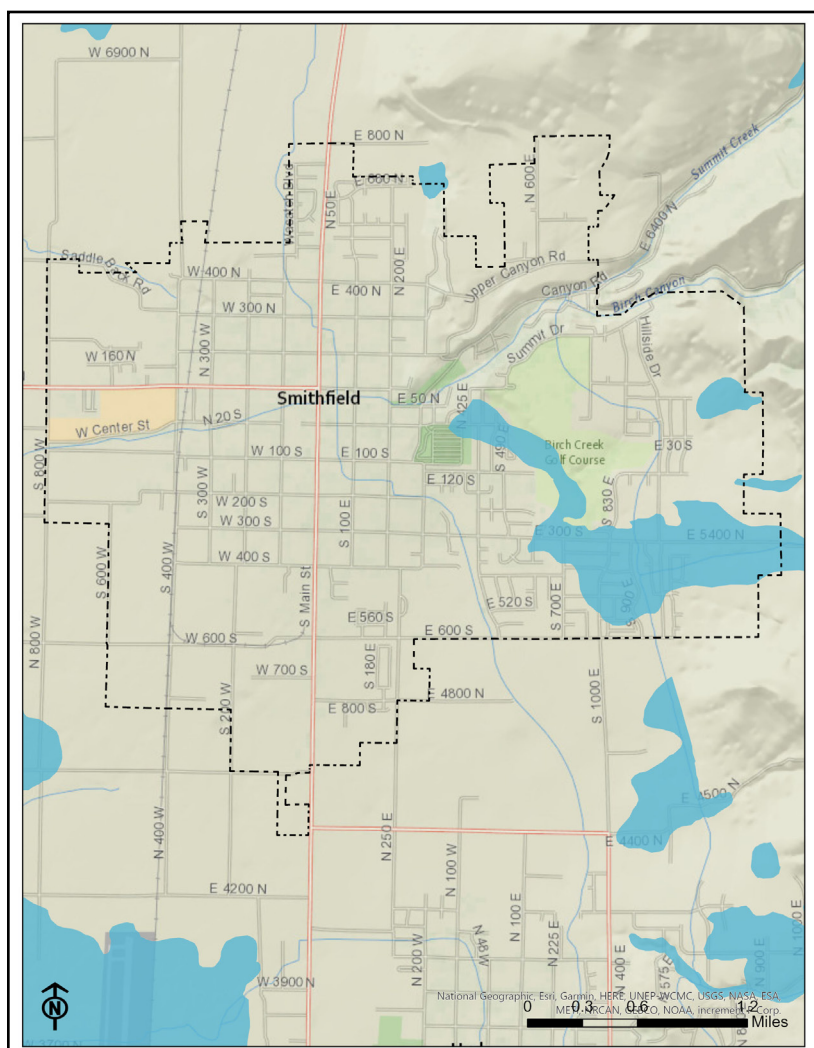
Summit Creek drainage, drainages east of town, and other low lying areas are at risk from flooding. Potential losses to the community include 276 homes, 6 businesses, the town hall, 1 museum, 3 parks, 0.9 miles of transmission lines, 9 communications towers, 1 bridge/culvert, 5.7 miles of roads, 0.4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

# Flood - Soil

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

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

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



## Legend

-  Floodplain
-  Jurisdictional Boundary

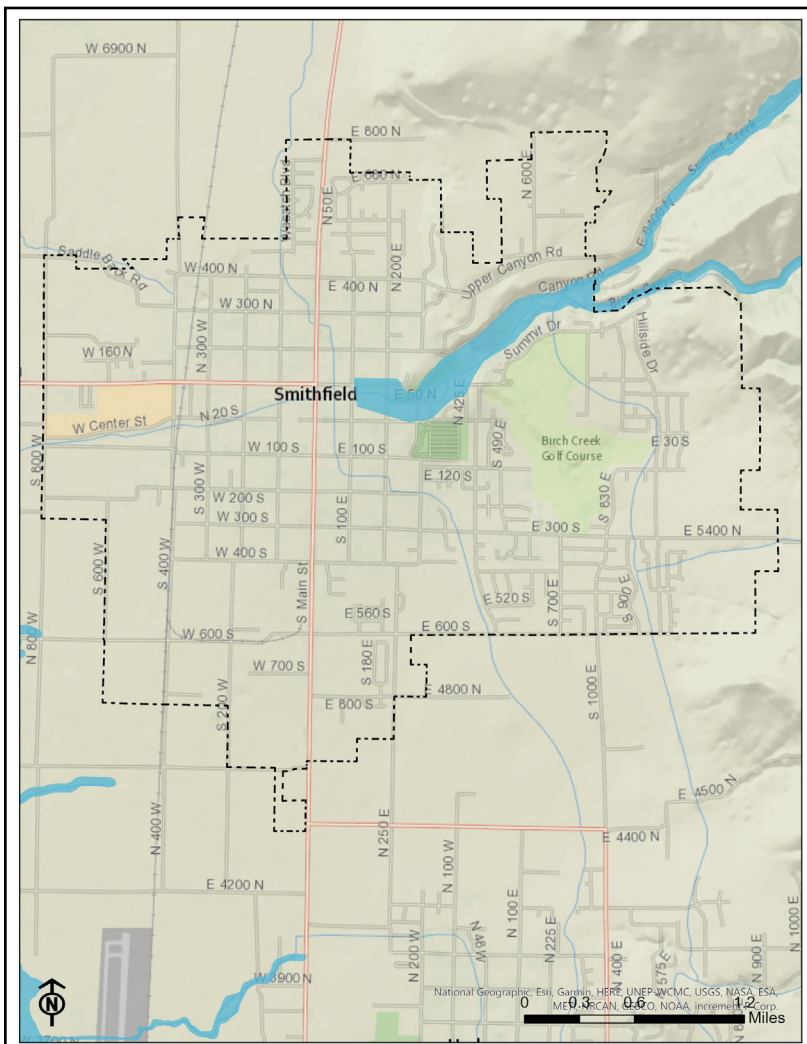
Data Source: FEMA

# Flood - Valley Bottom

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

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

**Map Description:** The valley bottom map displays the potential flood plain based on stream networks and elevation data (<https://databasin.org/datasets/95a24aef6a24996bf8082090fbd831>).



## Legend

-  Floodplain
-  Jurisdictional Boundary

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



# Steep Slope

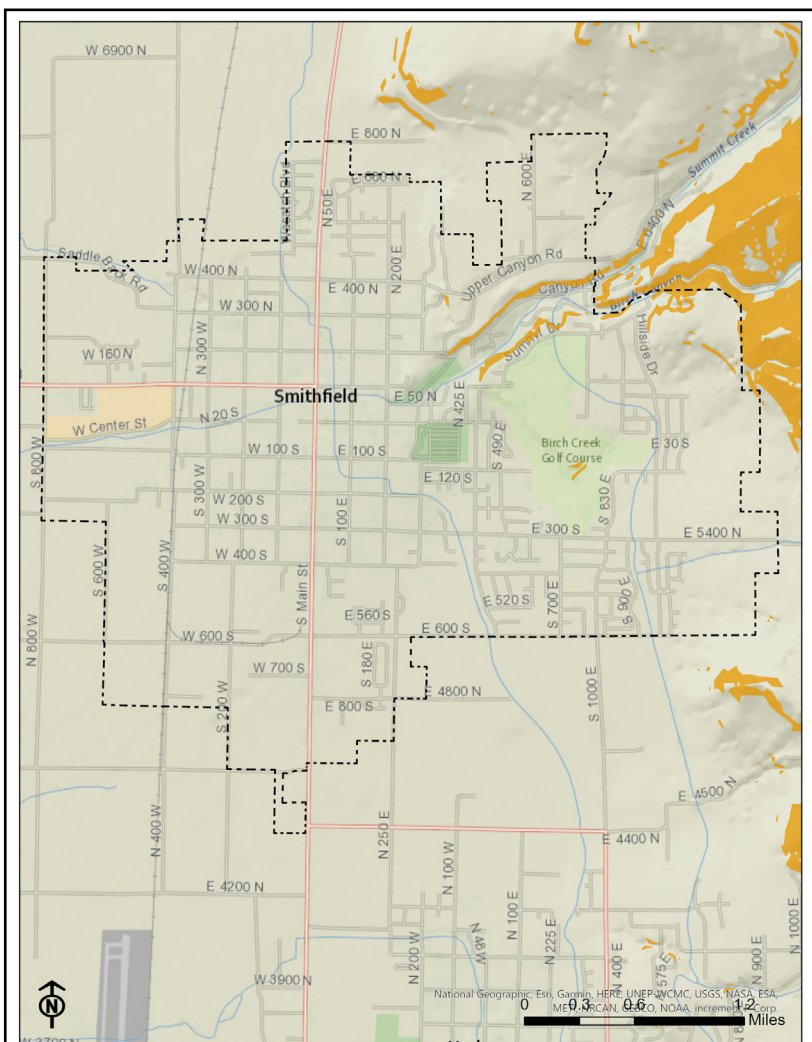
**Hazard Description:** A landslide is the movement of a mass of rock, debris, or earth down a slope by force of gravity. They flow rapidly, striking at avalanche speeds that can travel several miles, growing in size as they pick up trees, boulders, cars and other materials.

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



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

## **RISK:**

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



## **Legend**

-  Slope of 30 percent or greater
-  Jurisdictional Boundary

Data Source: US Geologic Survey, DEM

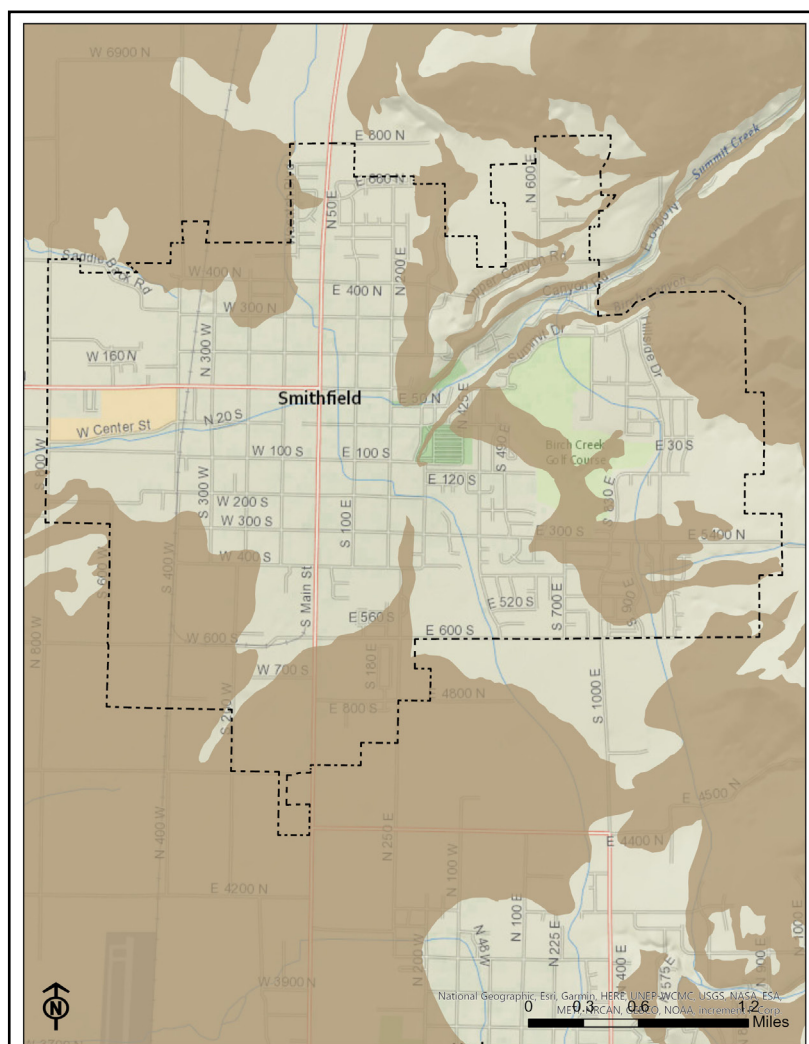
# Problem Soils (with basements)

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

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

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

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



## **RISK:**

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

## **Legend**

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

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

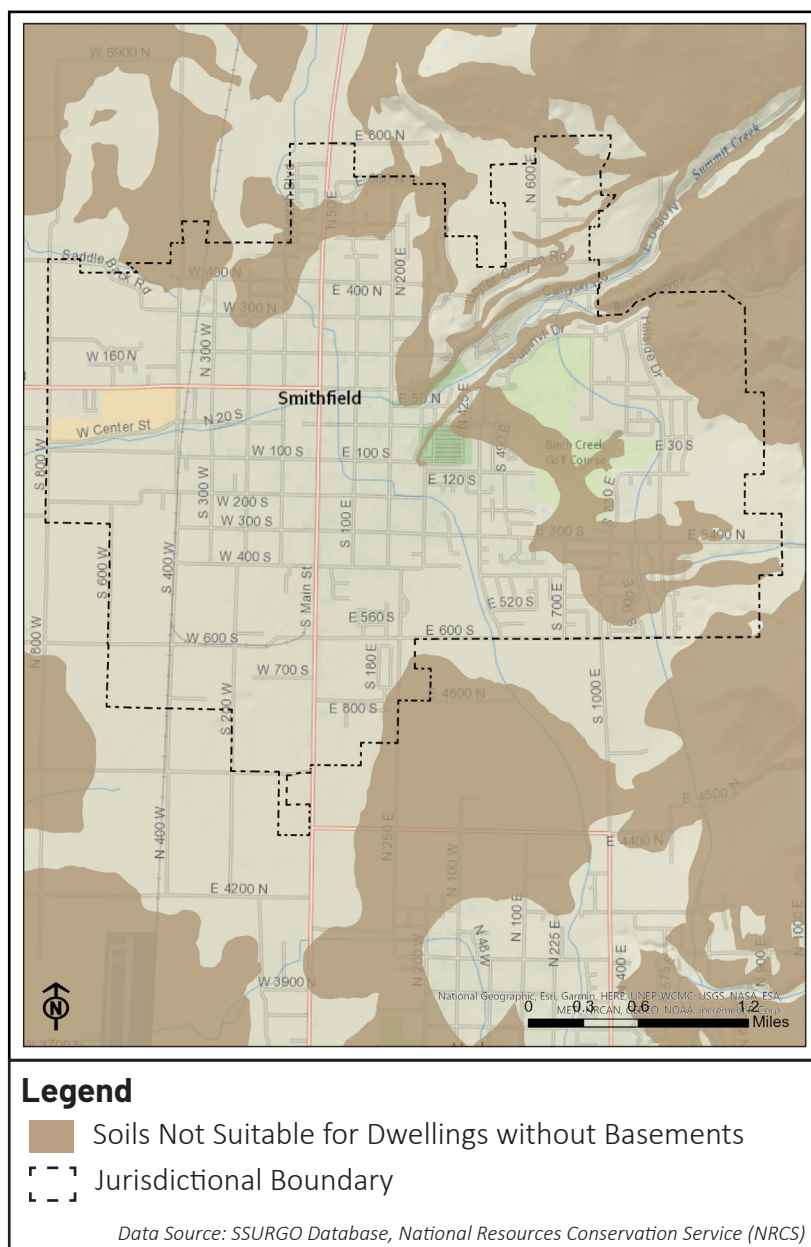
# Problem Soils (without basements)

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

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

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

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



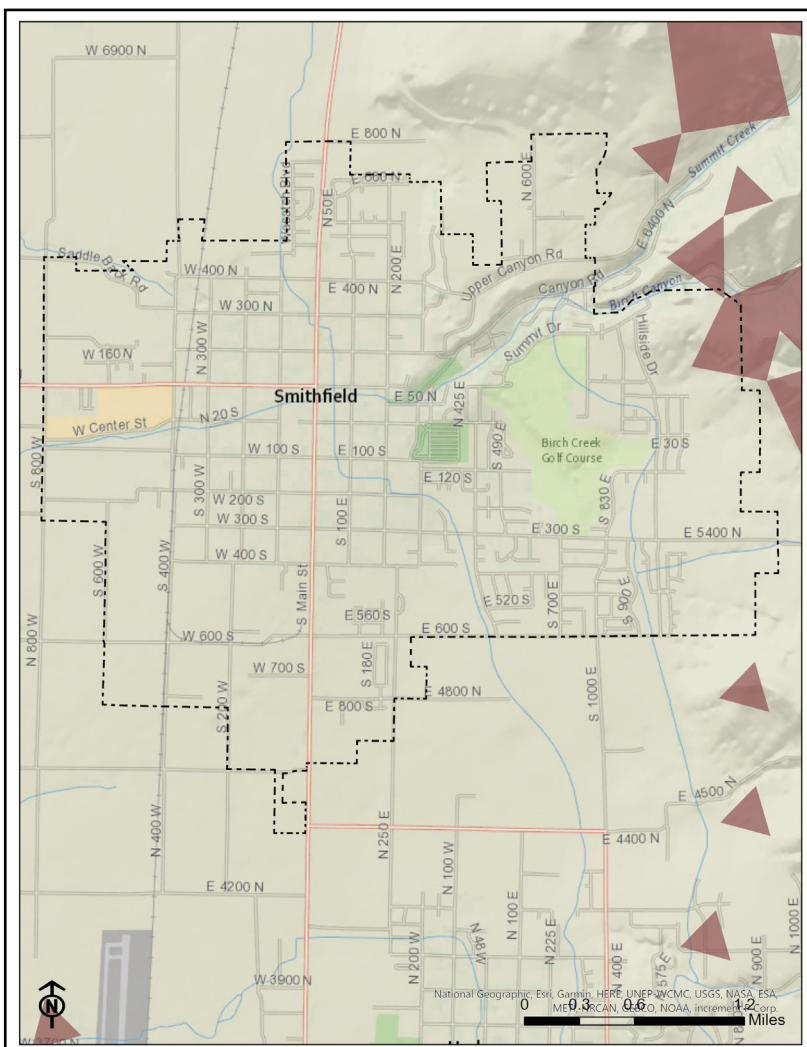


# Wildfire - US Forest Service

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

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

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



## Legend

- Moderate to High Wildfire Threat
- Jurisdictional Boundary

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

## SMITHFIELD - COMMUNITY MITIGATION STRATEGIES

### *Protecting Current Residents and Property*

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

## SMITHFIELD - COMMUNITY MITIGATION STRATEGIES

### *Protecting Future Residents and Property*

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



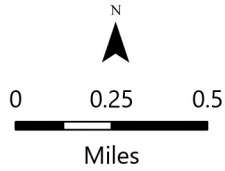
# APPENDIX 5

## Parks & Recreation Map

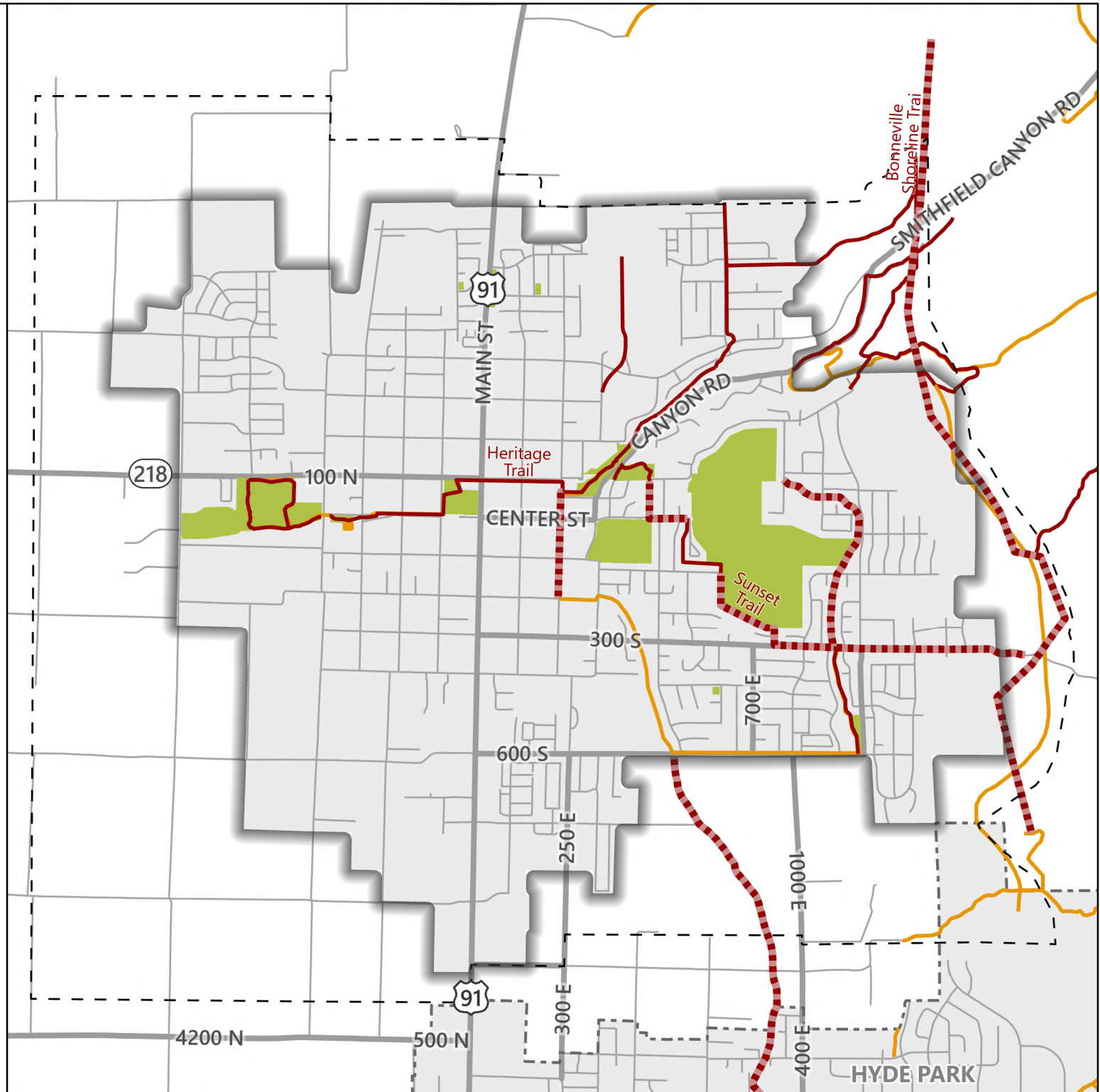


# PARKS & TRAILS

Smithfield General Plan  
Update 2024



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



SMITHFIELD, UT

Printed:  
Jul 2025



THE LANGDON GROUP



GATEWAY MAPPING INC.

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JUB FAMILY OF COMPANIES



# APPENDIX 6

## Parks & Recreation Plan





# SMITHFIELD CITY

## General Plan : Appendix 6 Parks & Trails Master Plan

October 2017



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## Attachments & Appendices

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



# Introduction

## Purpose of a Parks & Trails Master Plan

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

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

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

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

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



# Introduction

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

## Process

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

## Community Character

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

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

## Vision

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



# Introduction

## Goals & Objectives

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

### Guiding Principle

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

### Population & Demographic Characteristics

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

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

### Park and Recreation Opportunities in Smithfield City

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

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

# Introduction

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

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

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

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

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



# Recreation Classification System

## Purpose of Definitions

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

## Definition of Project Improvements and System Improvements

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

## Project Improvements

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

## System Improvements

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



# Recreation Classification System

## Definitions, Standards, and Guidelines for Facilities and Trails

### Park Definitions and Types

#### MINI-PARK

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

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

#### Site Characteristics:

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

# Recreation Classification System

## NEIGHBORHOOD PARK

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

**Typical Park Size:** 2.0 – 7.99 acre

### Site Characteristics:

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



*Central Park*



*Sunset Park*



*Mack Park*

# Recreation Classification System

## COMMUNITY PARK

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

**Typical Park Size:** 8.0 – 49.99 acre

### Site Characteristics:

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



Forrester Acres



# Recreation Classification System

## REGIONAL PARK/PARK PRESERVE

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

**Typical Park Size:** 50+ acres

### Site Characteristics:

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

## SPECIAL-USE FACILITIES

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

## SPECIAL-USE AREAS

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

# Recreation Classification System

## Open Space Definition and Types

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

### PASSIVE OPEN SPACE

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

### NATURAL OPEN SPACE

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

# Recreation Classification System

## Trails/Walking Paths

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

### NATURAL TRAIL

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

### PAVED BIKE/PEDESTRIAN PATHS

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



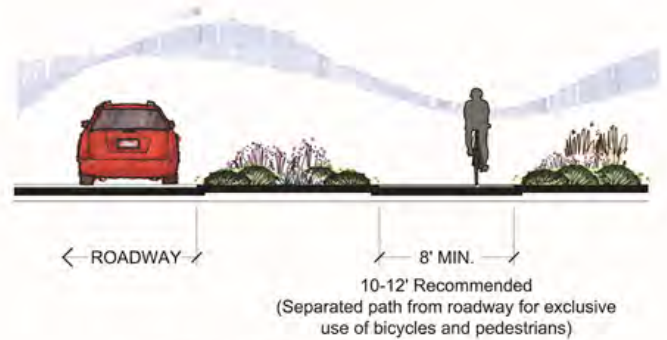
*Heritage Trail*

# Recreation Classification System

## BIKE LANES AND ROUTES

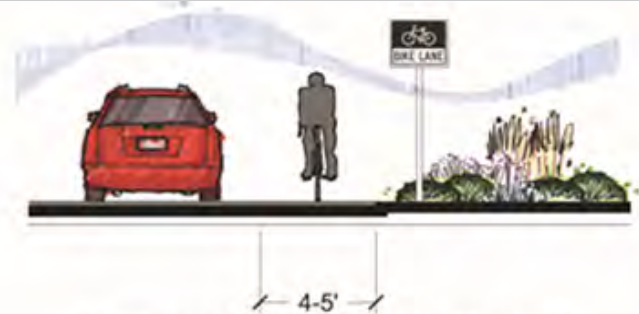
Bike lanes and routes utilize vehicle roadways for bicyclists only to access local facilities and connect to other trails. These lanes and routes should also meet AASHTO bikeway standards:

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



CLASS I BIKE PATH

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



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

CLASS II BIKE LANE

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



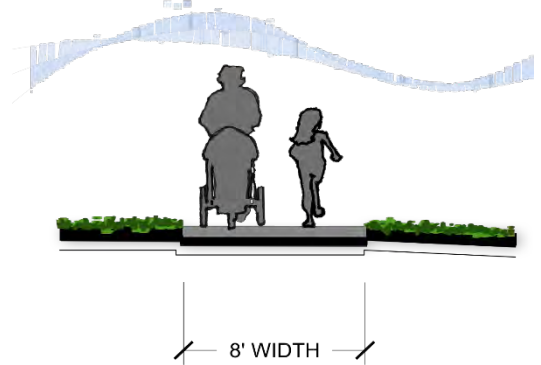
Shared use with pedestrians and motor vehicle traffic.

CLASS III BIKE ROUTE

# Recreation Classification System

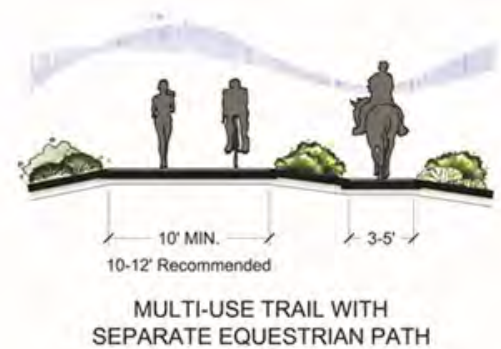
## WALKING PATH

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



## EQUESTRIAN TRAILS

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



## CROSS-COUNTRY SKI TRAILS

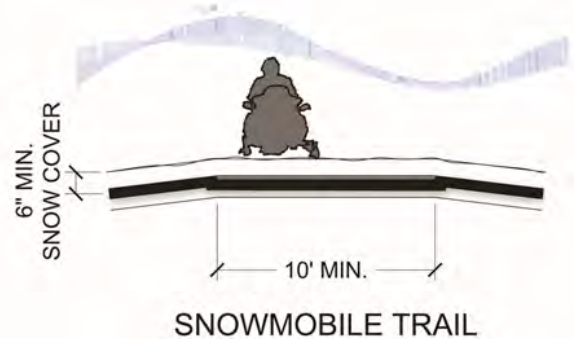
Many multi-use trails used for bicycling, walking, and horseback riding during warm months are ideal for cross-country skiing during winter months. The only requirement is at least six inches of snow.



# Recreation Classification System

## SNOWMOBILE TRAILS

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



## TRAILHEADS

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

## ATV/OTHER TRAILS

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

## Trail Systems

### COMMUNITY

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

### REGIONAL

Trails that connect from community to community.

### HISTORIC

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

# Parks & Trails Level of Service and Analysis

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

## Park and Trail Level of Service

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

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

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

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



# Parks & Trails Level of Service and Analysis

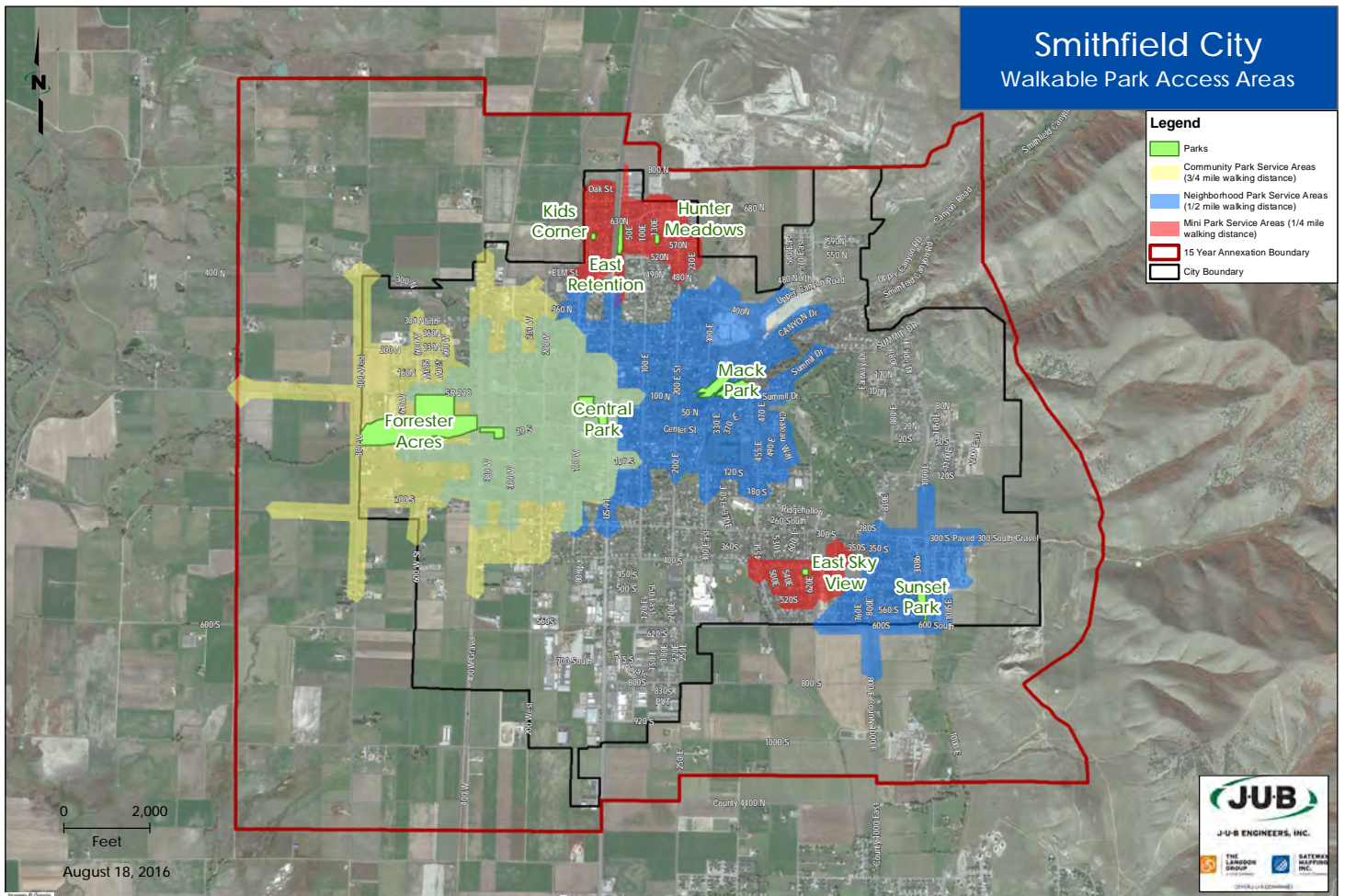


Figure 1: Walkable Park Access Areas

# Parks & Trails Level of Service and Analysis

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

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

# Parks & Trails Level of Service and Analysis

## Existing Park and Trail Inventory

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

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

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



# Parks & Trails Level of Service and Analysis

## Recommendations to System

### Proposed Active Park Land

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

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

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

### Proposed Trails

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

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

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

## Other Nearby Recreational Opportunities

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

# Implementation

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

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

## Strategy Plan

### Planning Policies/Goals

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

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

# Implementation

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

# Implementation

## Project Policies/Goals

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

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

# Implementation

## Funding and Budget Policies/Goals

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

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



# Funding Options

## Parks and Recreation

### Private and Public Partnerships

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

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

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

### Joint Development

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

## Development Contributions

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

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

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

## City Funding - General Fund or Bonding and Special Taxes

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

# Funding Options

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

## RAPZ Tax

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

## User Fees

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

## State and Federal Programs

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

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

## Trails

### Federal Funding

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

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

### State Funding Opportunities

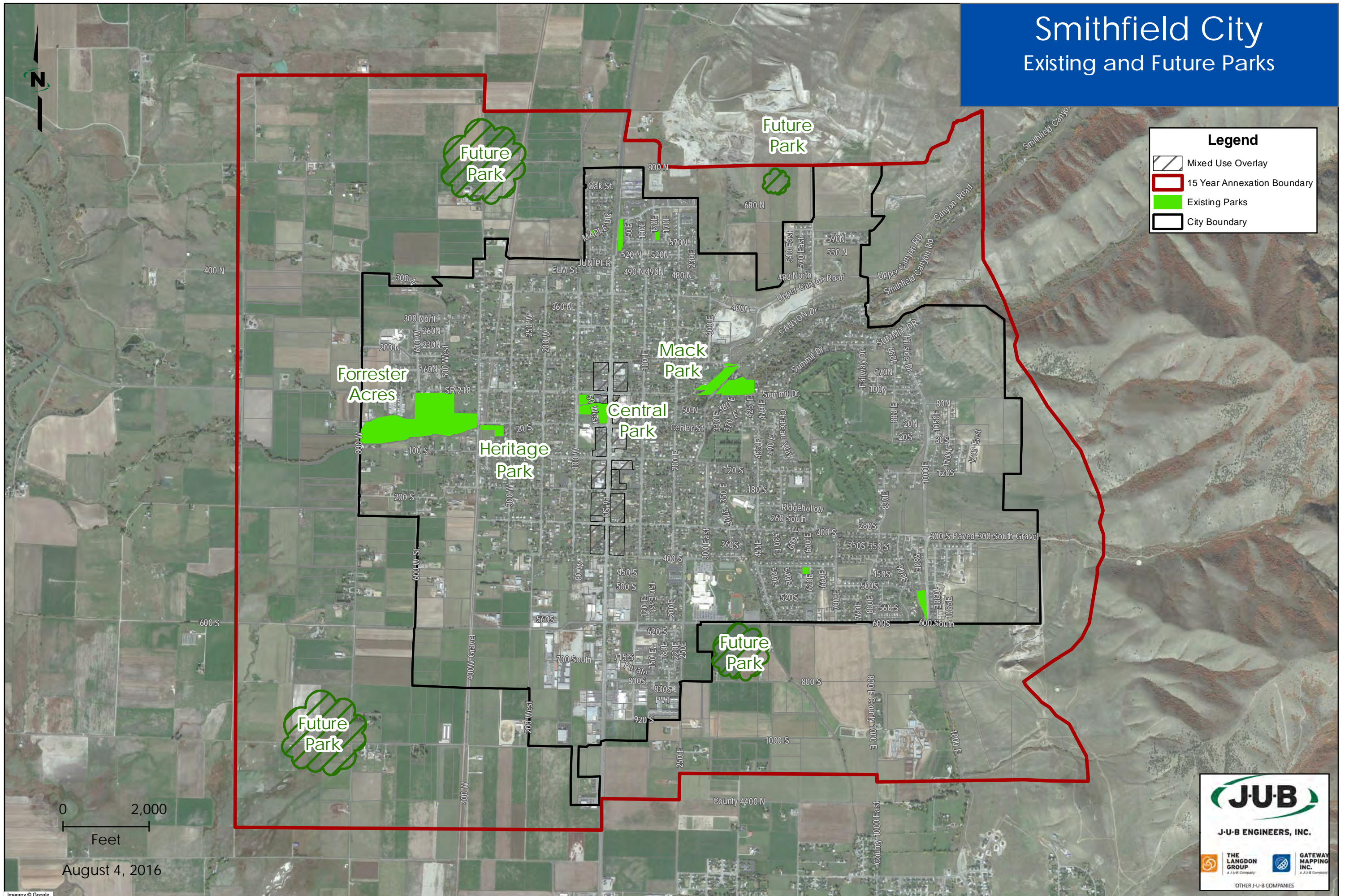
The State of Utah also has programs in place that can provide funding for bicycle and pedestrian facilities and programs. These funds are through the Utah State Parks Non-Motorized Trail Grants which are made available every year for trail projects.

# Attachment 1

## Existing and Future Parks Map

# Smithfield City

## Existing and Future Parks



**Legend**

- Mixed Use Overlay
- 15 Year Annexation Boundary
- Existing Parks
- City Boundary

0 2,000  
Feet

August 4, 2016

**JUB**  
J-U-B ENGINEERS, INC.

THE LANGDON GROUP  
GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

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

# Attachment 2

## Existing and Future Trails Map





# Attachment 3

## Inventory of Existing Parks and Trails

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Amenities**

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

**Future Needs**

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

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

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

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

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

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

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

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

**Park Future Needs**

**East Sky View Park**

Resurface playgrounds  
Update pavilion  
Update trash receptacles and lids

**Kids Corner**

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

**Hunter Meadows**

Resurface playgrounds  
Update pavilion  
Park Sign  
Update trash receptacles and lids

**East Retention**

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

**Trail Future Needs**

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



# Attachment 4

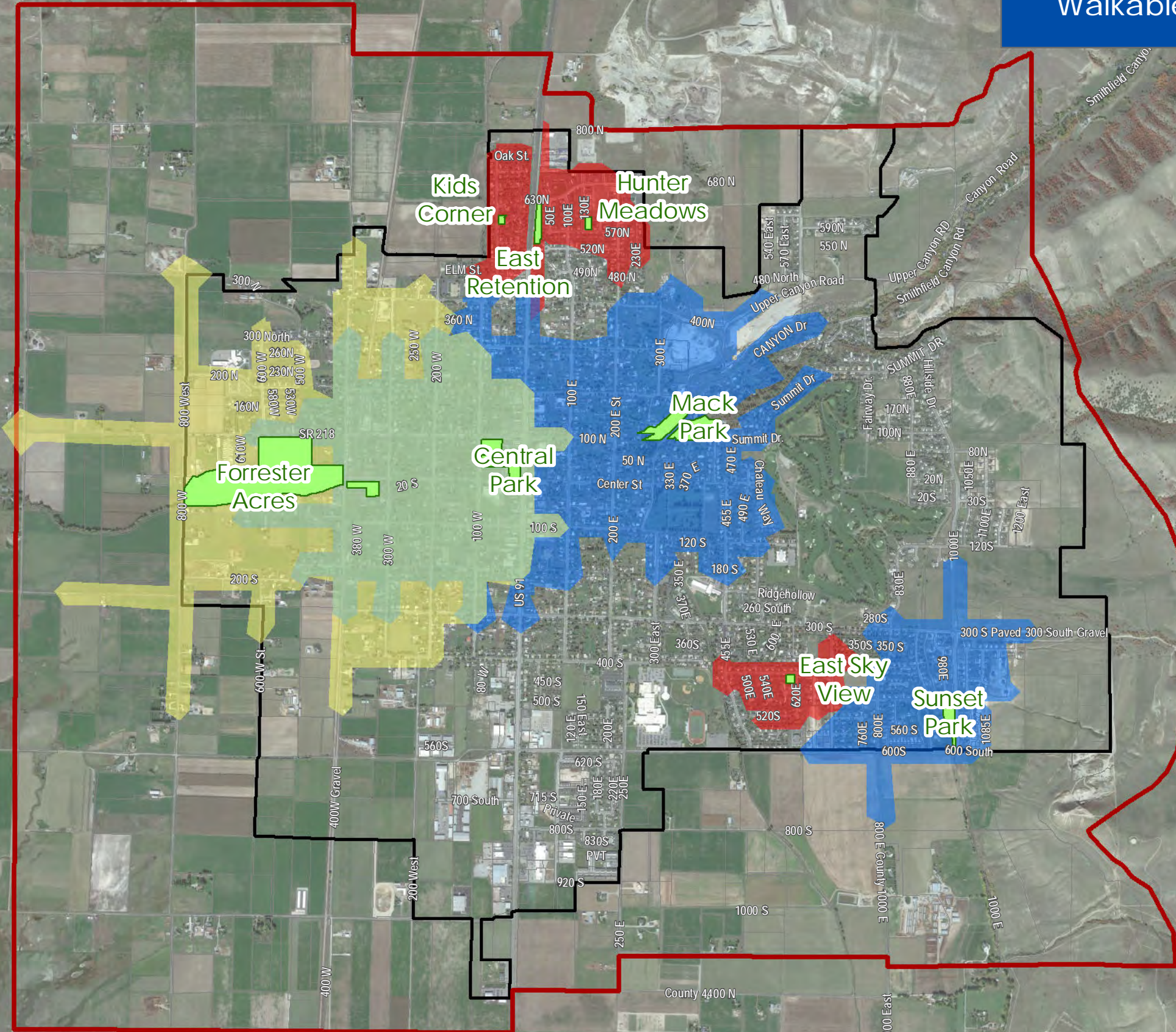
## Walkable Park Access Map

# Smithfield City

## Walkable Park Access Areas

**Legend**

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



August 18, 2016

**JUB**  
J-U-B ENGINEERS, INC.

THE LANGDON GROUP  
A JUB Company

GATEWAY MAPPING INC.  
A JUB Company

OTHER J-U-B COMPANIES



# Attachment 5

## Existing and Future Parks with Walkable Access Map

# Smithfield City

## Existing and Future Parks & Trails

**Legend**

**Trails**

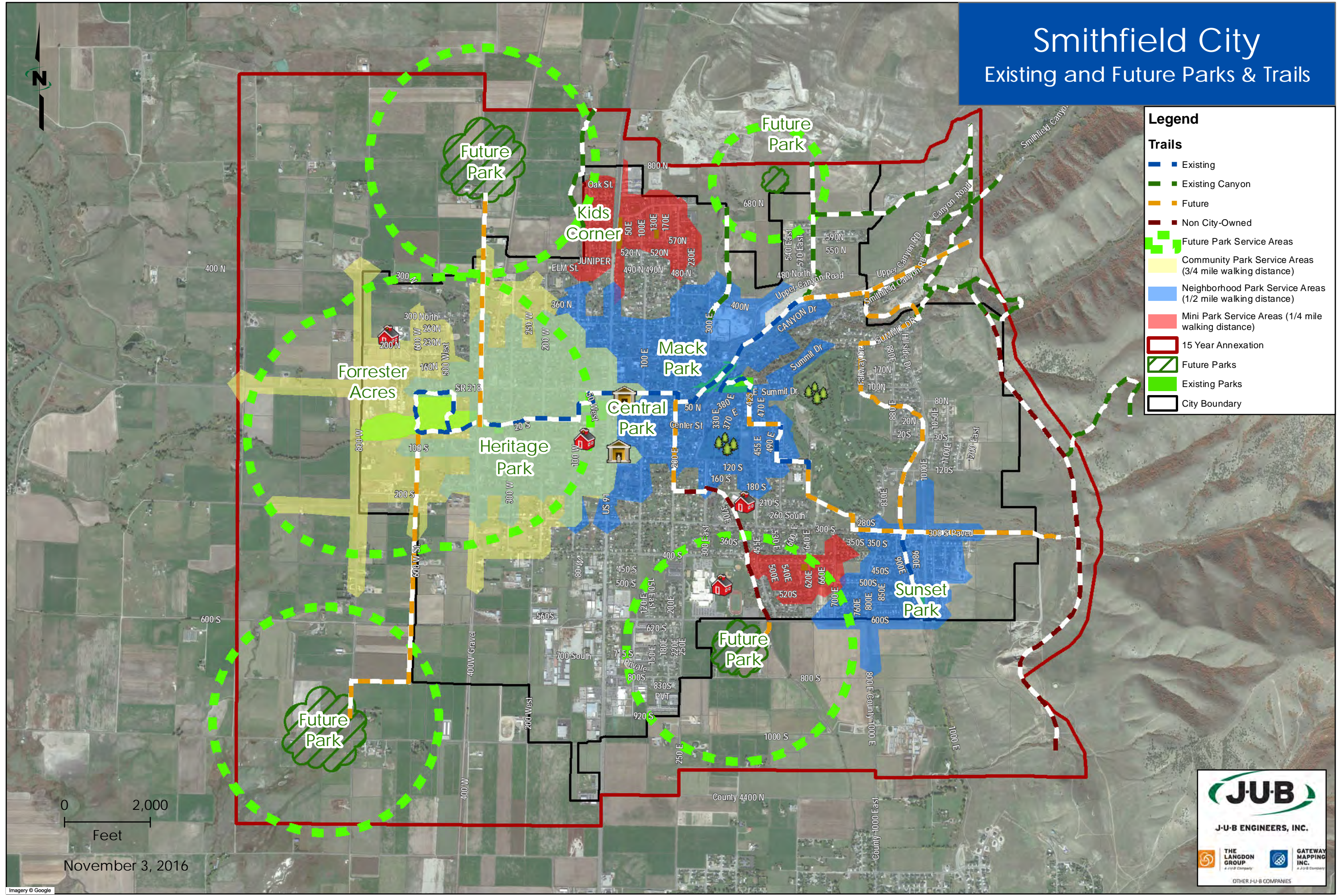
- Existing
- Existing Canyon
- Future
- Non City-Owned

**Service Areas**

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

**Other**

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



0 2,000  
Feet

November 3, 2016

**JUB**  
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THE LANGDON GROUP  
GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES



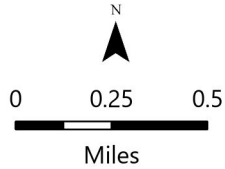
# APPENDIX 7

## Transportation Map



# TRANSPORTATION & TRAFFIC

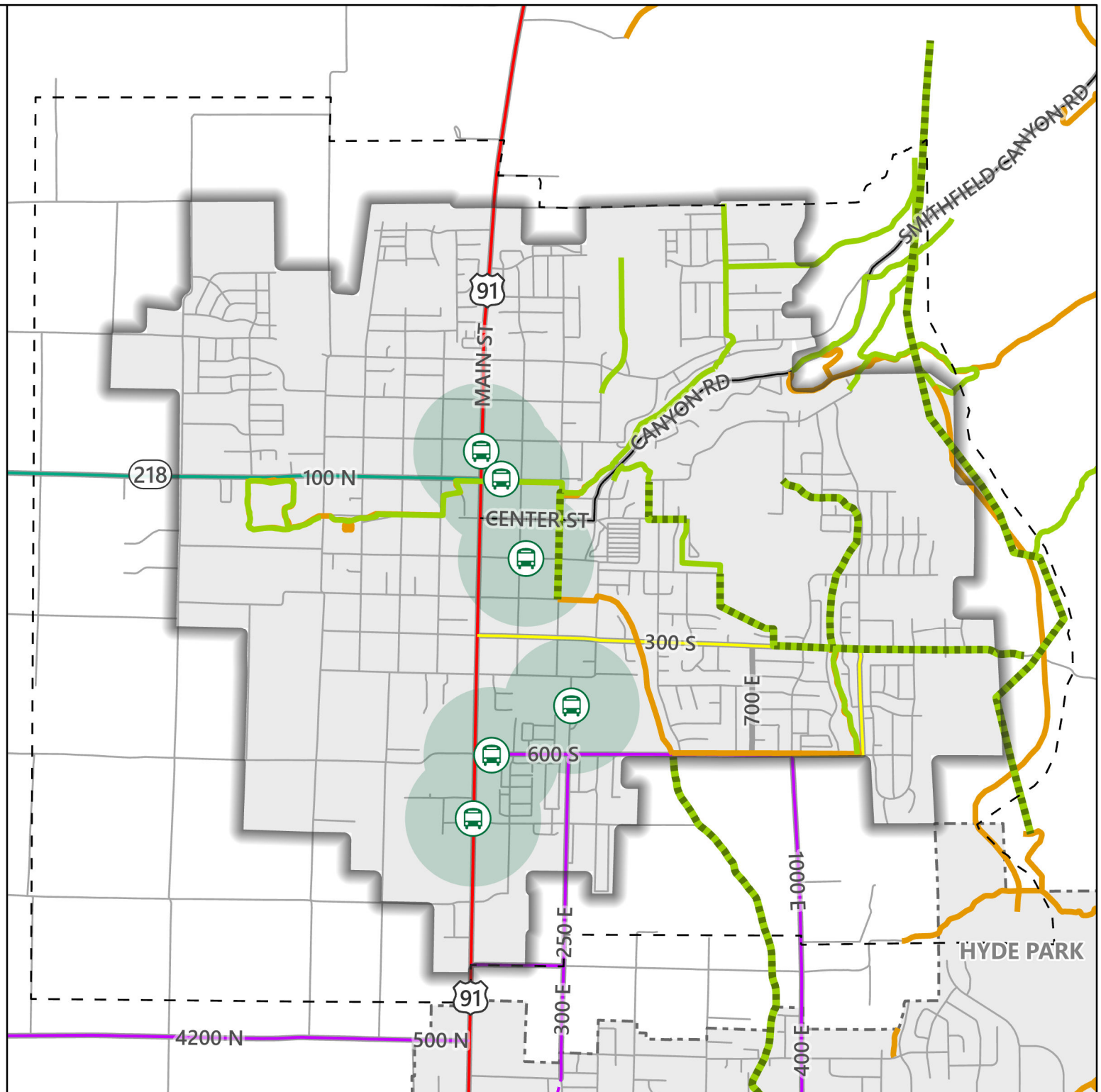
Smithfield General Plan  
Update 2024



- Existing Trail
- Future Trail
- Non City-Owned Trail
- Existing Bus Stops
- ¼ Mile Bus Stop Buffer
- Smithfield City Boundaries
- Future Annexation
- Boundaries

## Functional Class

- Other Principal Arterial
- Minor Arterial
- Major Collector
- Proposed Major Collector
- Minor Collector
- Local



SMITHFIELD, UT

Printed:  
Oct 2025



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# APPENDIX 8

## Transportation Master Plan



## **APPENDIX 8**

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

A new Transportation Master Plan is in progress and will be completed in early 2026.



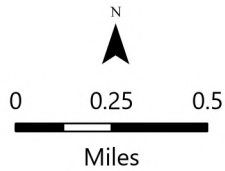
# APPENDIX 9

## Water Use & Preservation Map



# WATER USE & PRESERVATION

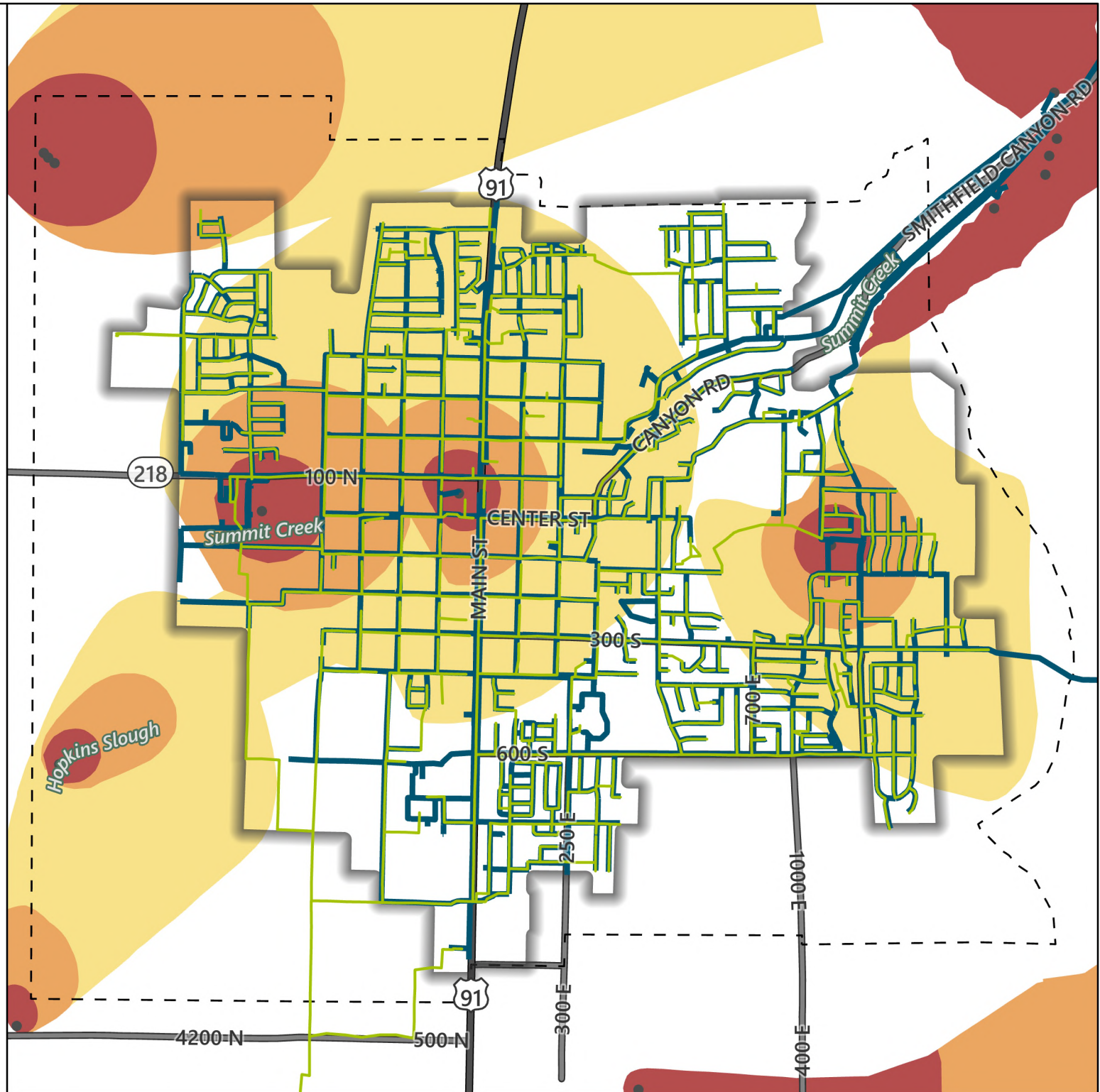
Smithfield General Plan  
Update 2024



- Sewer Pipes
- Water Pipes

## Groundwater Protection Zones

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



**SMITHFIELD, UT**

Printed:  
Jun 2025



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

# APPENDIX 10

## Moderate Income Housing Plan

# Moderate Income Housing

## Moderate Income Housing Introduction

### Smithfield Moderate Income Housing Plan

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

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

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

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

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

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

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



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

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

# Moderate Income Housing

## Moderate Income Strategies, Actions and Timing

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

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

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

## Strategy 'A'

### STRATEGY

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

### ACTION

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

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

### TIMING

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

# Moderate Income Housing

## Strategy 'L'

### STRATEGY

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

### ACTION

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

### TIMING

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

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

## Strategy 'O'

### STRATEGY

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

### ACTION

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

### TIMING

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

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

# Moderate Income Housing

## Strategy 'V'

### STRATEGY

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

### ACTION

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

### TIMING

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