



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, January 14, 2026**. The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer by Todd Orme

1. Approval of the city council meeting minutes from December 10, 2025.
2. Public comment on items not on the agenda or agenda items not requiring a public hearing during the council meeting.
3. Acceptance of a donation from the Smithfield Lions Club.
4. Discussion and possible vote on Ordinance 2025-27, an Ordinance rezoning Cache County Parcel Number 08-105-0017 from A-3 (Agricultural 3-Acre) to RA-1 (Residential Agricultural 1-Acre). The parcel is located at 468 South 400 West and is 5.0 acres. The request was submitted by Brian Fillmore.
5. Selection of Mayor Pro Tempore for calendar year 2026.
6. Discussion on the General Plan update.
7. City Manager Report

Personnel Manual Update

8. Council Member and Mayor Reports

Council Member Assignments

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.

The meeting will be streamed at the following link: [YouTube Channel](https://www.youtube.com/@smithfieldutah/streams) or <https://www.youtube.com/@smithfieldutah/streams>



SMITHFIELD CITY COUNCIL MINUTES December 10, 2025

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, December 10, 2025, at 6:30 p.m. Mayor Monson was in the chair.

Opening remarks by Mayor Monson

Council Members in Attendance: Wade Campbell, John Engler, Sue Hyer, Todd Orme, Jenn Staker

City Staff: Justin Lewis (City Manager), Dana Lazcanotegui (City Recorder), Brian Boudrero (Planning Administrator), Travis Allen (Police Chief), Jeremy Hunt (Fire Chief), Clay Bodily (City Engineer), Eric Kleven (Golf Professional), Shawn Bliss (Library Director)

Visitors: Jennie Orme, Haley Lister, Aaron Rudie, Zane Hyer, Jamie & Michelle Anderson, Glen Jay Thornley, Nick Reithel, Dave Forrester, Wend El-Bakri, Bob Holbrook, Jon Meier, Dallas Sawyer, Jeff Barnes, Lyle Coleman, Diana Cannell, Kody Bland, Steven Rivera, Caralee Stokes. Debbie Zilles

*Note: The meeting was streamed online and is accessible via YouTube.

Approval of the City Council meeting minutes from the Nov. 17, 2025 meeting.

*****Motion made by Councilmember Campbell to approve the meeting minutes from the November 17, 2025 meeting. Councilmember Staker seconded the motion. The motion was approved 4-0.*****

Yes Vote: Campbell, Hyer, Orme, Staker

No Vote: None

Absent: Engler

*****Council Member John Engler arrived at the meeting.*****

Public Comment on items not on the agenda, or agenda items not requiring a public hearing during the City Council meeting.

Jennie Orme has watched Mayor Monson, Councilmember Hyer, and Councilmember Campbell show nothing but professionalism and kindness during their time on the Council. They set aside their personal biases to do what is best for Smithfield. She shared her heartfelt thanks for their service, which has made the City a better place to live. They will be greatly missed.

Wendy El-Bakri also expressed gratitude. She has seen the darkness in the world and tried to be a light. She wanted to publicly thank outgoing Mayor Monson, Councilmember Hyer, and Councilmember Campbell for all they have done. She has been impressed by the improvement in transparency, including emails, website

updates, and the “Three Things” information that goes out each month. With minimal effort, every citizen can stay informed about what is happening in the City.

Caralee Stokes said the last three months have been extremely difficult. She believes what happened to her son (Ted), daughter-in-law, and grandchildren was malicious and not deserved. She has been hesitant but wanted to say this publicly. All her son wanted to do was serve the residents of Smithfield with transparency. She has been attending City meetings for many years. She does not know who leaked the video, but it brought danger to her son and his family, and the treatment they received was not deserved.

Jim Marshall recently had the opportunity to drive through South Carolina and Georgia, where there were a lot of abandoned homes and warehouses due to some areas losing population. He is grateful for the quality of life we have here, and that can be attributed to great leadership. He thanked the Mayor and Council for their service to Smithfield.

Youth Council

The Youth Council has been busy helping the Smithfield Chamber of Commerce with the Night of Giving and the Arts Council with the Storybook Festival. In January, they will help the Rec Center with the indoor triathlon. Mayor Monson thanked them for all their service.

Recognition of Bob Holbrook for years of dedicated service on the Planning Commission.

Mr. Holbrook was thanked for his years of service on the Planning Commission.

Recognition of Jamie Anderson for years of dedicated service on the Planning Commission.

Mr. Anderson previously served on the Planning Commission and later on the City Council. Following his tenure on the Council, he returned to serve as Chairman of the Planning Commission. Mayor Monson thanked him for his many years of dedicated service.

Discussion and possible approval of Michael Beckstead as a member of the Smithfield Planning Commission effective January 1, 2026.

The appointments were selected from the individuals who recently applied for the vacant City Council seat. The Mayor presented the applicants’ names to the Council, and the Council agreed to extend offers to serve in the volunteer positions.

Michael Beckstead has lived in Smithfield for 20 years. He and his wife have two children. He wants to give back to the community and help where he can.

Mayor Monson said Mr. Beckstead will initially serve as an alternate member on the

planning commission like all new commissioners.

*****Motion made by Councilmember Campbell to appoint Michael Beckstead to serve as a member of the Smithfield City Planning Commission effective January 1, 2026. Councilmember Orme seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Discussion and possible approval of Robert Felshaw as a member of the Smithfield Planning Commission effective January 1, 2026.

Mr. Felshaw was not in attendance. Mayor Monson explained that he was selected using the same format noted above.

*****Motion made by Councilmember Campbell to appoint Robert Felshaw to serve as a member of the Smithfield City Planning Commission, effective January 1, 2026. Councilmember Engler seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Discussion and possible approval of Haley Lister as a member of the Smithfield City Tree Committee.

Ms. Lister moved to Smithfield from Idaho this past year and wants to be involved. She is a trained ecologist and currently works as a marketing manager for a local organic chemistry lab in Logan. Her passion includes conservation and stewardship. She serves on the board of the local chapter of the Audubon Society.

*****Motion made by Councilmember Orme to appoint Haley Lister to serve as a member of the Smithfield City Tree Committee. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Mayor Monson explained that specific boards require appointed members because they operate under the Municipal Code; therefore, must receive direction and approval from the City Council.

Discussion and possible approval of Nick Reithel as a member of the Smithfield City Tree Committee.

Mr. Reithel has lived in Smithfield for four years. He believes it is notable that Smithfield values maintaining Tree City status. He is excited to be part of that effort.

He currently works as a Conservation Planner for the Utah Department of Agriculture & Food.

*****Motion made by Councilmember Orme to appoint Nick Reithel to serve as a member of the Smithfield City Tree Committee. Councilmember Engler seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Jack Greene expressed his appreciation for the Council's support of the Tree Committee and stated he is excited to welcome new members. Mayor Monson noted that she asked Mr. Green to lead the committee several years ago and commended him for the excellent job he has done. She stated that he is dedicated to the committee's work and expressed appreciation for the time and effort he contributes.

Discussion and possible vote on Ordinance 2025-24, an Ordinance rezoning Cache County Parcel Number 08-080-0008 from R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone). The parcel is approximately 1.74 acres and is located at approximately 370 North 250 West. The request was submitted by Jesse Vega.

Mr. Vega is requesting a rezone from an R-1-10 PUD (Planned Unit Development) to R-1-10 PUD (Planned Unit Development). They have resubmitted preliminary plans for the remaining units in the Gregory Stables Subdivision. Specifically for Phase 3 as Phases 1 and 2 have been recorded.

Mr. Boudrero explained that this was previously approved by the planning commission and city council; however, it missed the 18-month expiration deadline, so the request must go through the process again to complete Phase 3 of the development. No additional building lots or changes have been made from the first approval.

Mr. Bodily, answering for Councilmember Orme, said the expiration information is in the Municipal Code, but staff can work on adjusting the timeline if the Council desires to extend or shorter the approval time period.

*****Motion made by Councilmember Orme to adopt Ordinance 2025-24, an Ordinance rezoning Cache County Parcel Number 08-080-0008 from R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone). The parcel is approximately 1.74 acres and is located at approximately 370 North 250 West. Councilmember Hyer seconded the motion. The motion was approved 5-0. *****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Discussion and possible vote on Ordinance 2025-23, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.060 “Compliance Required”.

Mr. Boudrero explained that Ordinances 2025-23 and 2025-22 are similar. The fire access requirements are found in two locations in the code, both in the subdivision section of the city code (§16.04.06) and in the Construction Design Standards (§CDS 2.1). Each code addresses different requirements and should align to avoid confusion.

The proposal is that both Code locations conform to a single requirement. As listed in the ordinance, a subdivision must have (2) two vehicular access points to an existing city road for fifty (50) multi-family dwelling units and fifteen (15) single-family or two-family units.

The proposed change (proposed new wording in **bold**):

16.04.060 Compliance Required

G. Multiple-family residential projects having more than **fifty (50)** ~~one hundred (100)~~ dwelling units shall be equipped throughout with two (2) ~~separate and approved~~ **and dedicated fire apparatus access city** roads. Developments of one (1) or two (2) family dwellings where the number of dwelling units exceeds fifteen (15) or thirty (30) shall be provided with two (2) separate and approved and dedicated fire apparatus access to **city** roads.

Councilmember Engler asked whether this would increase costs for developers. Mr. Boudrero said it should not affect the price; however, it may adjust the timing of the phases within a development. This requirement is already part of the International Fire Code (IFC). He confirmed that the Fire Department has reviewed and supports the proposal as it meets the code.

*****Motion made by Councilmember Engler to adopt Ordinance 2025-23, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.060 “Compliance Required”. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Discussion and possible vote on Ordinance 2025-22, an Ordinance amending the Smithfield City Construction & Design Standards, Part I “Design Standards”, Chapter 2.0 “Street Design”, Section 2.1 “General”.

Mr. Boudrero said this corresponds to the previously made changes in Ordinance 2025-23 but this would clean up the conflict in the Construction & Design Standards.

The proposed change is 2.1 General Section (changes in bold)

~~F "Access to developments: Multiple family residential projects having more than fifty (50) dwelling units shall be equipped throughout with two (2) approved and dedicated city roads. Developments of one (1) or two (2) family dwellings where the number of dwelling units exceeds fifteen (15) shall be provided with two (2) approved and dedicated city roads"~~ to **Access to developments: See SMC 16.04.060 "Compliance Required"**.

*****Motion made by Councilmember Staker to adopt Ordinance 2025-22, an Ordinance amending the Smithfield City Construction & Design Standards, Part I "Design Standards", Chapter 2.0 "Street Design", Section 2.1 "General". Councilmember Orme seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker
No Vote: None

Discussion and possible vote on Ordinance 2025-21, an Ordinance amending the Smithfield City Municipal Code Title 5 "Business Licenses and Regulations", adding Chapter 5.34 "Firearms & Ammunition" and Section 5.34.010 "Business License", and amending Title 17 "Zoning Regulations", Chapter 17.120 "Use Matrix Table", Section 17.120.010 "Use Allowance Matrix".

Mr. Boudrero explained the need to clarify which city business licenses are allowable and which are prohibited regarding the sale and production of firearms and ammunition. This ordinance proposes to tie a city firearm license directly to an allowed federal firearm license (FFL).

He reviewed the proposed language:

5.34.010 BUSINESS LICENSE

Any individual requesting a business license to purchase, sell, or manufacture firearms and ammunition must comply with all applicable city, state, and federal laws.

- A. Any business license associated with the sales or manufacturing of firearms and ammunition must be directly bound to a specific Federal Firearms License (FFL), issued and inspected by the ATF (Bureau of Alcohol, Tobacco, Firearms and Explosives). The FFL license will be submitted and recorded on the city business license.
 - 1. Commercial firearm business licenses are not allowed in any residential zone. A commercial firearm license is only allowed with a conditional-use permit, which will be renewed every three (3) years and must be tied to one of the following federal firearm license types:
 - a. Type (1) – Sales and repair of standard firearms
 - b. Type (2) – Firearm sales for pawnbrokers
 - c. Type (6) – Commercial ammunition manufacturing
 - d. Type (7) – Manufacture of firearms and ammunition

2. Home Occupation Firearms Licenses are required to have a conditional-use permit, which will be renewed every three (3) years and must be tied to one of the following federal firearm (FFL) license types:

- a. Type (1) – Sales and repair of standard firearms
- b. Type (3) – Curio and relic firearm collector
- c. Type (7) – Manufacture of firearms and ammunition
 - i. Allowed Use includes:
 - 1. Light manufacturing
 - 2. CNC – Customizations of specific parts/pieces to adapt to other styles
 - 3. Laser engraving
 - 4. 3D printing of metal or plastic parts.

17.120 USE ALLOWANCE MATRIX

Add: Home Occupation Firearm Sales – Administrative Conditional (AC) in RA, R-1, RM, and MPC Zoning Districts.

Mr. Boudrero confirmed for Councilmember Orme that in order to get a business license, a person must have an FFL. This will not apply to private within-family sales or purchases. The Planning Commission reviewed this proposal and recommended approval.

Councilmember Engler inquired about the purpose of the proposed changes. Mr. Boudrero explained that home-occupancy sales are currently occurring without a license, and the changes aim to bring those activities into compliance. Mr. Lewis noted that a citizen who assists widows in selling their spouse's previously owned firearms wants to ensure he is complying with all applicable regulations and he came to the city and asked what he needed to do to be compliant.

Councilmember Engler asked whether any foreseeable objections or concerns might arise. Mr. Lewis responded that manufacturing is not currently allowed as a home occupation but noted that if more people pursue this in the future, it could create challenges. He added that the Code can be amended over time as needed.

*****Motion made by Councilmember Orme to adopt Ordinance 2025-21, an Ordinance amending the Smithfield City Municipal Code Title 5 “Business Licenses and Regulations”, adding Chapter 5.34 “Firearms & Ammunition” and Section 5.34.010 “Business License”, and amending Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker
No Vote: None

Discussion and possible approval of the Water Use & Preservation Plan as part of the General Plan.

Mr. Lewis said the state requires cities to have an updated Water Conservation Plan in place by December 31, 2025. He noted that this plan will be incorporated into the General Plan update; however, because this portion must be completed by the end of the year, staff is requesting adoption of the Water Conservation Plan now.

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.

In 2020, Smithfield averaged approximately 200 Gallons Per Capita Daily (GPCD), compared to 293 GPCD statewide and 184 GPCD nationally. This figure includes all metered residential, business, and industrial connections. It includes residential landscape irrigation because approximately 43% of homes in Smithfield lack a 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.

Mr. Lewis reviewed the Action Items:

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.

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

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

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

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

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.

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.

*****Motion made by Councilmember Orme to approve the Water Use & Prevention Plan as part of the General Plan. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Hyer, Orme, Staker

No Vote: None

Public Hearing the purpose of discussing Ordinance 2025-30, an Ordinance amending the Smithfield City Municipal Code Title 8 “Health and Safety”, Chapter 8.08 “Fire Code”, adding in its entirety Section 8.08.070 “International Wildland-Urban Interface Code (WUIC)”.

Chief Hunt explained that this is a result of House Bill 48 (HB 48), titled “Wildland Urban Interface Modifications,” which passed during the 2025 General Legislative Session. The primary intent is to increase awareness of wildfire risk and encourage property owners to share the responsibility of reducing that risk in the wildland urban interface (WUI). The bill implements individual lot assessments in the high-risk WUI area that will provide risk mitigation strategies to property owners. A property fee will help support these assessments. The deadline for adoption of this is December 31, 2025. If the city maps do not align with the state maps, the boundaries can be adjusted.

The proposal is:

8.08.070 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (WUIC)

An Ordinance of Smithfield City adopts the 2006 edition of the International Wildland-Urban Interface Code (WUIC) as shown in Exhibit “2006 Utah Wildland-Urban Interface Code”, found at the following link, (https://ffsl.utah.gov/wp-content/uploads/06_Utah_Wildland_5thdnd.pdf) and currently amended by the division of Forestry, Fire and State Lands, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in Smithfield City; providing for the issuance of permits and collection of fees therefore; repealing all other ordinances and parts of ordinances in conflict therewith.

The City Council of Smithfield City does ordain as follows: The WUIC document as published by the International Code Council, be and is hereby adopted as the WUIC for Smithfield City for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from Ordinance 2025-30 Page 2 of 2 spreading to wildland fuels as herein provided; providing for the issuance of permits

and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said WUIC on file in the office of Smithfield City are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any.

Boundaries: Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland area interface map shown in Exhibit “A” and be amended from time to time as required by the Fire Chief of Smithfield City.

Councilmember Engler asked how the boundaries were determined. Chief Hunt said that, at this point, it is the current city boundary; however, those can be adjusted as necessary to align with state maps. The state will likely implement additional measures and fees to reduce the risk of wildland fires.

7:30 p.m. Public Hearing Opened

There were not any comments or questions.

7:31 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-30

*****Motion made by Councilmember Hyer to adopt Ordinance 2025-30, an Ordinance amending the Smithfield City Municipal Code Title 8 “Health and Safety”, Chapter 8.08 “Fire Code”, adding in its entirety Section 8.08.070 “International Wildland-Urban Interface Code (WUIC)”. Councilmember Engler seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Audit presentation for Fiscal Year 2025, which is the period of July 2, 2024 through June 30, 2025, by representatives of Richey May, formerly known as Allred Jackson.

Diana Cannell and Kody Bland presented the Fiscal Year 2025 Audit Report. Mrs. Cannell thanked Mr. Lewis and his staff for their incredible organization and helpfulness throughout the audit process.

A full copy was presented to the Council. Diana highlighted the following:

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	Governmental Activities	Business-type Activities	Total 2025	Memorandum 2024
Assets				
Cash and investments	\$ 12,277,413	\$ 20,465,751	\$ 32,743,164	\$ 25,363,023
Cash - restricted	7,861,323	3,777,945	11,639,268	10,423,886
Receivables - net	3,621,877	952,355	4,574,232	4,143,512
Prepaid expenses	-	33,169	33,169	73,039
Inventories	110,295	-	110,295	133,368
Total current assets	23,870,908	25,229,220	49,100,128	40,136,828
Capital assets				
Land	9,072,230	319,268	9,391,498	7,810,910
Buildings and improvements	16,658,629	1,582,005	18,240,634	17,785,691
System improvements	-	42,086,734	42,086,734	36,491,023
Vehicles and equipment	8,348,107	2,296,675	10,644,782	9,644,521
Infrastructure	27,244,315	-	27,244,315	25,841,475
Water rights	-	309,595	309,595	309,595
Construction in progress	-	107,723	107,723	2,184,804
Accumulated depreciation	(27,237,291)	(17,893,628)	(45,130,919)	(41,587,788)
Right-of-use asset - vehicles	84,919	-	84,919	190,565
Pension asset	33,010	8,776	41,786	104,915
Total assets	58,074,827	54,046,368	112,121,195	98,912,539
Deferred outflow of resources - pensions	996,337	264,850	1,261,187	1,188,330
Total assets and deferred outflows	\$ 59,071,164	\$ 54,311,218	\$ 113,382,382	\$ 100,100,869

This is a \$13 million increase over last year, primarily due to fixed assets. Capital Improvements were \$4.4 million, and the cash position increased by \$7.4 million.

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	Governmental Activities	Business-type Activities	Total 2025	Memorandum 2024
Liabilities and deferred inflows of resources				
Accounts payable and accrued liabilities	\$ 935,954	\$ 755,056	\$ 1,691,010	\$ 1,778,117
Customer deposits	4,167,811	440,229	4,608,040	3,404,254
Internal balances	146,232	(146,232)	-	-
Lease liability - vehicles, current	42,391	-	42,391	106,684
Lease liability - vehicles, noncurrent	44,122	-	44,122	86,514
Net pension liability	810,843	215,541	1,026,384	810,859
Long-term debt payable, current	216,527	-	216,527	358,488
Bonds payable, noncurrent	1,429,526	-	1,429,526	1,406,950
Total liabilities	7,793,406	1,264,594	9,058,000	7,951,866
Deferred inflows of resources - pensions	20,609	5,481	26,090	17,822
Deferred inflows of resources - property taxes	2,085,051	-	2,085,051	1,889,144
Total liabilities and deferred inflows of resources	9,899,066	1,270,075	11,169,141	9,858,832
Net Position				
Net investment in capital assets	32,438,343	28,808,372	61,246,715	56,714,793
Restricted for debt and capital improvements	4,692,911	3,777,945	8,470,856	7,053,273
Unrestricted	12,040,844	20,454,826	32,495,670	26,473,971
Total net position	\$ 49,172,098	\$ 53,041,143	\$ 102,213,241	\$ 90,242,037

Liabilities ended at ~\$11 million, an increase of \$1.3 million from last year, primarily due to escrow accounts for various construction projects. Equity increased by \$12 million from last year, which is a strong position.

	Program Revenues			Net (Expense) Revenue and Changes in Net Position			Memorandum 2024	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities		Total 2025
Governmental activities:								
General government	\$ 873,846	\$ 416,462	\$ 15,769	\$ -	\$ (441,615)	\$ -	\$ (441,615)	\$ (319,226)
Public safety	5,302,909	2,568,025	76,304	326,830	(2,331,750)	-	(2,331,750)	(2,051,902)
Highways and public works	2,014,220	81,703	830,723	1,594,275	492,481	-	492,481	(190,790)
Parks and recreation	4,969,240	3,407,965	1,144	270,362	(1,289,769)	-	(1,289,769)	(868,163)
Library	486,972	10,650	11,822	-	(464,500)	-	(464,500)	(400,282)
Interest on long-term debt	20,859	-	-	-	(20,859)	-	(20,859)	(29,227)
Total governmental activities	13,668,046	6,484,805	935,762	2,191,467	(4,056,012)	-	(4,056,012)	(3,859,590)
Business-type activities:								
Water Utility	2,181,870	3,387,857	-	2,526,101	-	3,732,088	3,732,088	2,693,648
Sewer	3,018,075	3,615,565	-	1,554,343	-	2,151,833	2,151,833	1,608,051
Storm sewer	540,060	1,177,082	-	867,359	-	1,504,381	1,504,381	898,379
Solid Waste	1,402,037	1,643,835	-	-	-	241,798	241,798	134,324
Total business-type activities	\$ 7,142,042	\$ 9,824,339	\$ -	\$ 4,947,803	-	7,630,100	7,630,100	5,334,402
General Revenues:								
Property taxes					2,049,485	-	2,049,485	1,886,895
General sales and use tax					3,032,219	-	3,032,219	2,922,143
Other taxes					1,482,599	-	1,482,599	1,503,218
Unrestricted investment earnings					1,370,663	419,539	1,790,202	1,671,997
Gain (loss) on disposal of asset					42,611	-	42,611	4,417
Total general revenues and transfers					7,977,577	419,539	8,397,116	7,988,670
Change in net position					3,921,565	8,049,639	11,971,204	9,463,482
Net position, beginning					45,250,533	44,991,504	90,242,037	80,778,555
Net position, ending					\$49,172,098	\$53,041,143	\$ 102,213,241	\$90,242,037

The change in net position, for all funds in the city, was almost \$12 million, an increase of \$2.5 million. She noted that the funds are used for capital projects. She commended the city for investing in infrastructure without incurring debt. Smithfield City has managed to keep the debt ratio incredibly low. She said this is a result of proper planning.

	General	Capital Improvements Fund	2025	Memorandum 2024
Revenues:				
Taxes	\$ 6,560,210	\$ -	\$ 6,560,210	\$ 6,314,686
Licenses and permits	32,143	-	32,143	29,209
Intergovernmental	1,920,275	-	1,920,275	2,116,696
Charges for services	6,161,469	-	6,161,469	5,249,631
Investment earnings	1,329,649	41,014	1,370,663	1,244,270
Fines and forfeitures	60,778	-	60,778	46,748
Library	22,472	-	22,472	22,153
Miscellaneous revenues	101,067	-	101,067	300,220
Total revenues	16,188,063	41,014	16,229,077	15,323,613
Expenditures:				
Current:				
General government	646,526	-	646,526	910,213
Public safety	5,082,725	-	5,082,725	4,111,088
Highways and public works	1,759,311	-	1,759,311	2,058,842
Parks and recreation	5,479,019	670,537	6,149,556	5,131,585
Library	436,023	-	436,023	403,163
Debt service:				
Principal retirement	95,000	-	95,000	164,895
Interest and fiscal charges	20,859	-	20,859	29,227
Total expenditures	13,519,463	670,537	14,190,000	12,809,013
Excess (deficiency) of revenues over expenditures	\$ 2,668,600	\$ (629,523)	\$ 2,039,077	\$ 2,514,600

In total, revenues (General & Capital Projects Fund) ended at ~\$16 million, an increase of \$906,000 from last year. Expenses increased \$1.3 million – similar changes to both funds from last year.

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	General	Capital Improvements Fund	2025	Memorandum 2024
Revenues:				
Taxes	\$ 6,560,210	\$ -	\$ 6,560,210	\$ 6,314,686
Licenses and permits	32,143	-	32,143	29,209
Intergovernmental	1,920,275	-	1,920,275	2,116,696
Charges for services	6,161,469	-	6,161,469	5,249,631
Investment earnings	1,329,649	41,014	1,370,663	1,244,270
Fines and forfeitures	60,778	-	60,778	46,748
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Miscellaneous revenues	101,067	-	101,067	300,220
Total revenues	16,188,063	41,014	16,229,077	15,323,613
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Current:				
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Public safety	5,082,725	-	5,082,725	4,111,088
Highways and public works	1,759,311	-	1,759,311	2,058,842
Parks and recreation	5,479,019	670,537	6,149,556	5,131,585
Library	436,023	-	436,023	403,163
Debt service:				
Principal retirement	95,000	-	95,000	164,895
Interest and fiscal charges	20,859	-	20,859	29,227
Total expenditures	13,519,463	670,537	14,190,000	12,809,013
Excess (deficiency) of revenues over expenditures	\$ 2,668,600	\$ (629,523)	\$ 2,039,077	\$ 2,514,600

Revenues increased \$1.2 million, and expenses increased \$81,000 which was similar to last year.

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	Water Utility Fund	Sewer Fund	Storm Sewer Fund	Solid Waste Fund	2025 Total	2024 Memorandum
Non-operating revenue (expense):						
Interest revenue	\$ 335,081	\$ 47,582	\$ 36,876	\$ -	\$ 419,539	\$ 427,727
Interest expense	-	-	-	-	-	(20,949)
Total non-operating revenue (expense)	335,081	47,582	36,876	-	419,539	406,778
Net income before contributions	1,541,068	1,233,219	673,898	241,798	3,689,983	2,563,747
Grant proceeds	80,337	-	-	-	80,337	-
Impact fees	887,304	933,168	609,532	-	2,430,004	1,829,780
Impact fees paid to Logan City	-	(588,147)	-	-	(588,147)	(489,033)
Water dedication contributions	632,229	-	-	-	632,229	627,225
Developers contributions	926,231	621,175	257,827	-	1,805,233	1,230,410
Change in net position	4,067,169	2,199,415	1,541,257	241,798	8,049,639	5,762,129
Net position, beginning	22,639,339	14,376,583	7,747,597	227,985	44,991,504	39,229,375
Net position, ending	\$ 26,706,508	\$ 16,575,998	\$ 9,288,854	\$ 469,783	\$ 53,041,143	\$ 44,991,504

She pointed out the “Developer's contribution” line item and explained that when subdivisions are put in, developers are required to put in specific infrastructure. When development is complete, the infrastructure assets are transferred to the city, which recognizes the transfer as revenue (fixed asset). This year was \$1.8 million and is based on the completion of subdivisions.

CAPITAL ASSETS

Primary Governmental Activity	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	\$ 7,491,642	\$ 1,580,588	\$ -	\$ 9,072,230
Total capital assets not being depreciated	7,491,642	1,580,588	-	9,072,230
Capital assets being depreciated:				
Buildings and improvements	16,272,660	385,969	-	16,658,629
Vehicles and equipment	7,532,911	834,518	19,322	8,348,107
Infrastructure	25,841,475	1,402,840	-	27,244,315
Total capital assets being depreciated	49,647,046	2,623,327	19,322	52,251,051
Less accumulated depreciation	(24,860,707)	(2,395,906)	(19,322)	(27,237,291)
Total capital assets being depreciated, net	24,786,339	227,421	-	25,013,760
Governmental activities capital assets, net	<u>\$ 32,277,981</u>	<u>\$ 1,808,009</u>	<u>\$ -</u>	<u>\$ 34,085,990</u>

Depreciation is not a “cash expense”. It allocates the cost of a fixed asset over its useful life.

There were two findings this year, both related to state compliance.

2025-01: State Compliance – Fraud Risk Assessment

Criteria: City management is responsible for ensuring that internal controls meet the compliance requirements described in the State Compliance Audit Guide.

Condition: The City completed the annual Fraud Risk Assessment and submitted it to the City Council, but did not document the 40 hours of formal training related to accounting, budgeting, or other financial areas that were completed during the year by a member of the management team or verify the entity-specific training that was required.

Cause: Management was unaware of the requirement to track and document training throughout the year.

Effect: The City was not in compliance with State regulations on Fraud Risk Assessment.

Recommendation: We recommend that the City review the requirements related to Fraud Risk Assessment and to retain documentation to support its risk assessment.

Views of Responsible Officials: Moving forward the City will track formal training for accounting and budgeting by noting when the training occurred, where it occurred, how

long the training took place, and the subject of the training. Training will be tracked whether it is free or a fee is paid.

2025-02: State Compliance – Fund Balance

Criteria: City management is responsible to determine that internal controls ensure that compliance requirements described in the *State Compliance Audit Guide* are met.

Condition: The General Fund unreserved fund balance at year-end was 36%, which exceeded the State required threshold of 35% of general fund revenue.

Cause: The General Fund revenues increased during the year and some expenses utilized previously restricted resources causing the General Fund unreserved fund balance to exceed the threshold.

Effect: The City was not in compliance with State regulations on Fund Balance.

Recommendation: We recommend that the City review the General Unreserved Fund Balance during the year and make transfers to the Capital Projects Funds as needed to keep the General Fund unreserved fund balance below 35% of general fund revenue.

Views of Responsible Officials: During the midyear budget adjustments, in December, a transfer will be made from the General Fund to the Capital Improvement Fund to get under the threshold of 35%.

Mayor Monson thanked Mrs. Cannell and her staff for all their time and hard work.

Public Hearing the purpose of discussing Public Hearing for the purpose of discussing Ordinance 2025-29, an Ordinance amending Chapter 3.20, Municipal Impact Fees by modifying the Wastewater (Sewer) Collection Impact Fee.

Mr. Lewis explained that impact fees need to be updated every five (5) years at a minimum. The City contracted with Zions Public Finance to review current fees and recommend changes for the sanitary sewer collection impact fee. After the review, based on the projects, it was determined that three zones are unnecessary; only one is required for the entire city for this study. If approved, this Ordinance cannot take effect for 90 days; therefore, it is proposed that it go into effect on April 1, 2026. Based on this study, the city cannot exceed \$4,791 for a 5/8” meter size (see chart below). For every dollar under the maximum amount means current residents will be subsidizing new growth. This proposed Ordinance will not impact a current resident; it will be for new growth only. The impact fee is based on meter size with the lowest impact fee based on a 5/8” meter. The standard meter size for the city is 3/4”.

Wastewater/Sewer Impact Fees proposed in the ordinance:

<u>Standard Single-Family Household (5/8” Meter)</u>	
April 1, 2026 – December 31, 2026	\$4,791
Calendar Year 2027	\$4,835
Calendar Year 2028	\$4,879

Calendar Year 2029 \$4,923
Calendar Year 2030 \$4,967

7:48 p.m. Public Hearing Opened

There were not any comments or questions.

7:49 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-29

Councilmember Orme asked about the trunk line size. Mr. Bodily said it varies from 18-inch to Hyde Park, then can reach up to 24-inch in places. It would discharge into the new lift station, which would likely be the end of the City’s obligation.

*****Motion made by Councilmember Staker to approve Ordinance 2025-29, an Ordinance amending Chapter 3.20, Municipal Impact Fees by modifying the Wastewater (Sewer) Collection Impact Fee. Councilmember Orme seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Public Hearing for the purpose of discussing Ordinance 2025-28, an Ordinance enacting compensation increases for specific officers.

Mayor Monson introduced the proposal, noting that some city department heads have not received a wage increase beyond the annual COLA (cost of living adjustment) since 2019. She reported that, based on comparisons with similarly sized communities and other governmental entities in Cache Valley, Smithfield’s wages are significantly lower than those in other communities. She added that the staff did not request the increase and had not expressed any complaints about their wages.

Compensation increases for executive municipal officers, city council members, and the mayor proposed for inclusion in the City’s Fiscal Year 2026 Budget, effective December 27, 2025, are proposed as follows:

Annual Salaries

- ✓ Mayor – 0
- ✓ City Council – 0
- ✓ City Manager – Increase by \$10,000
- ✓ City Engineer Clay Bodily - \$118,000
- ✓ Police Chief Travis Allen - \$129,000
- ✓ Fire Chief Jeremy Hunt - \$124,000
- ✓ Public Works Director Josh Wright - \$118,000
- ✓ Golf Professional Eric Kleven - \$129,000
- ✓ Rec Center Director Brett Daniels - \$129,000

7:53 p.m. Public Hearing Opened

There were not any comments or questions.

7:54 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-28

Mr. Lewis noted that the department heads have decades of experience and have never requested a wage increase when meeting with him. He explained that the proposal will not raise taxes and can be accommodated within the existing budget. While some department budgets may require adjustments to reflect the changes if approved, the overall net amount will remain the same. He emphasized that the proposal aims to stay competitive with similarly sized agencies and acknowledged that all city employees are valuable. Mr. Lewis also noted that the City Council has historically denied wage increases for themselves, with the last adjustment occurring in July 2016.

Councilmember Orme stated that the audit presented this evening demonstrates how well-planned Smithfield has been. He expressed gratitude to the city staff for their leadership, tenure, and service, particularly the department heads.

Councilmember Staker appreciates that the city can pay in cash for many projects. She has heard comments that the city has too much money; however, she thinks savings and sound fiscal decisions are very important. She would like residents to understand and appreciate this fact.

Councilmember Campbell said it is encouraging to see the city in such a strong financial position. Moving to tiered water systems years ago was challenging but ultimately contributed to the city's economic stability. He has been pleased with many decisions such as purchasing rather than leasing vehicles. He would encourage the incoming council members to continue focusing on serving the citizens and not taking a wage increase. He also appreciates the time he has spent working with the department heads over many years.

Councilmember Engler can see how well the city is financially run, and the fact that the proposed increases are being asked without raising taxes is commendable.

Mayor Monson has served the city for 23 years, and the current staff and council are the finest she has ever worked with. She wholeheartedly supports this proposal.

*****Motion made by Councilmember Campbell to adopt Ordinance 2025-28, an Ordinance enacting compensation increases for specific officers with the amendment of an increase of the City Manager's wage by \$10,000 annually. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Public Hearing for the purpose of discussing Resolution 2025-12, a Resolution amending the Fiscal Year 2026 Budget which is the period of July 1, 2025, through June 30, 2026.

Mr. Lewis provided the mid-year review and highlighted some of the proposed changes to include:

Changes to Fiscal Year 2026 Budget:

- \$3,000,000 will be transferred from the General Fund to the Capital Improvement Fund to help bring the city under the 35% threshold as discussed in the audit findings. It is not being spent; it is only being moved between funds. The proposal is to transfer more than is needed to get under the 35% threshold.

Revenue increases:

- Property Tax – add \$45,859
- Sales Tax – add \$207,337
- Police JAG Grant – add \$4,500
- Subdivision Fees – add \$20,000
- Central Dispatch Fee – add \$5,000 (pass-through fee to Logan City)
- Interest – adding \$167,856 total (in General Fund, CVB Checking & Class “C” Road Fund)
- Surplus Sale Items – add \$16,356
- Library Grants, Arts Council, America250 & Historical Preservation donations \$11,877.
- Fire - \$304,795 reimbursement for Wildland Fire Grant with the funds being reinvested within the department. Thanked the staff for their many hours of work.
- Rec Center – wrestling and pickleball are two increasingly popular programs.
- Water – Irrigation Metering Grant \$8,050.
- Impact fee additions for water, parks, sewer and storm water.

Note: The Police Station and Golf Course Clubhouse have two more payments but are being proposed to be paid of in this fiscal year, one year ahead of schedule.

Expenses:

- Streets \$123,534 of which \$50,000 will be added to sidewalk repair/replacement. A grant will be received for a road study on 1200 East. The city will pay 8% of the cost upon completion. A Transportation Plan is being completed as part of the General Plan Update.
- Parks \$100,000 for tree trimming. One of five sections has been completed. Section 2 will be completed in the spring. At that time it will be evaluated to see how much more trimming or areas can be completed in the fiscal year.
- Forrester Acres improvement project via RAPZ tax. The cost is \$260,000, and the grant covers approximately \$205,000. The project is approximately 95% complete.
- Senior Center replacement of the carpet with laminate flooring.

- Birch Creek Golf Course - \$52,586 to replace a 2006 Ford Ranger.
- The General Capital Improvement (GCIF) Fund has a transfer from the General Fund for two new ambulances that have not yet been received, They are scheduled to arrive in December.
- Water: \$4,700,000 for a new 3-million-gallon water tank. The contract has been signed, and substantial completion is scheduled for September 2026. This project will be paid with cash.

Note: Birch Creek Golf Course is not subsidized. There are two more payments, and the Club House will be paid off.

Impact fees are not budgeted until they are received.

The city has an aging water system. There was a recent, costly leak at 100 North 200 West which required repair. The city continually tries to repair and replace sections.

Smithfield City is growing, with a budget approaching \$36 million across all funds. The last bond was in 2015 for the library. The goal is not to bond for as long as possible.

8:27 p.m. Public Hearing Opened

There were not any comments or questions.

8:28 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-12

*****Motion made by Councilmember Campbell to adopt Resolution 2025-12, a Resolution amending the Fiscal Year 2026 Budget, which is the period of July 1, 2025, through June 30, 2026. Councilmember Hyer seconded the motion. The motion was approved 5-0.*****

Yes Vote: Campbell, Engler, Hyer, Orme, Staker

No Vote: None

City Manager Report

Eric Kleven has worked at Smithfield for over 36 years and is humbled by the Council's support for the department heads. He thanked the current and outgoing council members and mayor for all the support and friendship.

Shawn Bliss expressed appreciation for the opportunity to work for the Smithfield Library. The recent Storybook Festival was a strong example of the quality of life and the ability to work together.

Fire Chief Jeremy Hunt appreciates the Council's approval of reinvesting wildland funds back into the department. Mayor Monson, Sue Hyer, and Wade Campbell were presented with "speaking trumpet" plaques as a symbol of appreciation.

Clay Bodily thanked the council for consistently investing time and conducting research on the many projects and changes the city has undergone. Approving the capital improvements has been an invaluable service to the city.

Mr. Lewis provided the following updates:

- ✓ 3-million-gallon Water Tank will start this spring with an estimated completion of September 2026.
- ✓ 1000 South Storm Water project – ready to bid Phase 1 (past highway to the railroad tracks). Phase 2 will be the railroad tracks to 1200 West as well as creation of the storm water pond.
- ✓ Spring line – Mr. Bodily is working with Cache County on the final steps. Phase 1 will be the county side of the project and Phase 2 will be on forest service side of the project.

RAPZ Tax Applications 2026

Staff stated that they would like to apply for funding in the first quarter of 2026 for the following projects: the annual youth theater performance during Health Days, another application on the Douglass Mercantile building, and installation of safety netting at the driving range on Hole 1 at Birch Creek Golf Course, noting that the course experiences heavy daily use and there are safety issues between the driving range and Hole 1.

Councilmember Engler asked whether there is a new urgency regarding the protective barrier. Mr. Lewis said this has been on the city's radar for a long time, and staff think this is a good time to start addressing it.

The Council supports the outlined projects.

Mr. Lewis presented the outgoing members with a gift from the city. He thanked the council for its continued support and guidance. Varying perspectives always help balance city decisions, and he is grateful for the opportunity to work together.

Council Member and Mayor Reports

Councilmember Orme

- ✓ New tree committee members.
- ✓ Historical Society continues to progress with the goal to have an open house with Temple Open House.

Councilmember Staker

- ✓ The Senior Center will be getting new flooring.
- ✓ Health Days Ambassador Pageant – still accepting applications. The pageant will be held in March.
- ✓ Arts Council – Storybook Festival was amazing, with countless hours of volunteer work.

Councilmember Hyer

- ✓ Youth Council – outstanding service helping with all holiday events.

Councilmember Engler

- ✓ Chamber of Commerce – Night of Giving was a great success.
- ✓ County Trails – funding in place to continue Bonneville Shoreline Trail, working out logistics and schedules. The hope is to finish in the next couple of years. When completed, it will be 10 miles of trail.

Councilmember Campbell

- ✓ Cache Mosquito Abatement District – year-end financials reviewed.
- ✓ Library – closed for building improvements, anticipated back open January 2026.

Mayor Monson

Recapped the last 4 years of accomplishments:

1. Coordinated with the county to fix Birch Canyon Road.
2. Coordinated with Terry Camp to help take loop-ends out of wilderness for Birch Canyon trail.
3. Created and continued the dark sky Ordinance since (1999).
4. Work closely with Cache County Trails coordinators.
5. Brought Kari Hoggan back to the Health Days scholarship pageant.
6. Planned and are executing a new waterline to replace the 103-year-old waterline.
7. Planned and are executing a new 3-million-gallon storage tank, paid with cash.
8. Hired two new fire chiefs including current Chief Jeremy Hunt.
9. Hired new Library Director - Shawn Bliss.
10. Hired new City Manager - Justin Lewis.
11. Established the weekly newsletter, Three Things You Need To Know This Week, providing weekly updates to the residents.
12. Created the Arts Council, which now sponsors the Christmas Storybook Festival & summer arts events, as well as the Health Days chalk art contest.
13. Installed the Sky View Roundabout. Coordinated with the class of 2025 to place stones and bobcat.
14. Worked with UDOT (Utah Department of Transportation) to add turn signals at 600 South.
15. Developed a strong working relationship with Hyde Park and North Logan and strengthened relationships with the entire county.
16. Acquired Tuveson property approximately 11 acres for eventual new city park.
17. Updated the old logo to a bright, modern look.
18. Almost finished with the General Plan update.
19. Serve on the Bear River Mental Health board.
20. Serve on Cache County Fire District board.
21. Created Waterwise Wednesday posts and has encouraged the “flip your strip” program.
22. Created “Traffic Tip Tuesdays”.
23. Awarded the Healthy Utah designation
24. Coordinated the Healthy Utah art mural on the south side of the old main theater at about 150 North Main. Lester Lee and volunteers donated all of the labor.
25. Started the food sharing stand at the Rec Center.

26. Supported and encouraged America250 team to celebrate the 250th birthday of the USA.
27. Supported and encouraged the Historical Society as they are creating a new museum.
28. Added another layer of transparency to rezone requests requiring written notice to be given to neighbors within 300 feet of the rezone requests.
29. Started broadcasting city council meetings on YouTube in Oct 2025.
30. Stayed connected through email, texts, and visits, and have answered anyone who has reached out.
31. Total support of emergency services
32. Supported the Period Project with free sanitary products in women's bathrooms in the city offices.
33. Provided new couches for the senior citizen center.
34. Will install new flooring in senior citizen center which was approved in December.
35. Stayed within the budget and encouraged paying cash for big-ticket items.
36. Successfully changed solid waste disposal from Logan City to Econo Waste. The city owns our own cans, thereby reducing the chance of overcharge.
37. Worked with UDOT to change speed on 100 North heading west.
38. Hired new Public Works Director - Josh Wright.
39. Worked with the county trails committee as new funding was just awarded for 10 miles of the Bonneville Shoreline Trail (BST).
40. Acquired a contract with Blomquist-Hale to provide mental health support for all employees and their families.
41. Hired City Recorder - Dana Lazcanotegui.
42. Held daily coordinating meetings with City Manager.
43. Brought parks back to green and well cared for.
44. Brought extremely rapid growth back under control.
45. Hired City Treasurer - Jodie Mack.
46. Started tackling the multi-million-dollar tree project by hiring two companies to start trimming and cleaning up the park strip areas in the city.
47. Provided "Three Things" update in paper form to the Senior Citizens.
48. Had all valuable art at the library valued, re-framed, and added museum-quality glass, and rehung. All art is now accounted for and managed.
49. Have been available to residents and staff 3-4 days a week in the office and at the council; always responded to texts and emails. The sitting members of the council have ALWAYS done their homework and are prepared.
50. Worked closely with the Rec Center and Cache County School District to work on ideas for improving and possibly relocating the Rec Center from Sky View. Worked closely with Superintendent McKee and Brett Daniels.
51. Acted as the vice chair of the Cache Mayor's Association.
52. Completed major sewer infrastructure upgrades on 200 North and 600 West.
53. Have plans for the largest stormwater infrastructure project in the city on 1000 South from approximately the highway to 1200 West. The project will be bid at any time.
54. Multiple culinary water infrastructure projects in various locations throughout the City, from the replacement of old pipes to the construction of a new booster station.
55. Currently adding new carpet to the library. Roof and floor repairs completed in 2024.

She would like to see better funding for the Police Department, replacement of the sprinkler system at the Birch Creek Golf Course, and a better building for the senior citizens.

Closing thoughts and remarks by Mayor Monson, Sue Hyer, and Wade Campbell

Councilmember Hyer said serving on the council has been an honor. She has new friends and thanked all city employees and department heads. It has been a privilege to serve, and she is grateful for all the opportunities she has had during her tenure.

Councilmember Campbell has served on the Planning Commission and City Council for more than 10 years. He thanked the staff and residents. One of the highlights of his tenure was seeing the city provide ambulance service and update the Fire Department. His family has lived in Smithfield for multiple generations, and he has been happy to give back to the community. He has valued all the opportunities he has been given. He thanked his family and encouraged new members to handle public funds with reverence.

Mayor Monson shared a quote from Winnie the Pooh: “How lucky am I to have something that makes saying goodbye so hard.” It has been an honor to serve and work with the incredible staff and council members. She feels blessed to live in such a great community and thanked everyone for their support, love, and kindness.

*** The meeting adjourned at 9:18 p.m. ***

SMITHFIELD CITY CORPORATION

Dana Lazcanotegui, City Recorder



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public notice is given that the Smithfield City Council will meet in a regularly-scheduled meeting at 96 South Main, Smithfield, Utah on **December 10, 2025**. The meeting will begin at 6:30 p.m.

Welcome/pledge of allegiance and thought/prayer by Mayor Monson.

1. Approval of the City Council meeting minutes from November 17, 2025.
2. Public comment on items not on the agenda or agenda items not requiring a public hearing during the council meeting.
3. Recognition of Bob Holbrook for years of dedicated service on the Planning Commission.
4. Recognition of Jamie Anderson for years of dedicated service on the Planning Commission.
5. Discussion and possible approval of Michael Beckstead as a member of the Smithfield City Planning Commission effective January 1, 2026.
6. Discussion and possible approval of Robert Felshaw as a member of the Smithfield City Planning Commission effective January 1, 2026.
7. Discussion and possible approval of Haley Lister as a member of the Smithfield City Tree Committee.
8. Discussion and possible approval of Nick Reithel as a member of the Smithfield City Tree Committee.
9. Audit presentation for Fiscal Year 2025, which is the period of July 1, 2024 through June 30, 2025 by representatives of Richey May, formerly known as Allred Jackson.
10. Discussion and possible vote on Ordinance 2025-24, an Ordinance rezoning Cache County Parcel Number 08-080-0002 from R-1-10 PUD (Single-Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to R-1-10 (Single-Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone). The parcel is approximately 1.74 acres and is located at approximately 370 North 250 West. The request was submitted by Jesse Vega.
11. Discussion and possible vote on Ordinance 2025-23, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.060 "Compliance Required".

12. Discussion and possible vote on Ordinance 2025-22, an Ordinance amending the Smithfield City Construction & Design Standards, Part I “Design Standards”, Chapter 2.0 “Street Design”, Section 2.1 “General”.
13. Discussion and possible vote on Ordinance 2025-21, an Ordinance amending the Smithfield City Municipal Code Title 5 “Business Licenses and Regulations”, adding Chapter 5.34 “Firearms & Ammunition” and Section 5.34.010 “Business License”, and amending Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.
14. Discussion and possible approval of the Water Use & Preservation Plan as part of the General Plan.
15. Public Hearing for the purpose of discussing Ordinance 2025-30, an Ordinance amending the Smithfield City Municipal Code Title 8 “Health and Safety”, Chapter 8.08 “Fire Code”, adding in its entirety Section 8.08.070 “International Wildland-Urban Interface Code (WUIC)”.
16. Discussion and possible vote on Ordinance 2025-30.
17. Public Hearing for the purpose of discussing Ordinance 2025-29, an Ordinance amending Chapter 3.20, Municipal Impact Fees by modifying the Wastewater (Sewer) Collection Impact Fee.
18. Discussion and possible vote on Ordinance 2025-29.
19. Public Hearing for the purpose of discussing Ordinance 2025-28, an Ordinance enacting compensation increases for specific officers.
20. Discussion and possible vote on Ordinance 2025-28.
21. Public Hearing for the purpose of discussing Resolution 2025-12, a Resolution amending the Fiscal Year 2026 Budget which is the period of July 1, 2025 through June 30, 2026.
22. Discussion and possible vote on Resolution 2025-12.
23. City Manager Report
RAPZ Tax Applications 2026
24. Council Member and Mayor Reports
25. Closing thoughts and remarks by Mayor Monson, Sue Hyer and Wade Campbell.

Adjournment

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

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

ORDINANCE NO 2025-27

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 and A-3 (Agricultural 3-Acre) to RA-1 (Residential Agricultural 1-Acre).

Approximate Property Location: 468 South 400 West

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 14th day of January, 2026.

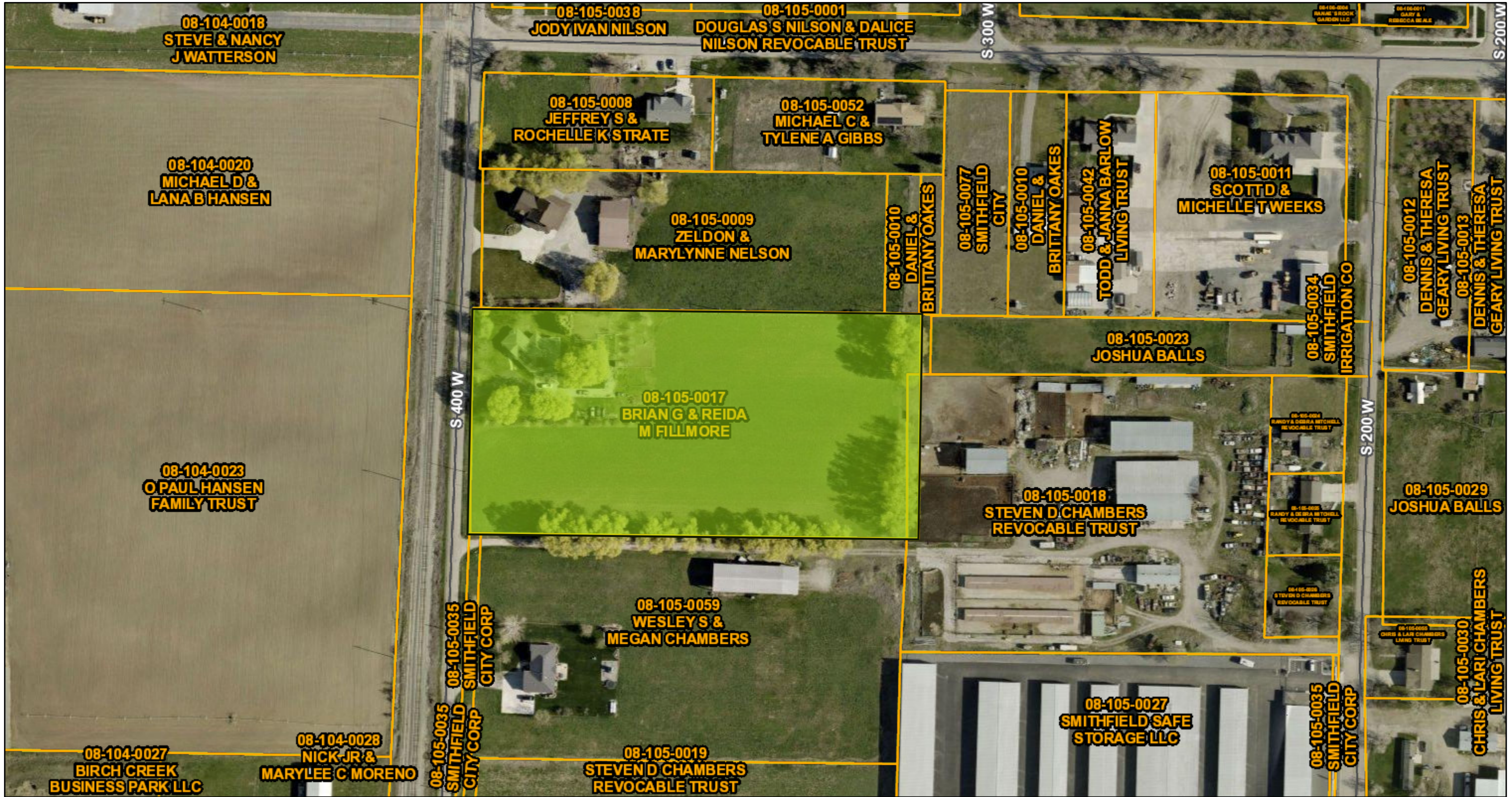
SMITHFIELD CITY CORPORATION

Aaron Rudie, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder

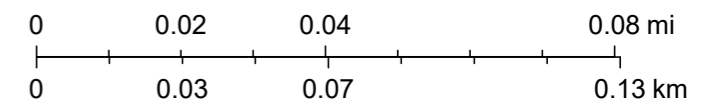
ArcGIS Web Map



11/20/2025, 5:00:05 PM

1:2,257

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



Microsoft, Vantor

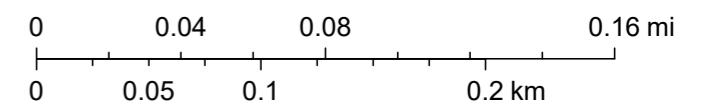
ArcGIS Web Map



11/20/2025, 5:01:14 PM

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- | | | | | |
|---|---|--------------------|--------------------------------|--------------------|
| Override 1 | WELLSVILLE, RESIDENTIAL OPEN SPACE - 1/2 ACRE | COMMERCIAL C1 | AGRICULTURAL - A-5 | MANUFACTURING - M1 |
| WELLSVILLE, RESIDENTIAL-CRITICAL AREA | WELLSVILLE, COMMERCIAL CITY CENTER | COMMERCIAL C2 | AGRICULTURAL - A-10 | |
| WELLSVILLE, RECREATION PLANNED DEVELOPMENT | WELLSVILLE, RESIDENTIAL AGRICULTURE CLUSTER | PARK | CENTRAL BUSINESS DISTRICT - CB | |
| WELLSVILLE, RESIDENTIAL - 12,000 SF | WELLSVILLE, FOREST RECREATION | RESIDENTIAL | COMMERCIAL PROFESSIONAL | |
| WELLSVILLE, RESIDENTIAL OPEN SPACE - 1 ACRE | WELLSVILLE, INDUSTRIAL | PUD OVERLAY | COMMUNITY COMMERCIAL - CC | |
| WELLSVILLE, COMMERCIAL GENERAL | WELLSVILLE, RESIDENTIAL - MULTIFAMILY | MIXED USE OVERLAY | GENERAL COMMERCIAL - GC | |
| WELLSVILLE, COMMERCIAL GENERAL COMMERCIAL | AGRICULTURAL | AGRICULTURAL - A-3 | INSTITUTIONAL - I-1 | |



Vantor, Cache County



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Fillmore Nelson Rezone

December 17, 2025

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

Project Information

Parcel ID: 08-105-0017

Applicant: Brian Fillmore

Action Type: Legislative

Staff Recommendation: None

Project Location

Location:
468 South 400 West
Smithfield, Utah

Lot Size:
5.00 Acres

Current Zoning:
A-3 Agricultural

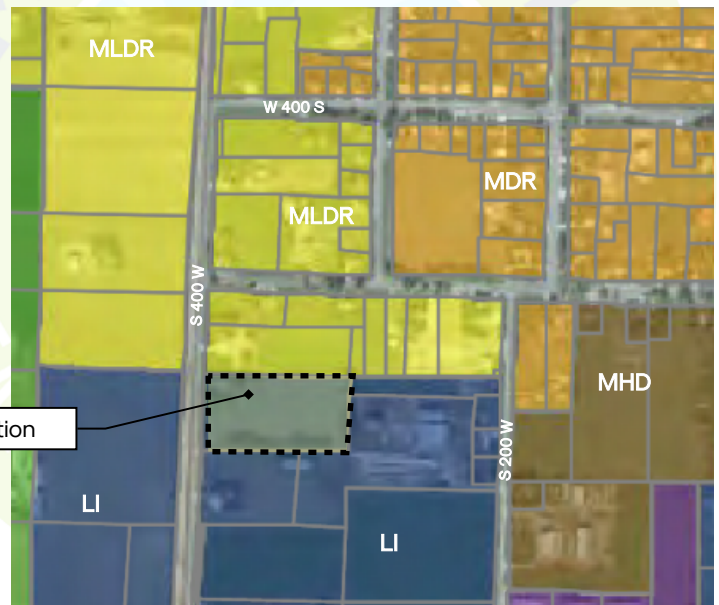
Proposed Zoning:
RA-1 Residential
Agricultural

Surrounding Uses:
North - RA-1 Residential Agricultural
South - A-3 Agricultural
East - R-1-12 Residential
A-3 Agricultural
West - A-5 Agricultural
M-1 Manufacturing

Project Summary

Brian Fillmore is the owner of the property being considered. He has submitted the rezone request on his property alone. His property is currently zoned as **A-3** (Agricultural) which allows one dwelling per (3) acres. He is requesting a rezone to **RA-1** (Residential Agriculture) which would allow one dwelling per one acre.

The surrounding uses, listed above, show the current zones that are directly contiguous with the Fillmore parcel. The future land use found in the general plan shows this property as LI (Light Industrial) with MLDR (Medium Low Residential 1-2 dwelling units per acre) to the North with more Light Industrial to the South, East and West.



From: [Luke Downs](#)
To: [Kris Monson](#); [Wade Campbell](#); [Sue Hyer](#); [Todd Orme](#); [Jenn Staker](#); [John Engler](#); [Justin Lewis](#); [Public Hearing](#); [jamieanderson84335](#); [bj_holbrook](#); [jim.marshall3](#); [visionadventure](#); [sarah.price1236@gmail.com](#); [bradleythatcher@gmail.com](#); [klydiheywood@gmail.com](#); [lanehenderson51@gmail.com](#); [Brian Boudrero](#); [Justin Lewis](#); [Clay Bodily](#); [rashell downs](#); [drsgreene230@gmail.com](#); [aaronseliteauto@hotmail.com](#); [jayddowns2023@gmail.com](#)
Subject: Opposition to Ordinance 2025-27
Date: Wednesday, December 17, 2025 10:28:59 AM
Attachments: [Brian Fillmore 08-105-0017 Rezone Petition.pdf](#)

Good Morning,

I plan to attend the Planning Commission meeting Wednesday evening 12/17/2025 concerning Ordinance 2025-27. I also plan on talking at the meeting during the appropriate time. However I wanted to provide my comments in writing for you to review.

My name is Luke Downs, and I live in Smithfield at 340 south 400 west. I address you tonight as a concerned citizen from the west side of Smithfield. I **oppose** the rezoning request submitted by Brian Fillmore. I acknowledge and thank Brian for his willingness to compromise. However what Brian is not understanding is that we don't want developers in our neighborhood. If you drive around Smithfield you quickly notice that the Southwest corner of Smithfield is the only place that has not been plagued by developers.

In preparation of Brian continuing to use a developer and not knowing what he planned to resubmit, my family started a petition right after the October planning meeting where his first request was denied. I hold that petition in my hand. There are **128** signatures on this petition opposing rezoning Brian's property 08-105-0017. I would like it to be noted by the planning commission that the residents in this area of Smithfield DO NOT want developers and their high density housing in our neighborhood.

In my opinion the real question here tonight is WHAT IS BEST FOR THE SOUTH WEST CORNER OF SMITHFIELD.

Is a buffer zone a priority that the planning commission is going to uphold and commit to preserve? Or are you going to allow strictly controlled development. I would refer you to the comments, concerns and notes made by the commission about this property last time it was requested to rezone.

Tonight the planning commission will be setting a precedent that will shape this area of Smithfield forever. I don't want to continue to worry about or have contention with my neighbor Brian Fillmore. If the planning commission is going to allow this area to be developed then Brian has submitted a reasonable compromise. If the planning commission is going to honor and continue to uphold Smithfield general plan then the decision needs to be made about what is a reasonable buffer and stick to it.

I appreciate the opportunity to come and voice my opinion. I would like to call on the planning commission to use their knowledge, wisdom and foresight to do what is best for all.

Thank you.

Attached is the petition mentioned above.



Luke Downs

MECHANICAL ENGINEER

☎ 435.786.5443 W iFIT.com



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PETITION OPPOSING

Rezoning of Parcel Number 08-105-0017

This petition asks Smithfield City to preserve the safety, livability, and rural character of our neighborhood by rejecting a proposed rezone on 400 west that would allow dense housing in an area not designed for it.

We, the undersigned residents, property owners and individuals with a vested interest in Smithfield, Utah, respectfully **oppose** the proposed rezoning of Parcel Numbers 08-105-0017. This change would threaten our neighborhood's safety, property values and rural quality of life. For the reasons listed below we urge the city council and the planning commission to reject the proposal and preserve the integrity of our community.

•Incompatible Land Use and Safety Risks

The proposed rezoning would allow for medium- or high-density residential development that is incompatible with our neighborhood's current character and use. This change would lead to safety issues, increased traffic, and noise and visual pollution that would negatively impact our quality of life and, ultimately, our livelihoods as it encroaches on the agricultural land in this area. This area currently serves as a vital buffer between agricultural and industrial lands. Rezoning to medium- or high-density residential would remove this buffer, creating safety conflicts with heavy equipment, livestock, settling ponds, and railroad activity. **According to Smithfield's General Plan this area is designated as an agricultural transition zone, not residential expansion.**

•Strained and Unsafe Infrastructure

Our community's infrastructure is already strained. The proposed rezoning would exacerbate these issues, leading to inadequate public services for an increased population.

There are major safety concerns when considering the addition of a subdivision in this area. It is an industrial and agricultural area with big equipment, livestock and railroad tracks.

There are major traffic concerns on 400 West. It is too narrow, 19–20' at the widest spots, with little to no shoulder. Fixing this is nearly impossible as the railroad will not give up 1" of right of way to help widen the road.

Safety concerns for elementary school children. This subdivision is too close to the school and will not have a bus stop. This road is too dangerous for children to walk to school and the two closest continuous sidewalks are located at 200 South (3 blocks or 2400' north) or 100 West (4 blocks or 3000' northeast).

Access to the proposed development is a problem. Access will be from 400 West. The city currently has lots of issues with these behind-established homes private subdivision roads. The new development would increase access issues for emergency vehicles, fire trucks, snowplows, etc.

•Community Impact

The proposed rezoning should not be taken lightly. Rezoning affects more than just the current property owner. It also affects the city, neighborhoods, adjacent landowners, farms, schools, churches, families and future generations.

Rezoning this lot affects families that have been here for generations. Neighbors that have been here for decades. These neighbors and families don't want irresponsible development. Development is crowding them out and jeopardizing their livelihoods and quality of life.

•Environmental Impact

The proposed development would lead to the destruction of farmland and open space, as well as habitat destruction and increased pollution, negatively impacting local wildlife and ecosystems. Moreover, it will contribute to increased storm water runoff and flooding, putting our properties at risk.

•Threat to Property Values

Experts have warned that incompatible zoning changes can lead to a decline in property values. Protecting our investments and the value of our farms, businesses and homes is a primary concern for all residents.

•Lack of Transparency and Public Input

The proposed rezoning process has thus far lacked adequate public notification, input and transparency. We request that our voices continue to be heard and that the decision-making process be open, fair and inclusive.

•Community Opinion

This proposal conflicts with the “small-town feel” being emphasized in Smithfield’s General Plan. The current homes and open space are a better fit for this rural area. Ordinance 2025-20 to rezone has already been submitted and unanimously denied. The neighborhood in question showed up in record numbers to oppose the rezone. The commission reviewed the information and unanimously voted to deny the rezone. This sets a precedent that no one feels like rezoning this area is in the best interest of the neighborhood or the city.

Petition Action Steps:


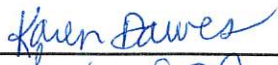
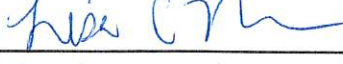



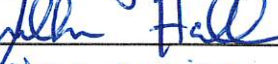





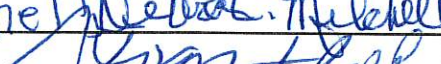



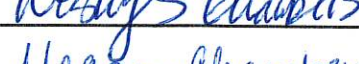
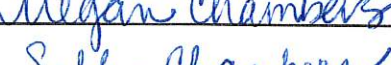






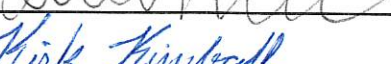

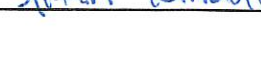
We, the undersigned, call upon Smithfield City Council and the Planning Commission to:

1. **Reject** any rezoning proposal as submitted by Brian Fillmore for the parcel 08-105-0017
2. **Ensure** that all future rezoning proposals receive full public notice and allow adequate opportunity for community input.
3. **Preserve** the agricultural and buffer zoning designations outlined in Smithfield’s General Plan.
4. **Commit** to transparent, resident-focused communication throughout all planning decisions.

•If approved, this rezone would have lasting negative effects on all residents of the surrounding community.

For more information, please contact Luke Downs 435-563-9632

Opposition Petition

Print Name	Signature	Phone
Allen Dawes		435. 512. 1070
Karen Dawes		435. 232. 7394
Hsa C Nielson		435-757-5635
Luke Downs		435-563-9632
Rashell Downs		435-881-0125
Becky Hall		435 512 4651
Jonathan Hall		801-631-3328
Richard McBride		435-770-0224
Oristen McBride		435-757-5766
Stevon Chambers		435-740-3131
SUZANNE Esplais		435-770-4725
Matthew Esplais		435-563-3987 7629
Debra G. Mitchell		1-435-374-2400
Sandy V. Mitchell		1-435-374-2400
Chris Chambers		435-770-0541
Lari Chambers		435-770-6892
Wesley Chambers		435-232-4923
Megan Chambers		435-770-7635
Seth Chambers		435-554-4996
Kacie Wfgan		435-770-6362
ALEX LOFGAN		206-849-2337
Kathleen Toolson		435-757-1970
LS Western		435 563-5598
Melanie Nilson		435 563-9124
Angela Krumbue		801 735 2084
Kirk Kimball		1 435 512 5469
Allison Kimball		435-294-7377

Opposition Petition

Print Name	Signature	Phone
Nathaniel Kimball	<i>Nate Kimball</i>	435-294-6748
Dennis Harren	<i>Dennis Harren</i>	435-881-0210
James Chambers	<i>James Chambers</i>	(435) - 760-1009
Carol Chambers	<i>Carol Chambers</i>	435-770-1111
Nancy Watterson	<i>Nancy Watterson</i>	435-512-1579
Steven Watterson	<i>Steven Watterson</i>	435-881-6803
Julie Wilkinson	<i>Julie Wilkinson</i>	(435) 760-6759
Bryce Wilkinson	<i>Bryce Wilkinson</i>	(435) 760-6758
Bryce Chambers	<i>Bryce Chambers</i>	435-994-4201
RONNY E NIELSON	<i>Ronny E Nielson</i>	435-553-5295
Chelsea Morton	<i>Chelsea Morton</i>	435-881-4590
MICHAEL MORTON	<i>Michael Morton</i>	435-757-5717

Opposition Petition

Print Name	Signature	Phone
Georgia Downs	Georgia Downs	435-563-6987
Ruth Greene	Ruth Greene	435-374-8387
Ross Talbot	Ross Talbot	435 757 5511
Jay W Gittins	Jay W Gittins	435-962-0000
Jeffrey Strate	Jeffrey S. Strate	435-563-5560
Julie Williams	Julie Williams	435-770-5304
Ryan Williams	Ryan Williams	
Carla Castillo	Carla Castillo	435-890-7604
@TIM CASTILLO	Tim Castillo	435-890-7605
Anne Castillo	Anne Castillo	435 512 2700
Kim Campbell	Kimberly Campbell	435-557-1878
Joanne White	Joanne White	435-713-5195
SCOTT Downs	Scott Downs	435-994-6007
Hollie Downs	Hollie Downs	435-563-9115
Birdie Lou Downs	Birdie Lou Downs	801-529-2680

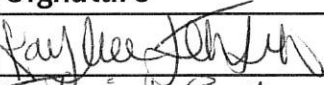
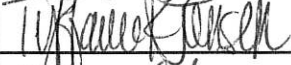

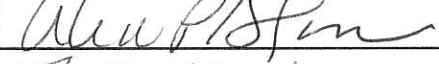
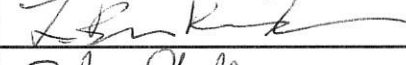
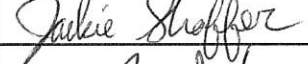
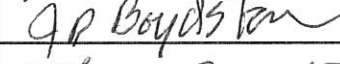
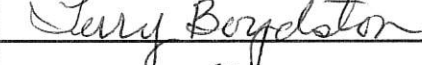



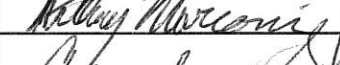


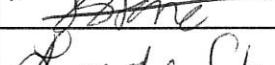

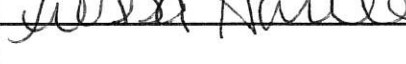

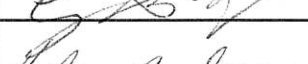
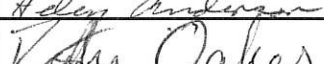

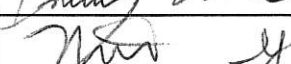

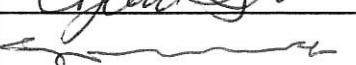

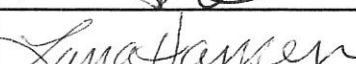
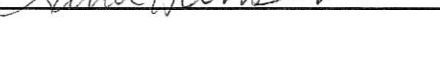
Opposition Petition

Print Name	Signature	Phone
R RICK Toolson	<i>RR Toolson</i>	435-757-2922
Dennis Lindberg	<i>Dennis Lindberg</i>	435-760-3545
LeAnn Lundberg	<i>LeAnn Lundberg</i>	435-760-3721
Troy McElund	<i>Troy McElund</i>	435-770-4800
Daryl R. Downe	<i>Daryl R. Downe</i>	801-953-4458
Michael Weaver	<i>Michael Weaver</i>	801-336-7436
Emily Weaver	<i>Emily Weaver</i>	801-599-9492
Jana Weaver	<i>Jana Weaver</i>	801-499-7519
Trisha Brown	<i>Trisha Brown</i>	801-589-6403
Christopher Weaver	<i>Christopher Weaver</i>	801-499-7520
emily jane weaver-rigby	<i>emily jane</i>	385-391-2187
REN RIGBY	<i>REN RIGBY</i>	385-391-2187
Marianne Pratt	<i>Marianne Pratt</i>	435-563-2662

Opposition Petition

Print Name	Signature	Phone
Darcee Smith	<i>[Signature]</i>	435-760-3399
Lani Wuthrich	<i>Lani W.</i>	435-760-8082
Austin Wuthrich	<i>A.W.</i>	435- 760-232-0467 232-0467
Dax Smith	<i>Dax Smith</i>	435-799-7546
Darren Andersen	<i>[Signature]</i>	435-770-3083
Barrett Lundberg	<i>Barrett Lundberg</i>	435-760-4393
Celina Copey J.	<i>Celina Copey J.</i>	569-793-9447
Mckenzie Lundberg	<i>Mckenzie Lundberg</i>	435-770-8535
Chase Reese	<i>Chase Reese</i>	469-615-8807
Whitney Reese	<i>Whitney Reese</i>	469-615-8441

Opposition Petition

Print Name	Signature	Phone
Kaylee Jensen		(435) 999-3418
Tyffane Jensen		(435) 760-1192
CRIG CHAMBERS		512-8175
Alecia Knudson		435- 56367 ^{760 4208}
L. Bruce Knudson		435-760-9868
Julie Shaffer		435-770-4655
Jeff Boydston		480-898-9227
Terry Boydston		602-292-1807
Carol Slade		435-523-9192
Amy Wilsen		435-770-1399
Vicki Reed		435-258-8140
Anthony Marconi		435-890-5705
Angela Stone		435-764-5993
Ryan Stone		435-669-2837
Doni Stone		435-760-0433
Linda Chambers		435-323-5166
Tressa Hartle		435-770-9772
Shirley + Dennis Hoagy		435-592-3517
Shane Green		435-994-2534
Helen Anderson		801-897-0780
BRITTANY OAKES		805-542-3694
DANNY OAKES		303-354-2614
Michael Gibbs		435-265-5014
Tylene Gibbs		435-881-1745
STEVEN MAJNEWITZ		804-904-2616
GEORGE WOODWARD		946-252-5462
Lana Hansen		435-253-6934

Opposition Petition

Print Name	Signature	Phone
Brad Taylor		435-757-9293
Marcy Taylor		901-633-4203
Jed Archibald		435-764-0807
Kam Spackman		435-232-2771
Shyann Jensen		(435) 981-5543
Kylie Greene		208-380-8914
Joe Hardy		435-757-7300
Bryson Hansen		435-374-8224
Ken Baird		208-760-0145
Will Bovan		435-535-4401
Connor Gundersen		435-265-6956
Cohen Perkins		385-470-4436
Skylar Woodsey		435 515 6072
Andrew Cozice		435 733 1246
Francisco Varquez		435-994-5833
Colton Andersen		435-227-5433
Lindy Johnson		435-881-0670
Karen Miller		435-994-2789
Paul Aldrich		406-223-9246
Alex Avalos		435-534-1487
Sam Porter		307-747-8445
Austin Esph		435-770-7686
Kristin Winn		435-754-6274
Kelly Winn		435-572-0917

From: [Wes Chambers](#)
To: [Public Hearing](#)
Subject: Smithfield Planning Committee- Brian Fillmore Subdivision Proposal
Date: Wednesday, December 17, 2025 4:33:25 PM

Planning and Zoning Committee Members,

Thank you for the opportunity to address you in regards to the Brian Fillmore Subdivision proposal. I would request that each member of the council please read this prior to the meeting.

Thank you!

My name is Wes Chambers and I reside at 530 South 400 West in Smithfield. I have lived at this location for the last 22 years. I am also speaking on behalf of my father Steven Chambers who owns the property at 485 S 200 West, the farm that will share a border of this subdivision on the east side, if approved. I am unable to attend the meeting at the scheduled time as I have a some evening appointments, that I am unable to manipulate. (I have some new ecclesiastical opportunities that keep me busy during the weeknights, i would love to be there, I just can't)

I appreciate the council listening to the voice of the community during the October meeting, regarding this subdivision proposal. I hope that you will consider that our feelings are largely the same with this new proposal. Luke Downs should be in attendance tonight. He has written a very well composed rebuttal to this proposal. I agree whole heartedly with what he has to say, and would hope the council would give his comments serious consideration.

Kind Regards,

Wes Chambers

SMITHFIELD CITY

General Plan | 2025





ACKNOWLEDGMENTS

Mayor

Kris Monson

City Council

Wade Campbell

Todd Orme

Sue Hyer

Jenn Staker

Ted Stokes

John Engler

Planning Commission

Jamie Anderson

Bob Holbrook

Jim Marshall

Chris Olsen

Sarah Price

Brad Thatcher

Klydi Heywood

Lane Henderson

City Staff

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Steering Committee

Kris Monson (Mayor)

Jim Marshall (Planning Commission)

Chris Olsen (Planning Commission)

Ben Sandberg (Resident & Civil Engineer)

Kerry Watts (Resident & Business Owner)

Roger Davies (Resident)

Carrie Niederhauser (Resident)

Devin Hillyard (Resident & Farmer)

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

Growth and Change in Smithfield Since 2017			
	2017	2023	Percent Change
Population (2017 and 2023 U.S. Census Bureau, American Community Survey)	10,832	14,033	29.55% total increase 4.93% average annual increase
Housing Units (2017 and 2023 U.S. Census Bureau, American Community Survey)	3,196	4,200	31.41% total increase 5.23% average annual increase
Median Home Price (Realtor MLS)	\$274,600	\$485,000	76% total increase
Housing Occupancy (2017 and 2023 U.S. Census Bureau, American Community Survey)	87.6% Owned 12.4% Rented	80.2% Owned 19.8% Rented	37.3% increase in rental units
Employment (2017 and 2023 U.S. Census Bureau, American Community Survey)	5,000	6,488	29.76% total increase
Median Income (2017 and 2023 U.S. Census Bureau, American Community Survey)	\$62,596	\$92,841	48.31% total increase 8.05% average annual increase

As a forward-thinking, comprehensive long-term strategy, the General Plan embodies the community’s vision of preserving the qualities that make Smithfield City an exceptional place to live. 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 (U.S. Census Bureau, 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— one that reflects the aspirations of the city. 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. **See Appendix 11** for a record of public involvement.

The General Plan provides designations for the preferred mix of future land uses for the city and its annexation boundaries. Through land-use policies enforced by Zoning Ordinances, the plan aims to preserve neighborhood integrity, accommodate new residential growth, and ensure the provision of parks, open space, and areas for future commercial and industrial development.

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.



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

The Plan has been prepared to accomplish the following objectives:

- Articulate a long-range vision that embodies the community's aspirations and provides actionable steps for achieving it
- Develop long-range land use development policies that will guide decision-making and align with the outcomes envisioned in the Smithfield General Plan.
- Support both current and future economic development initiatives.
- Direct growth to enhance quality of life for all residents and address future land use needs based on projected population and employment trends.
- 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 experienced 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 influenced by the increase or decrease of its population. Understanding population projections helps the community in determining land and infrastructure required for future housing needs, 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 driven by several key factors that shape future land-use decisions. It's proximity 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

A 20-year population analysis serves as the foundation for forecasting Future infrastructure needs throughout the General Plan. This analysis informs the application of future land uses, as depicted on the Future Land Use Map (Figure 1), to undeveloped and underdeveloped parcels within the city's annexation boundary. Recognizing build-out of the city will take many years. The population projections in Table 2 are based on historic growth trends in Cache County. Table 2 also presents providing insight the percentage growth rates for Cache County and Smithfield into current growth patterns and the potential impacts of county-wide growth on Smithfield.

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 county-level population growth projections every five years with the most recent projections released in 2022.

In 2023, the Utah Department of Transportation forecasts county projections to develop city-level population forecasts for the 2023 Unified Transportation Plan. It is important to note that the population figures used for Smithfield for years 2023 and 2025 are still only estimates and may not reflect the actual growth rate during this period

Based on construction and building permit requests over the past six years, the city determined that the state projections are likely to conservative and assumes a three percent (3%) annual growth rate (as shown in Table 3) to more accurately reflect recent development trends.

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. Its 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 calculated annually by the Utah Division of Water Resources, approximately 42.7% (1,646.9 acres) of land within the city is currently in agricultural use and 50.8% (1,959.8 acres) is in residential use. Approximately 6.3% (244 acres) is undeveloped, non-agricultural open space such as forest, river, and hillside.





FIGURE 1: FUTURE LAND USE MAP

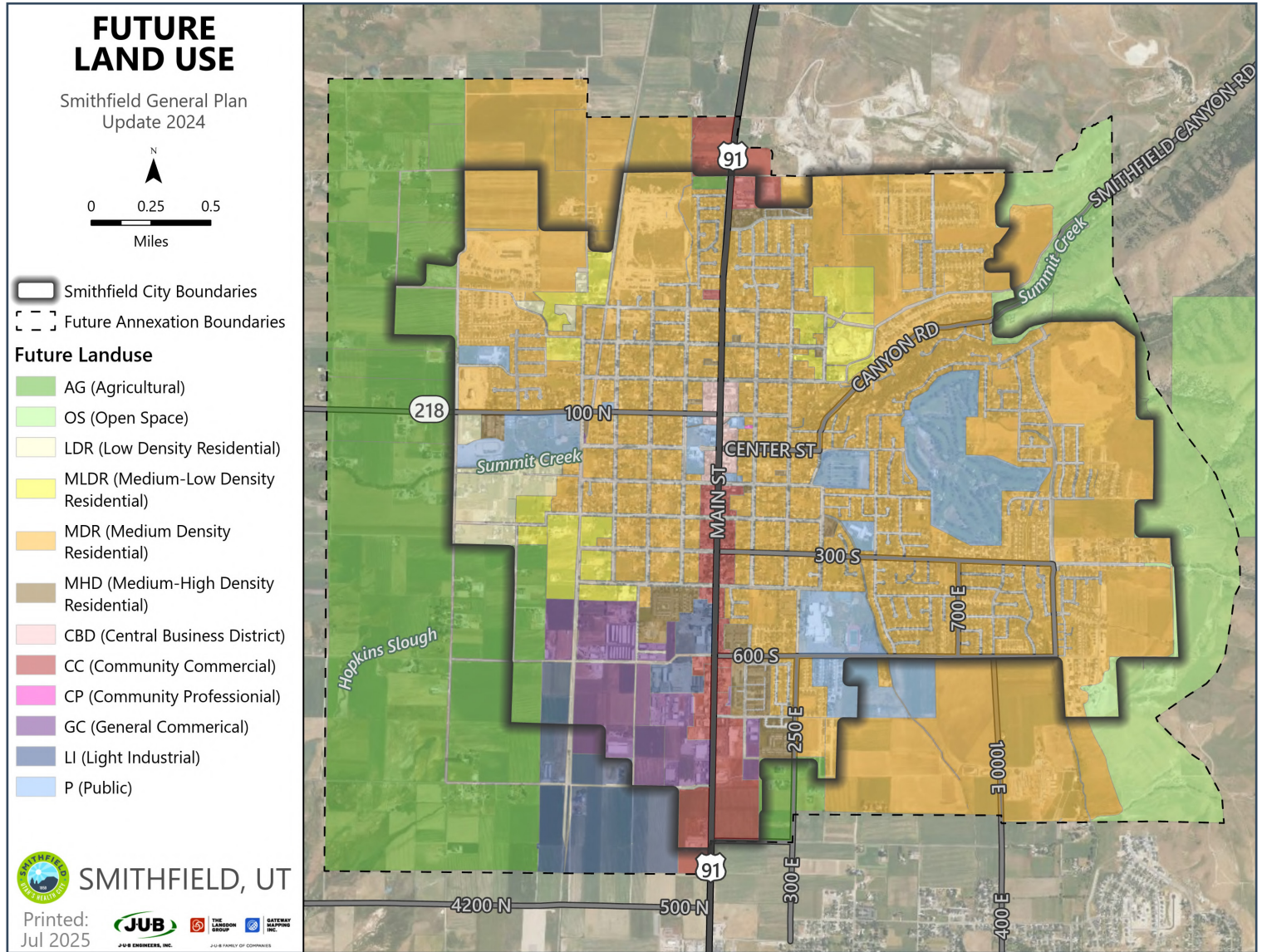


TABLE 4 | FUTURE LAND USE DESCRIPTIONS

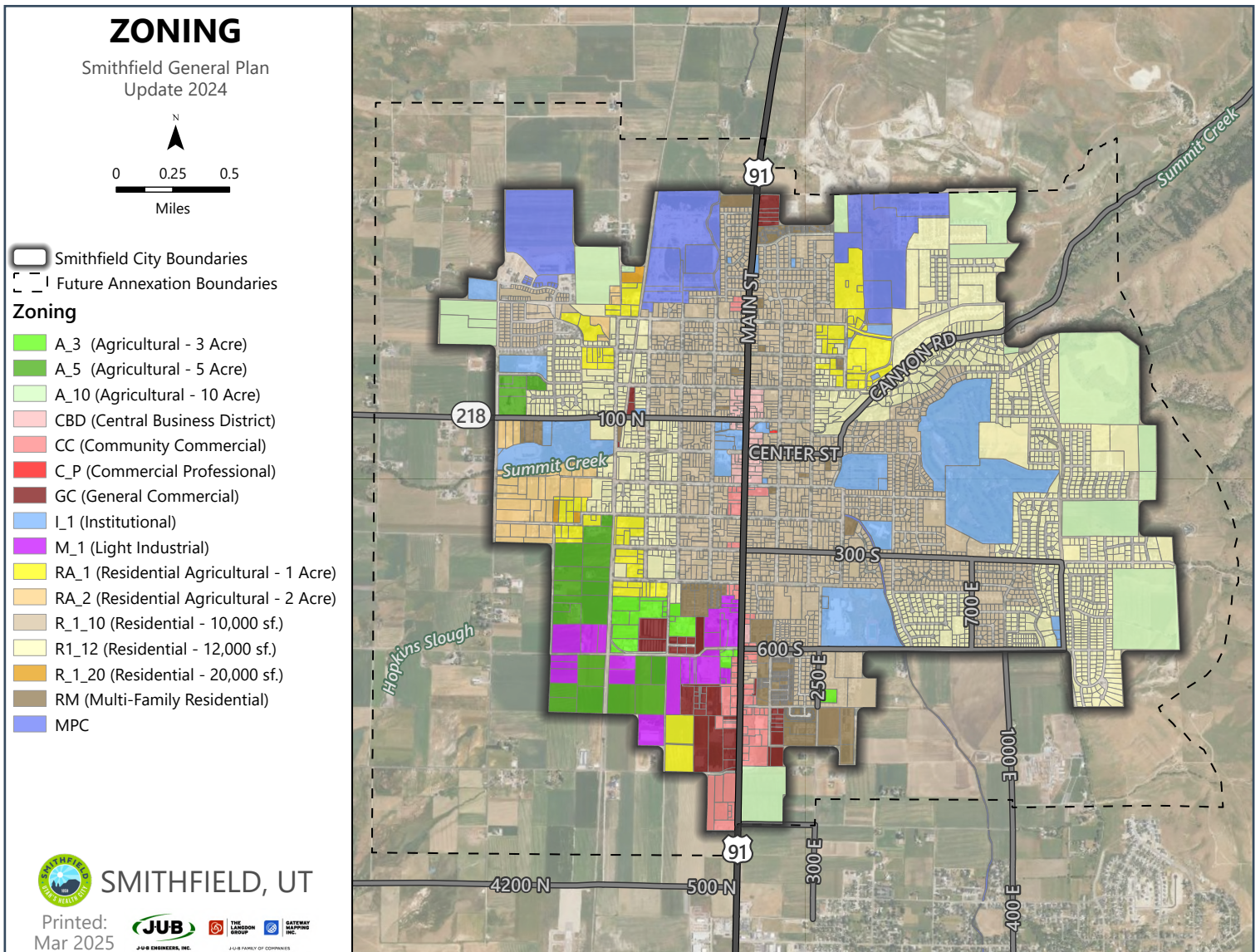
	Zone Name	Example Uses		Zone Name	Example Uses
AG	Agricultural (one dwelling unit per 5 acres and up)	Farms, homes, churches	CC	Commercial-Central Business District	Bookstores, florists, professional office
OS	Open space	Parks, sensitive areas	CP	Commercial- Community	Caterers, bakeries, clinic
LDR	Low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



TABLE 5 | CURRENT ZONING DESCRIPTIONS

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

FIGURE 2: CURRENT ZONING MAP





Density projections

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

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

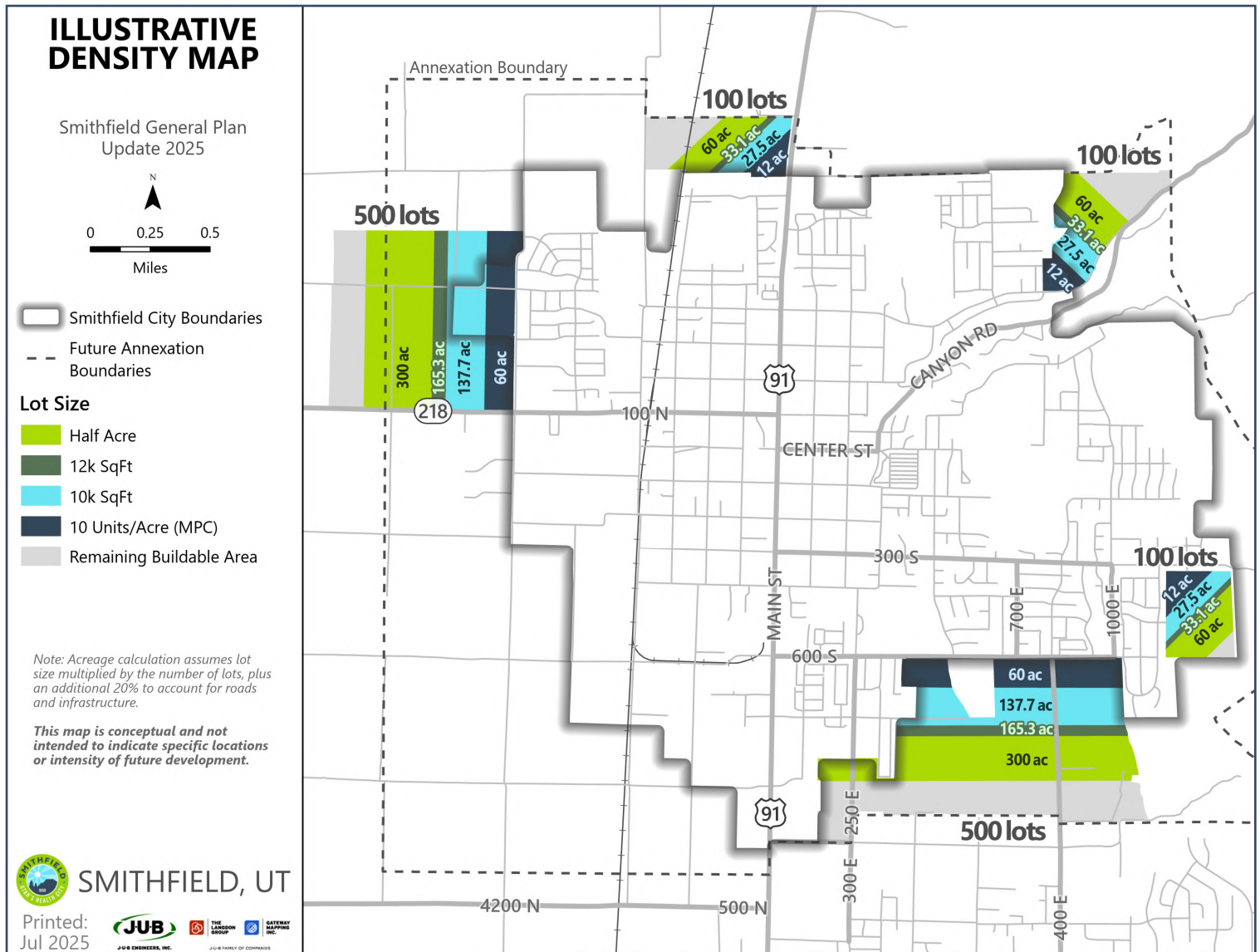
Figure 3 shows areas of potential growth on the periphery of Smithfield City limits. This map illustrates how different growth patterns expand into open land. Each level of density will result in different amounts of land being developed. Lower density development requires more land to accommodate a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

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

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

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

FIGURE 3: EXAMPLE ILLUSTRATIVE DENSITY





Residential

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

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.

The city is committed 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. Work will be done 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.
- Encourage medium- and high-density housing near collector and arterial roads.

Old Town

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.

Old Town 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.
- Multifamily uses on undeveloped interior blocks should be subject to height limitations
- Prohibit multi-family housing development within the interior of older city blocks.
- Encourage medium density housing developments within the interior of 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.

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

TIMING

- Ongoing
- Ongoing
- 2-3 years
- 1-2 years
- 1-2 years
- Ongoing
- 0-2 years

RESPONSIBILITY

- Staff/Planning/
City Council
- Staff/Planning/
City Council
- Staff/Planning/
City Council
- Staff/Planning/
City Council
- Staff/Planning/
City Council
- Staff/Planning
- 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.

ACTION

Action A: Identify and limit development on lands that contain natural hazards or provide critical natural systems functions such as floodplains, steep slopes, wetlands, groundwater recharge zones, and well/spring source protection areas.

TIMING

0-1 years

RESPONSIBILITY

Staff/Planning/
City Council

Action B: Within the Zoning Ordinance develop language that will require approval of modifications of natural drainage channels due to development and prohibit development to occur within 100 feet of drainage channels or in historically flood-prone areas that may not be currently designated.

0-1 years

Staff/Planning/
City Council

Action C: 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.

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

Action A: Capital improvements should be evaluated to determine appropriate feasibility and timing. New facilities should be prioritized, and additional capital improvement projects should be included, if appropriate. A detailed capital improvement plan should be developed by staff, a consultant, or a qualified citizen.

TIMING

0-5 years

RESPONSIBILITY

Staff/Planning/
City Council

continued on next page



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

GROWTH AND LAND USE GOAL 6

Provide for economic opportunity and fiscal sustainability in the community.

OBJECTIVE

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

ACTION	TIMING	RESPONSIBILITY
<p>Action A: Encourage a diversity of local businesses that don't conflict with the "small town" character of the community.</p>	Ongoing	Staff/Planning/ City Council
<p>Action B: Implement zoning that permits more commercial development.</p>	1-2 years	Staff/Planning/ City Council
<p>Action C: Identify areas along Main Street corridor for complementary retail, commercial, hotel/motel, and office uses.</p>	1-2 years	Staff/Planning/ City Council
<p>Action D: Maintain definitions, uses, and guiding ordinance for the Mixed-Use Zone</p>	Ongoing	Staff/Planning/ City Council
<p>Action E: Update impact fee schedule to provide for infrastructure improvements.</p>	1-2 years	Staff/Planning/ City Council
<p>Action F: Create a Smithfield Economic Development Plan that provides specific analysis of the city's strengths and opportunities to guide future investment in diversified employment and services for residents.</p>	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.

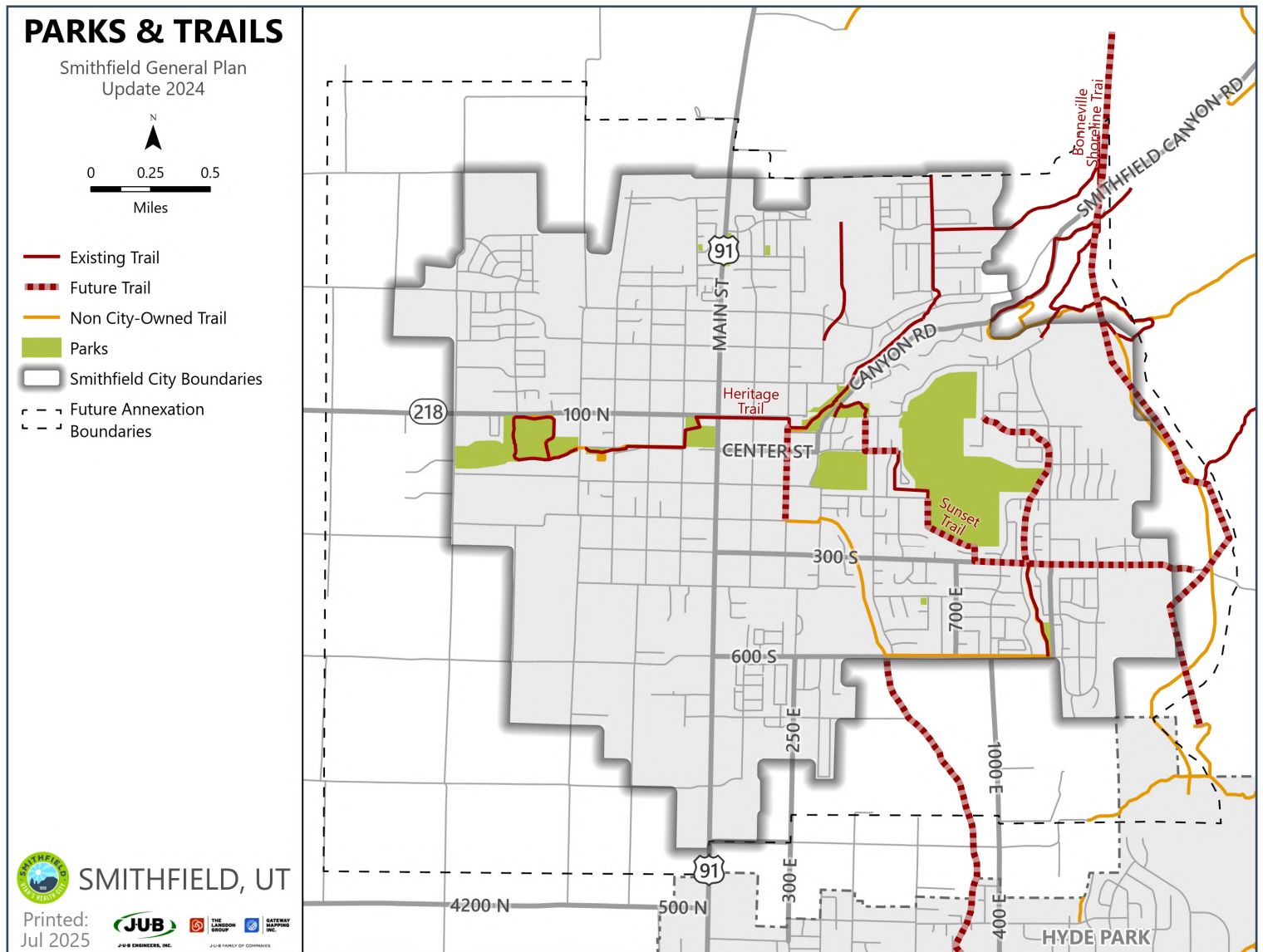


In addition to providing unique characteristics, open spaces can be connected to form a corridor of passive recreation opportunity for the community or greenways.

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. In 2025, Cache County acquired 557 acres of land immediately east of Smithfield to provide recreational open space and connect the BST between Hyde Park and Smithfield Dry Canyon.

FIGURE 4: PARKS & TRAILS MAP UPDATE





Open Space Policies

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

Urban Forestry

Smithfield City's urban forest is a tremendous asset to the community that makes Smithfield a better place to live, work and recreate. Smithfield's trees provide a number of environmental, financial, social, commercial, architectural, visual, and human health benefits. The approximately 1,000 Smithfield trees provide total environmental benefits worth \$122,195, or \$80.76 per tree every year (2016 figure).

Trees play a critical role in creating healthier, safer, and more connected communities. They clean our air, filter water, and help reduce storm surges and flooding. By providing shade, trees can cool cities up to ten (10)



degrees Fahrenheit, reducing heat-related risks. Beyond environmental benefits, trees improve mental well-being, promote physical activity, and can contribute to a reduction in crime.

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

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

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

RESOURCES

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

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

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

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

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

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



Goals, Objectives, and Actions

PARKS & RECREATION GOAL 1

Promote the planing 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.

ACTION

TIMING

RESPONSIBILITY

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



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:

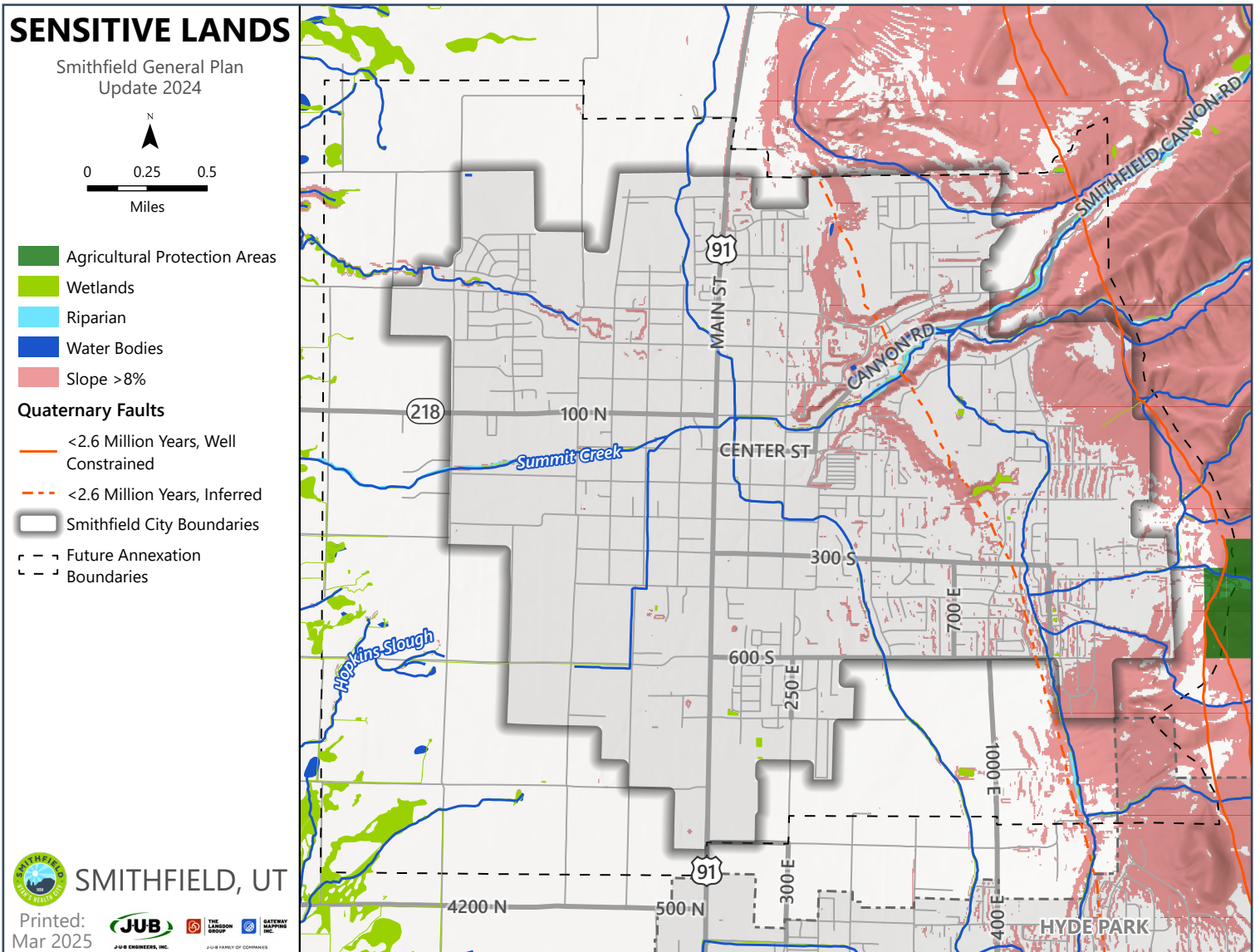
- Emergency access
- Landslides
- Cost of utility installation and maintenance
- Snow removal
- Line of sight problems for vehicles and pedestrians
- Erosion
- Storm water control
- Traffic access problems



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 Appendix 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.

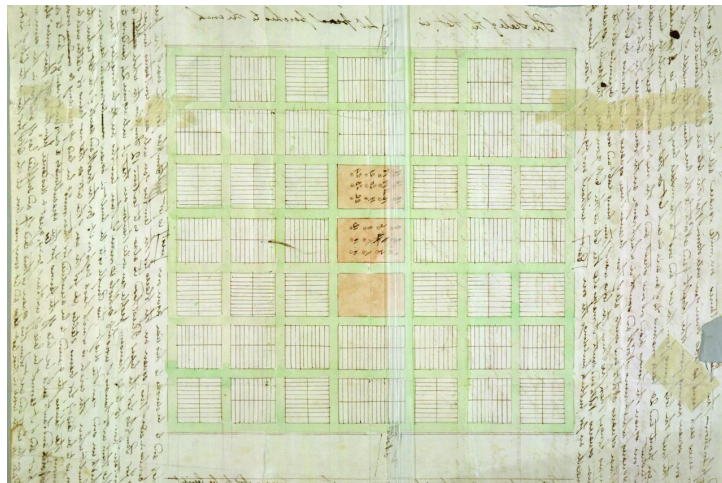
The temple is an important structure in the local culture. It is considered a sacred place where ordinances such as weddings and baptisms take place. It will create a focal point for the surrounding valley, drawing patrons and guests for celebrations throughout the year. This will provide exciting economic 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 grid 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 ordinals for mapping. This type of city development pattern has been repeated throughout the west and is still recognized as an efficient way to move traffic and create neighborhoods throughout a city. Because of its advantages for community connectivity and its place as an important part of the cultural heritage of Smithfield City, this pattern of development should be continued whenever possible.



Goals, Objectives, and Actions

ENVIRONMENTAL GOAL 1

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

OBJECTIVE

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

ACTION

TIMING

RESPONSIBILITY

Action A: A sensitive land review should be a formal, required process beginning at the concept stage of all new development projects.

0-4 years

Staff/Planning/
City Council

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.

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

0-3 years

Staff/Planning/
City Council

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

0-2 years

Staff/Planning/
City Council

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

1 year

Staff/Planning
Commission/
Historical Society



TRANSPORTATION & ROADS

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

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

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

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

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

New Roadways to the System

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

Functional Classification of Roadways

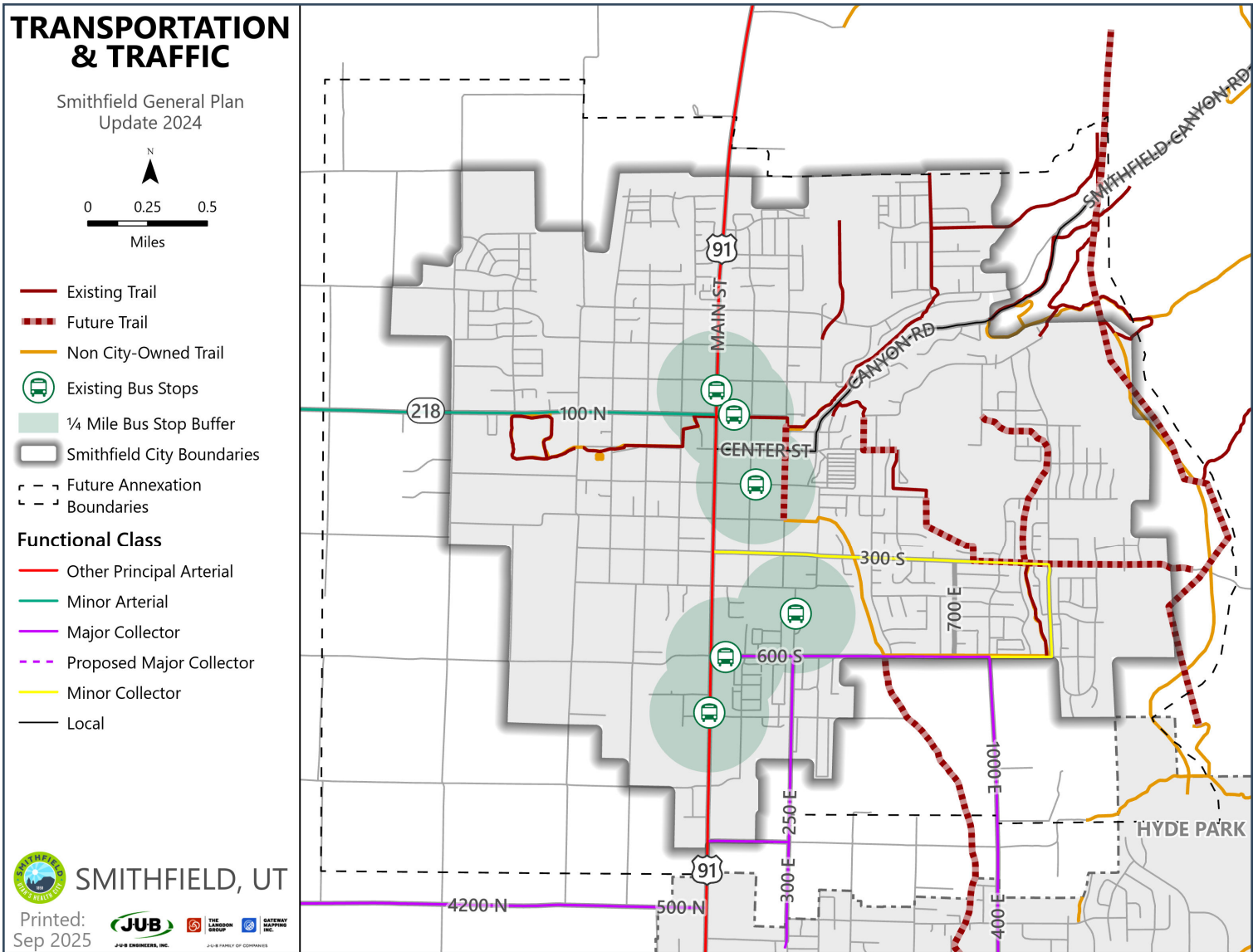
Smithfield City has several road classifications, each playing a part to move people and goods to and from homes and business within and outside the city. Road classifications represent local definitions and descriptions that are suited for Smithfield and are not intended to reflect any county, state,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

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





FIGURE 5: TRANSPORTATION MAP



Access-Management Strategies

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

Regional Connectivity

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

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

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

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

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

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

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

Pedestrian Safety

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

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

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





Goals, Objectives, and Actions

TRANSPORTATION GOAL 1

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

OBJECTIVE

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

ACTION

TIMING

RESPONSIBILITY

Action A: Maintain an up-to-date Transportation Master Plan that is complementary to the Cache Metropolitan Planning Organization’s regional connectivity vision for 2050.	0-2 years	Staff/Planning/ City Council
Action B: Continue to implement and regularly update impact fees associated with improvements to the transportation system made necessary by new development.	0-2 years	Staff/Planning/ City Council
Action C: Review construction standards to ensure they include requirements for setbacks and required right-of-way for future transportation improvements and expansions.	0-1 years	Staff/Planning/ City Council
Action D: Require appropriate drainage facilities along all city streets. Rural areas could include open drainage ditches while more urban areas may include low back curb and gutter.	0-2 years	Staff/Planning/ City Council
Action E: Smithfield City should preserve the Highway 91 right-of-way by maintaining appropriate building and infrastructure setbacks and maintaining limited access to Highway 91. Implement the limitations set on this road by UDOT in requiring minimum acceptable distances between access driveways and roads. Smithfield City should implement access policies that have been developed as part of their Transportation Master Plan.	0-2 years	Staff/Planning/ City Council

TRANSPORTATION GOAL 2

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

OBJECTIVE

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

continued on next page



ACTION	TIMING	RESPONSIBILITY
Action A: Continue communication with surrounding cities and Cache County to work in cooperation with one another as they plan and build future roadways.	Ongoing	Staff/Planning/ City Council
Action B: Coordinate with Connect Transit (formerly Cache Valley Transit District) and UDOT for long-term transportation and transit service planning.	Ongoing	Staff/Planning/ City Council
Action C: Work collaboratively with Connect Transit to provide more bus stops to Smithfield residents.	Ongoing	Staff/Planning/ City Council
Action D: Coordinate public transportation facilities with high-density zoning to encourage walkable neighborhoods.	Ongoing	Staff/Planning/ City Council
Action E: Require new development to provide access/connectivity to existing development.	Ongoing	Staff/Planning
Action F: Require developers to construct bicycle and pedestrian facilities and connections with new developments.	Ongoing	Staff/Planning/ City Council

TRANSPORTATION GOAL 3

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

OBJECTIVE

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

ACTION	TIMING	RESPONSIBILITY
Action A: Evaluate ways to provide for and fund new sidewalk development in existing neighborhoods and require new development to provide for sidewalks as part of the development proposal.	0-3 years	Staff/Planning/ City Council

MODERATE INCOME HOUSING

Smithfield Moderate-Income Housing Plan

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

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

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



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



Goals, Objectives, and Actions

MODERATE INCOME HOUSING GOAL 1

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

OBJECTIVE

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.

ACTION

Action A: 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.

TIMING

Ongoing

RESPONSIBILITY

Staff/Planning/
City Council

MODERATE INCOME HOUSING GOAL 2

Reduce, waive, or eliminate impact fees related to moderate income housing

ACTION

Action A: 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

Ongoing

RESPONSIBILITY

Staff/Planning/
City Council

MODERATE INCOME HOUSING GOAL 3

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 A: 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 Goal 2, found in Utah State Annotated Code. This would create an increase in the moderate income homes available on the market.

TIMING

Ongoing

RESPONSIBILITY

Staff/Planning/
City Council



MODERATE INCOME HOUSING GOAL 4

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

ACTION

Action A: 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 goals 2 and 3 This community will also have the ability to increase density and have different housing types.

TIMING

Ongoing

RESPONSIBILITY

Staff/Planning/
City Council

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

<p>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.</p>	0-3 years	Staff/Planning/ City Council
<p>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.</p>	Every 5 years	Staff/Planning/ City Council
<p>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.</p>	Every 5 years	Staff/Planning/ City Council
<p>Action D: Wellhead and spring protection zones should be established, documented, and coordinated with the county and State Division of Drinking Water.</p>	0-3 years	Staff/Planning/ City Council
<p>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).</p>	Every year for BRAG Consolidated Plan and every 2-3 years for Capital Improvement Plans	Staff/Planning/ City Council
<p>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.</p>	Every 3-5 years based on growth	Staff/Planning/ City Council

WATER USE & PRESERVATION



Utah is among the fastest growing and driest states in the nation. According to the Kem C. Gardner Policy Institute at the University of Utah, the statewide population is expected to double by 1965, 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 Gallons Per Capita Daily (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.

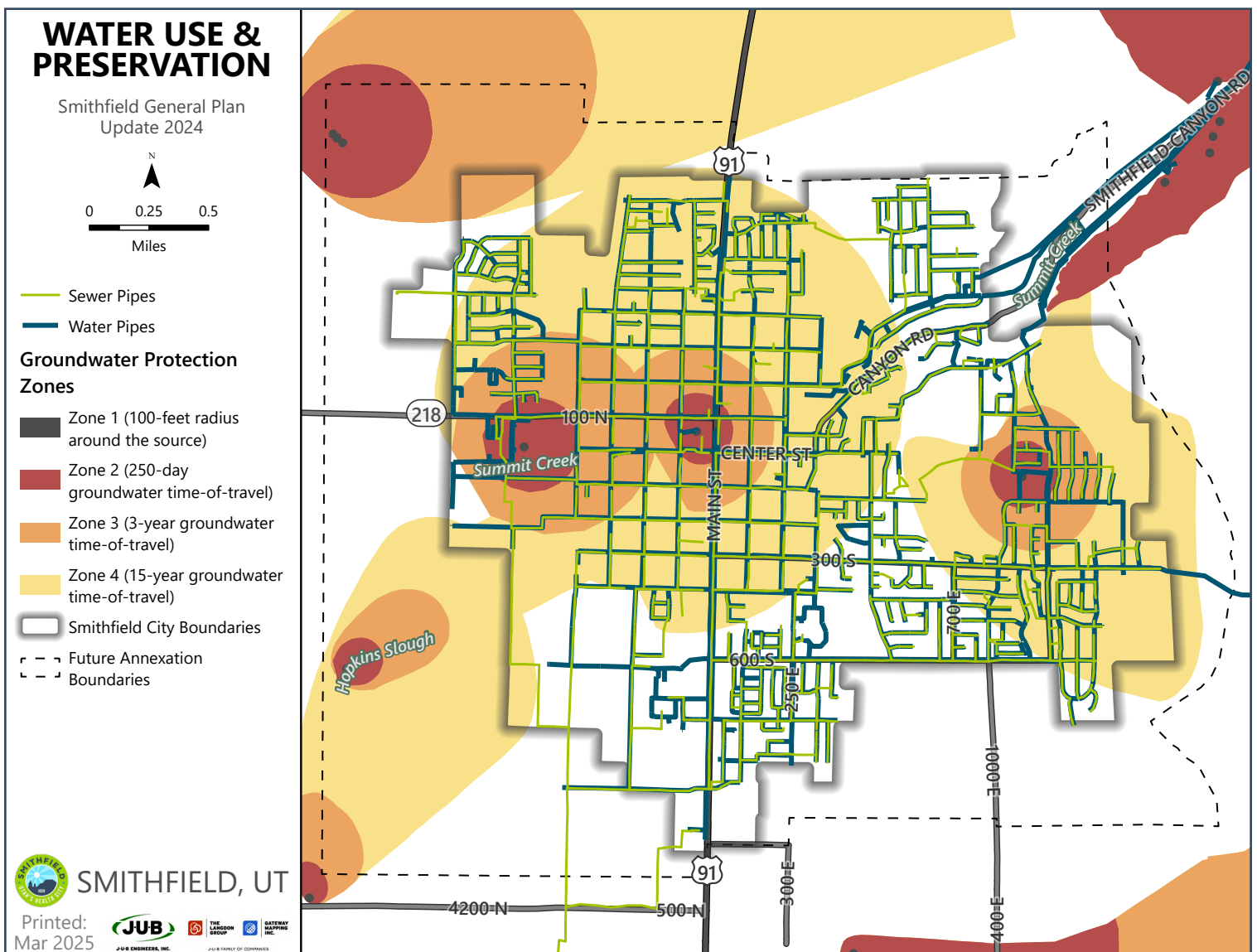


The **Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report** by the Utah State Department of Natural Resources, Division of Water Resources, presents a suite of regional goals and practices for residential, commercial, institutional, and industrial water use. The purpose of the 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"> ▪ Safety – prevent and prepare for accidents and emergencies. May fund safety improvements to infrastructure (signage, lighting, public trails) and prepare/ equip emergency responders. ▪ Community Spaces – building and enhancing community spaces. May fund outdoor recreational opportunities, and create/enhance unique spaces ▪ Environmental Sustainability – advance the health of our environment. May fund preserving/restoring nature and reducing waste through recycling and composting programs.



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

Business/Economic Development

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

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



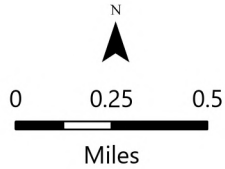
APPENDIX 1

Future Land Use Map



FUTURE LAND USE

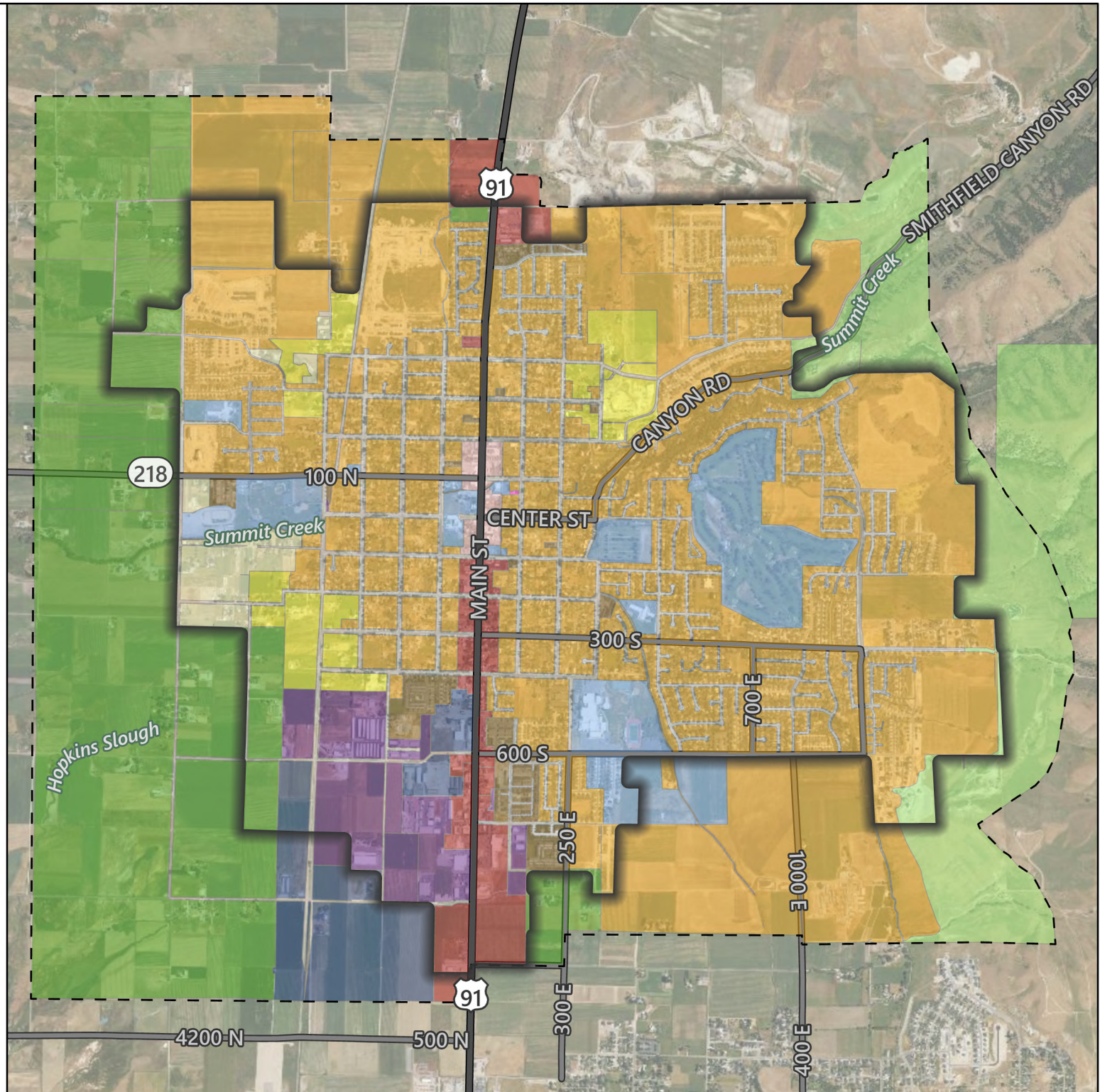
Smithfield General Plan
Update 2024



- Smithfield City Boundaries
- Future Annexation Boundaries

Future Landuse

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



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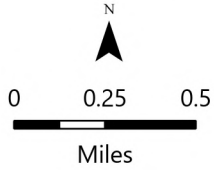
APPENDIX 2

Current Land Use Map



ZONING

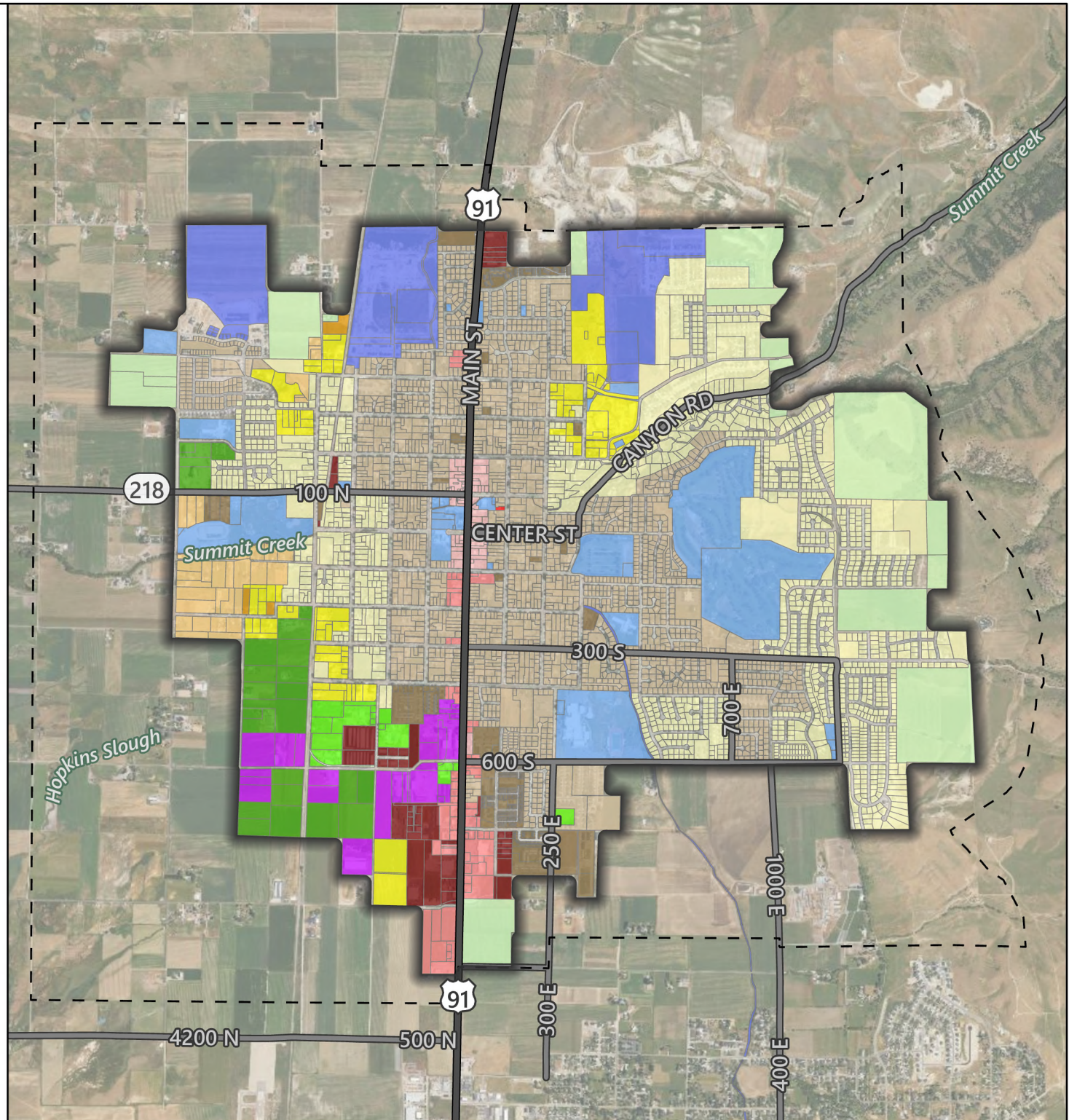
Smithfield General Plan
Update 2024



- Smithfield City Boundaries
- Future Annexation Boundaries

Zoning

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



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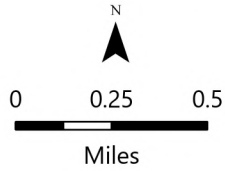
APPENDIX 3

Sensitive Lands Map



SENSITIVE LANDS

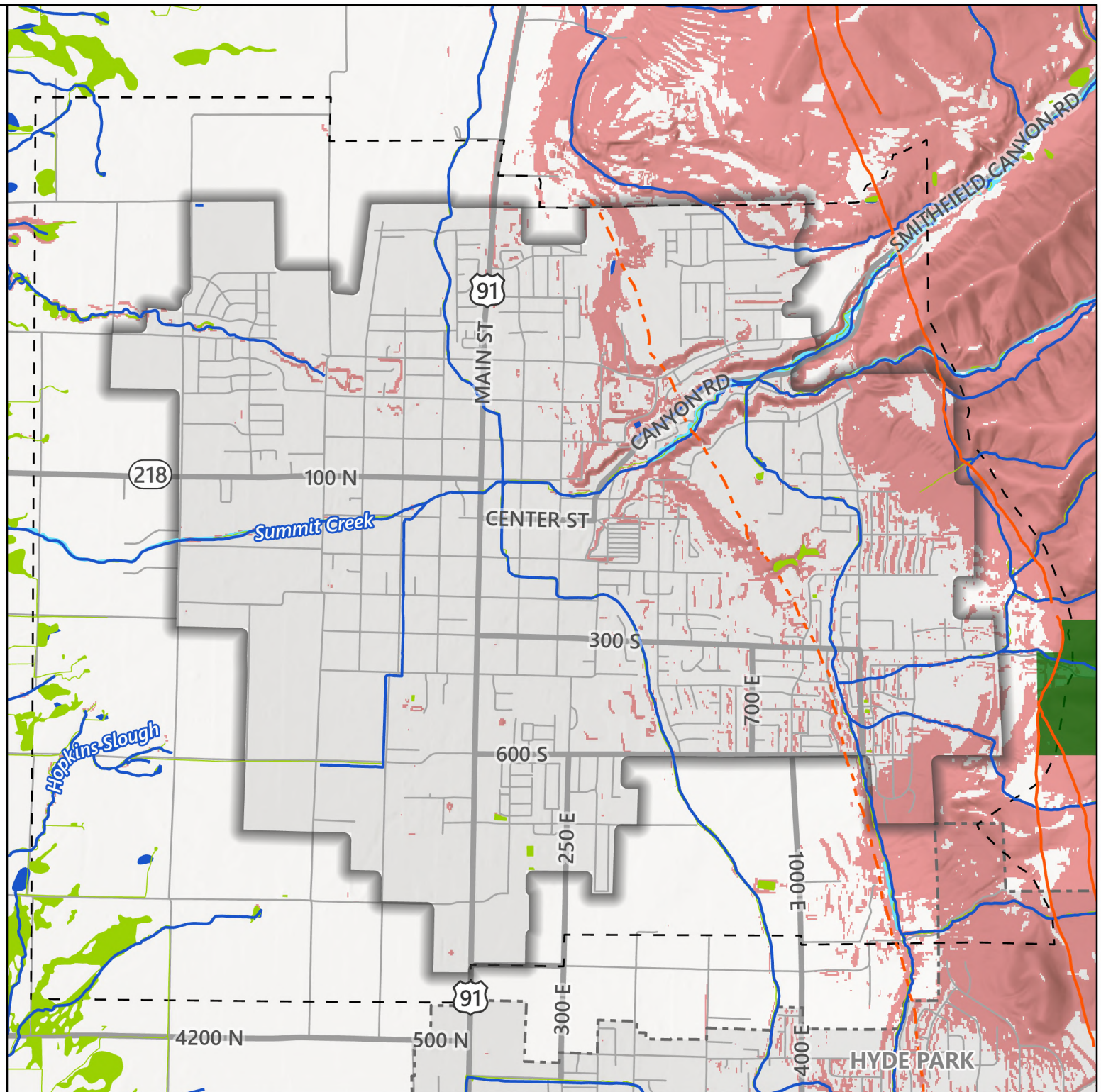
Smithfield General Plan
Update 2024



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

Quaternary Faults

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



SMITHFIELD, UT

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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

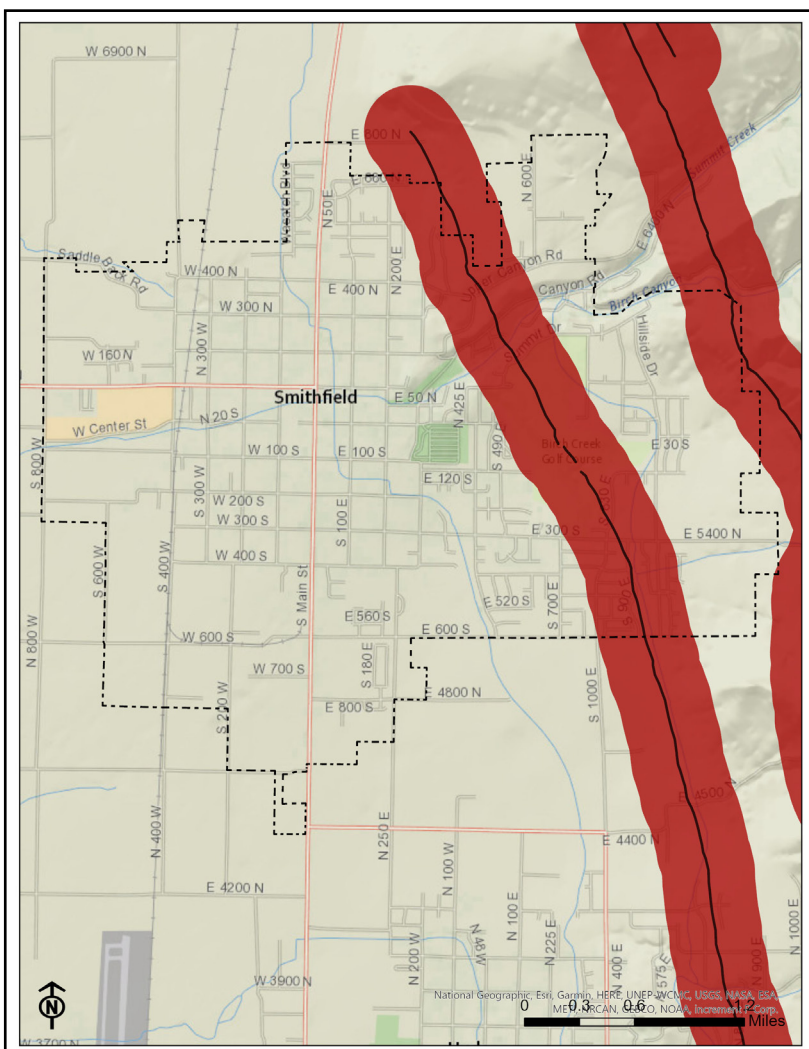
Hazard Description: Any sudden shaking of the ground caused by seismic waves through the Earth’s rocks constitutes an earthquake. Seismic waves are produced when some form of energy stored in Earth’s crust is suddenly released, usually when masses of rock straining against one another suddenly fracture 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

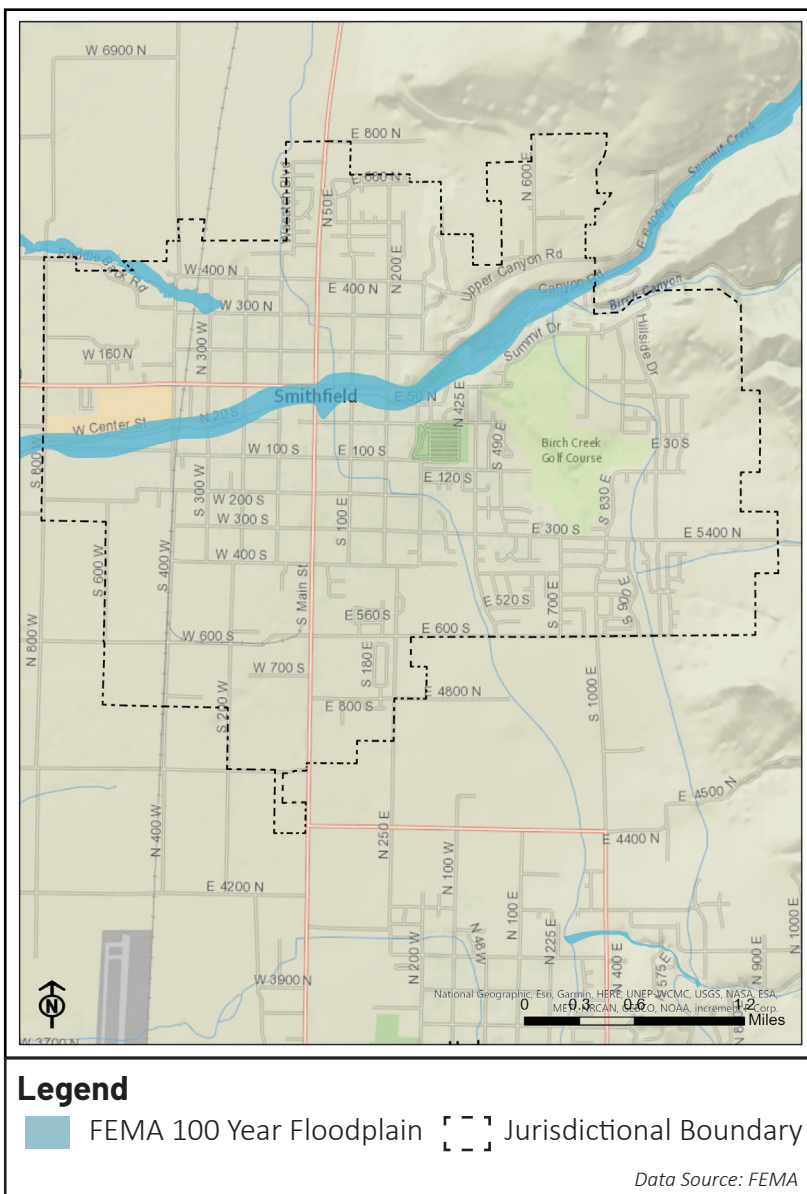
Data Source: Utah Geologic Survey (2019) Quaternary Faults

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:

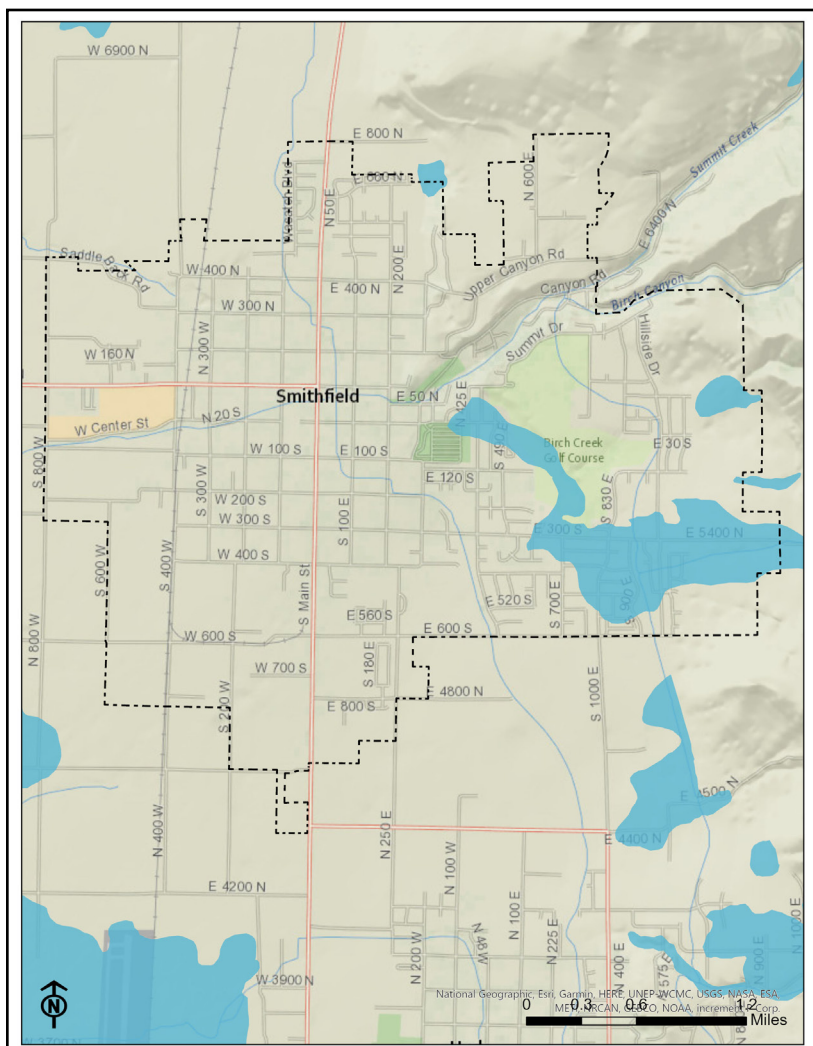
Summit Creek drainage, drainages east of town, and other low lying areas are at risk from flooding. Potential losses to the community include 276 homes, 6 businesses, the town hall, 1 museum, 3 parks, 0.9 miles of transmission lines, 9 communications towers, 1 bridge/culvert, 5.7 miles of roads, 0.4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

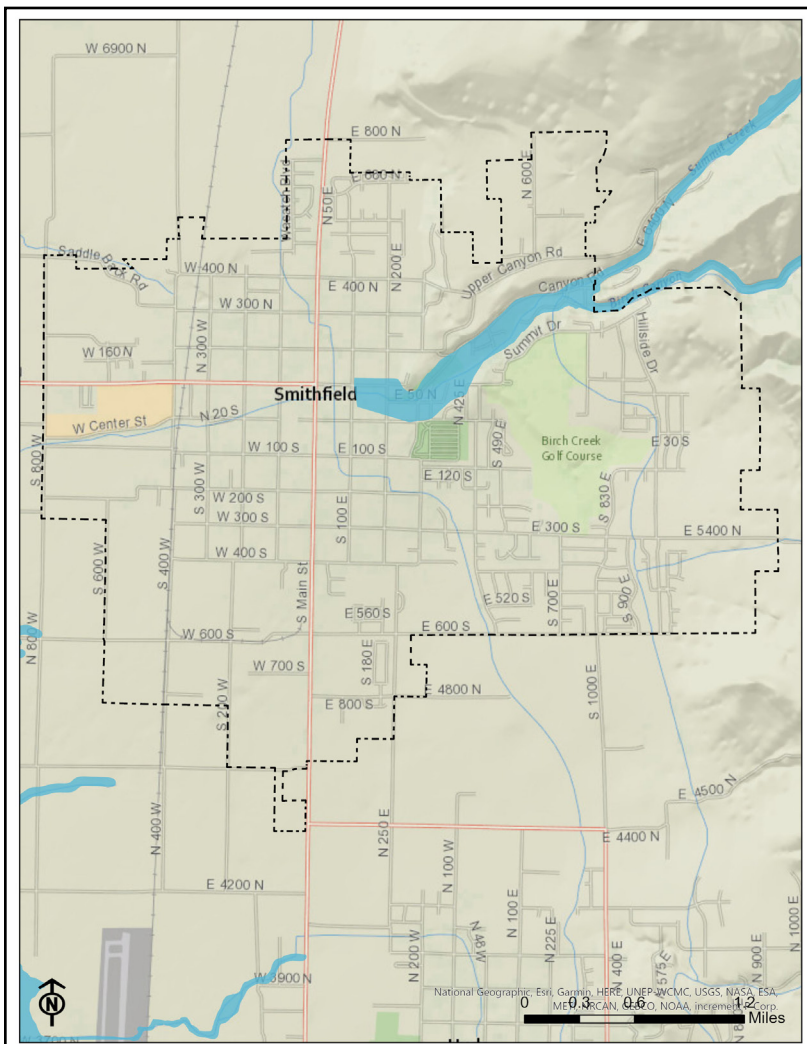
Data Source: FEMA

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

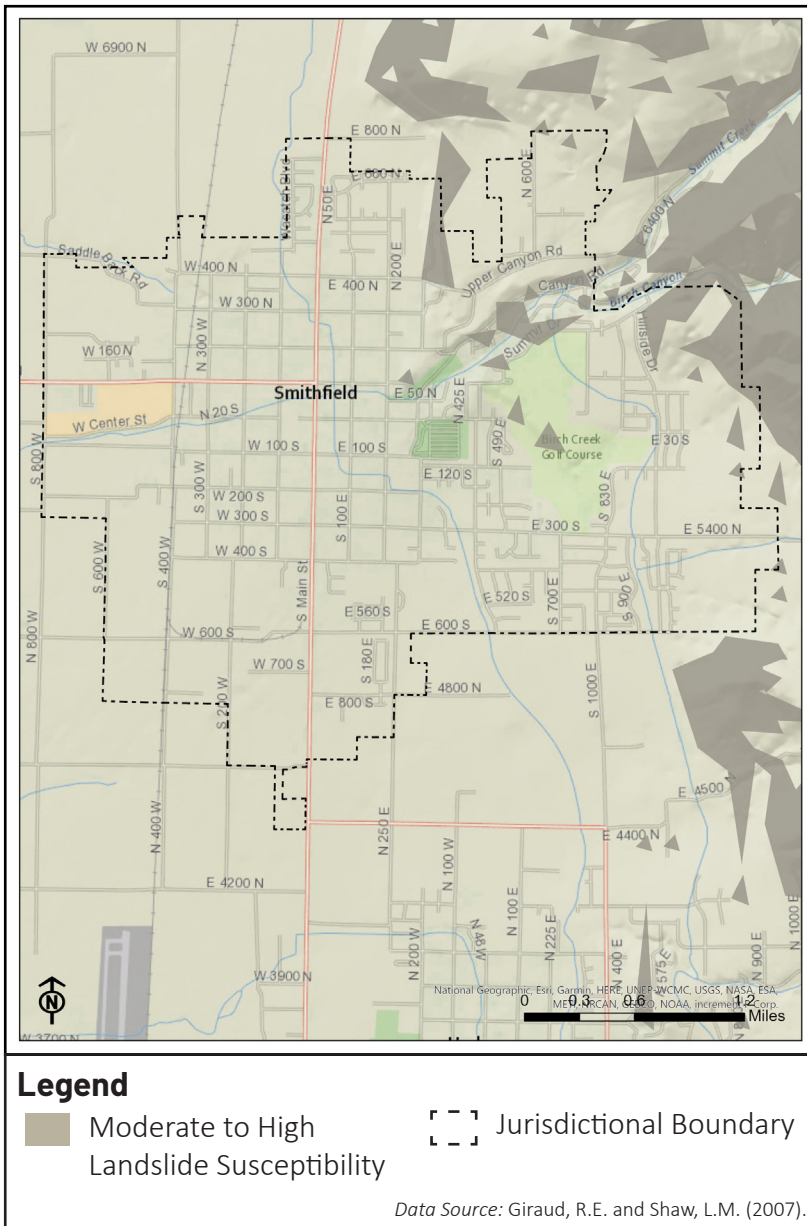
Data Source: FEMA; Gilbert, Macfarlane & Wheaton, 2016; USDA, SSURGO

Landslide

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

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

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



RISK:

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

Steep Slope

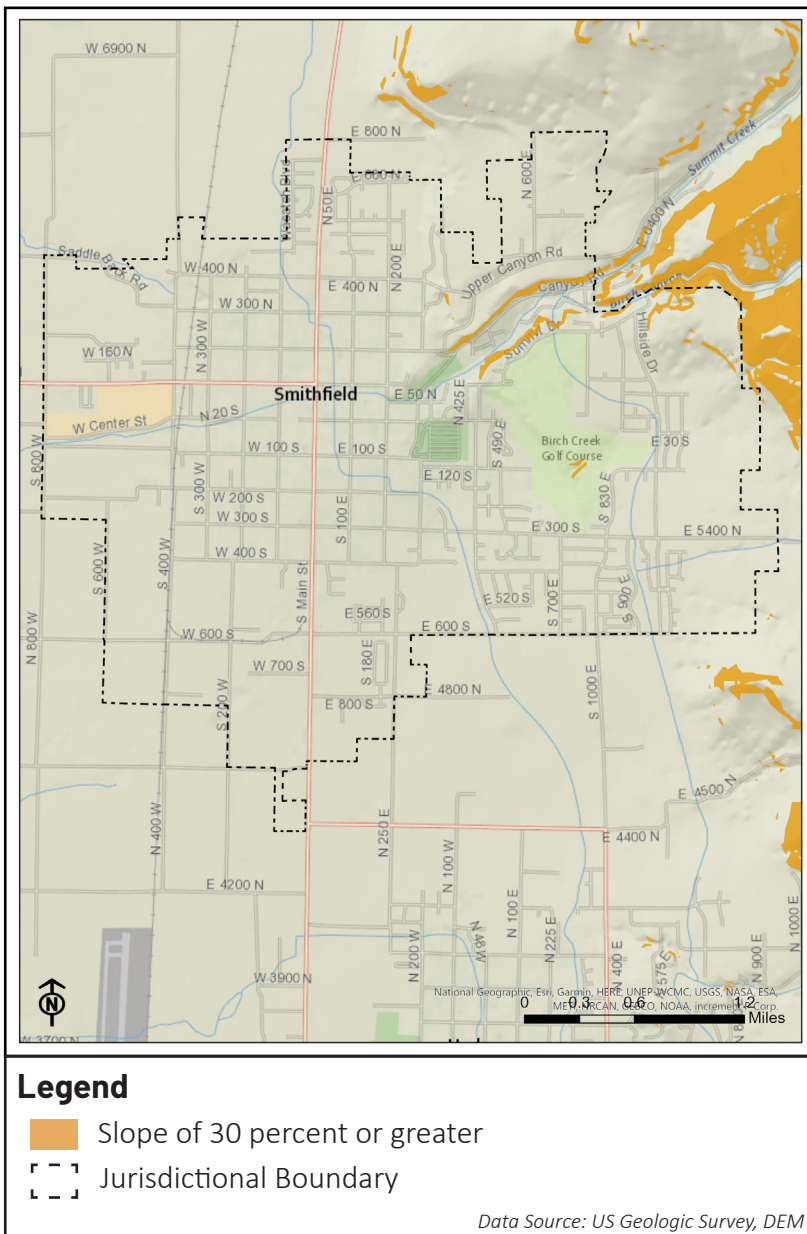
Hazard Description: A landslide is the movement of a mass of rock, debris, or earth down a slope by force of gravity. They flow rapidly, striking at avalanche speeds that can travel several miles, growing in size as they pick up trees, boulders, cars and other materials.

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

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

RISK:

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



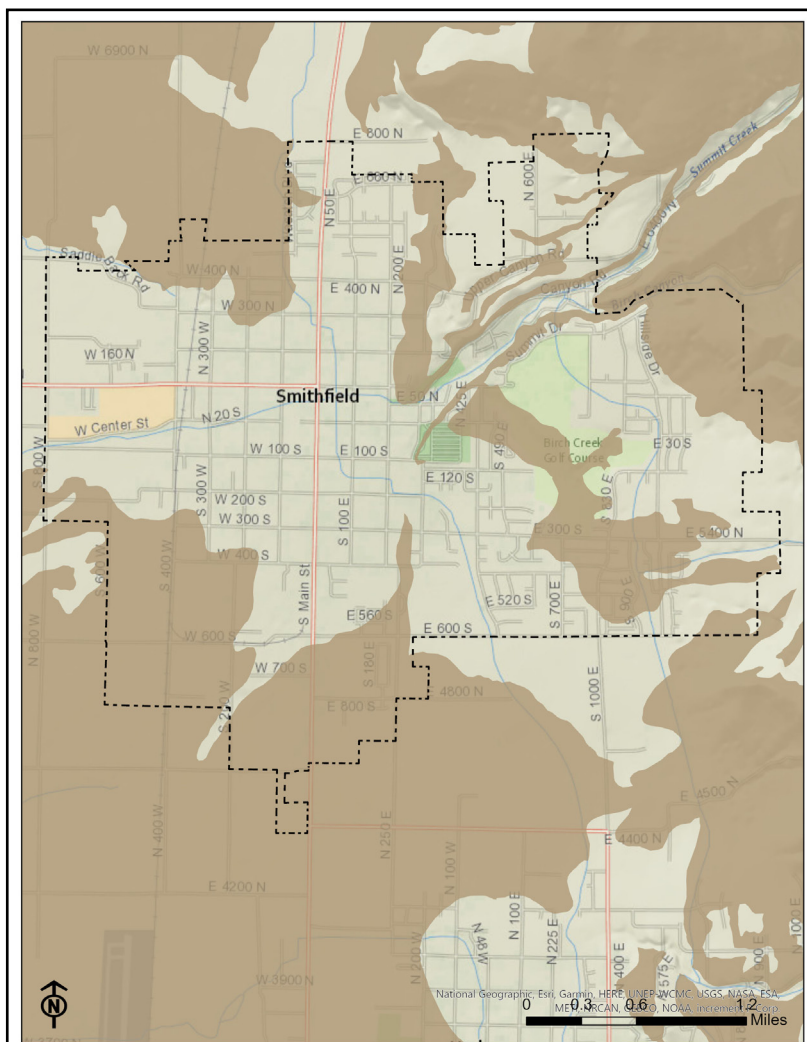
Problem Soils (with basements)

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

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

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

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



Legend

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

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

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.

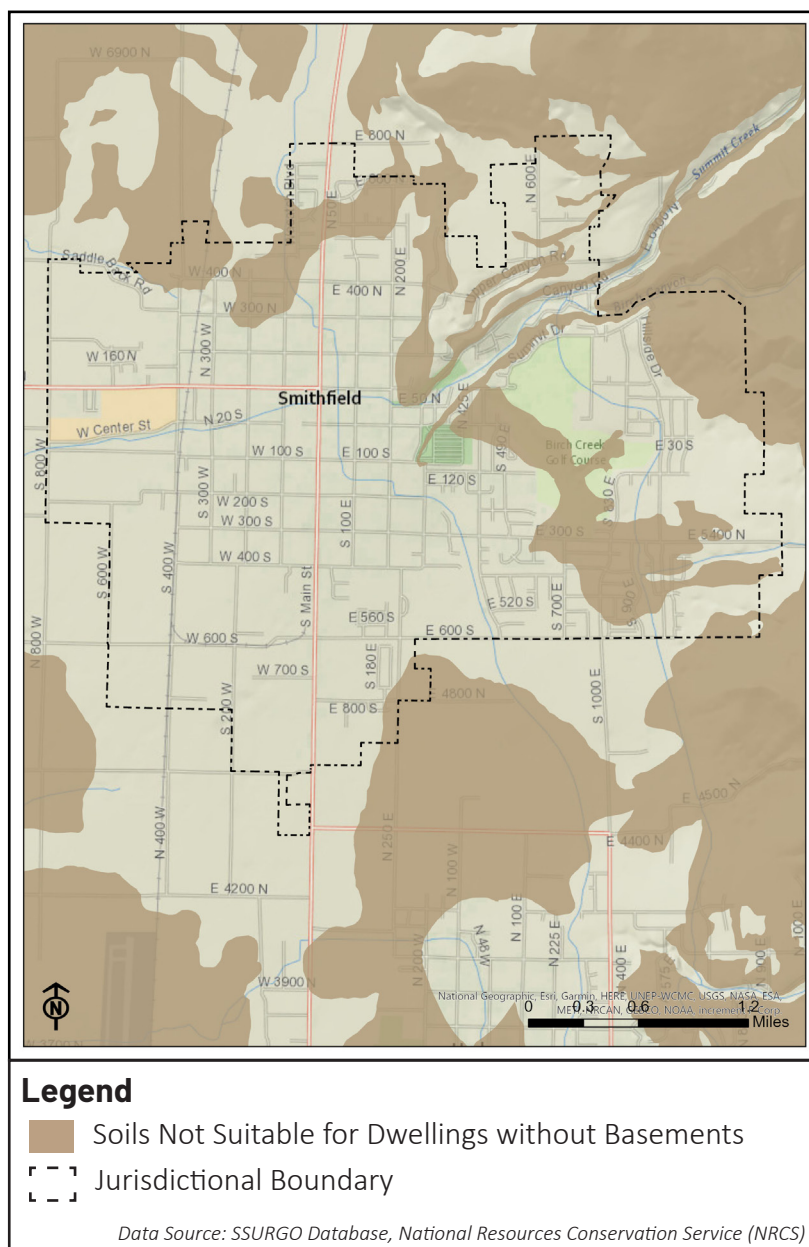
Problem Soils (without basements)

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).

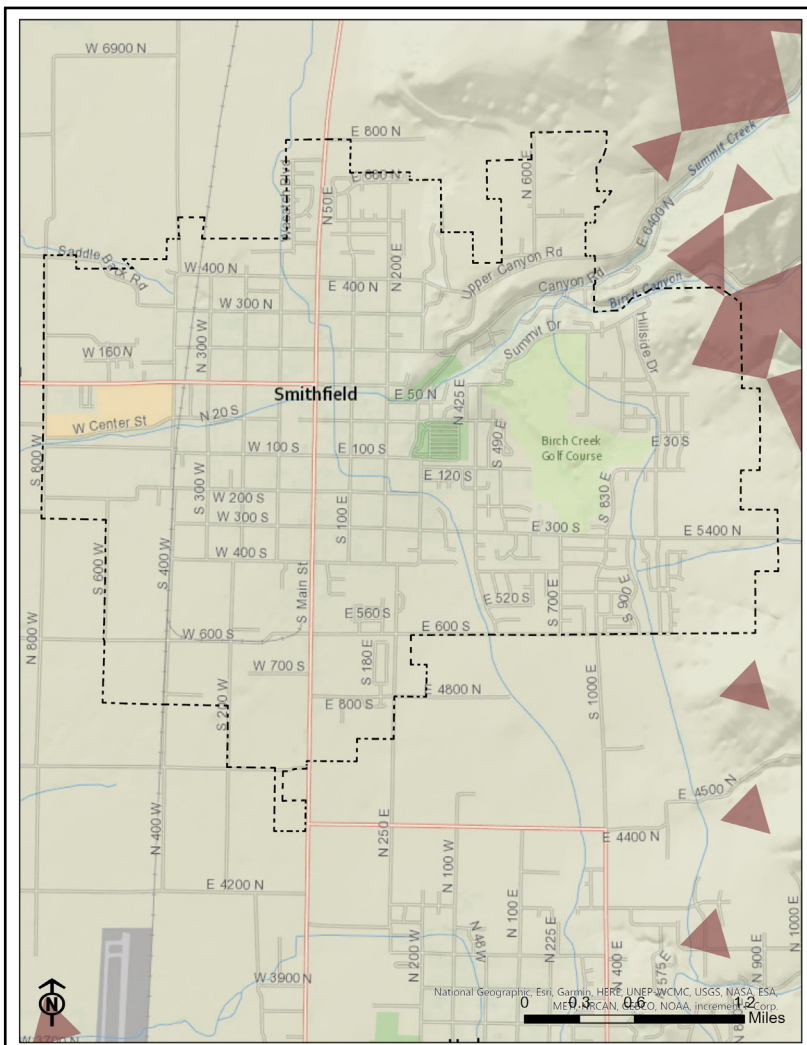


Wildfire - US Forest Service

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



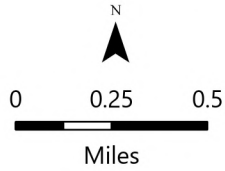
APPENDIX 5

Parks & Recreation Map

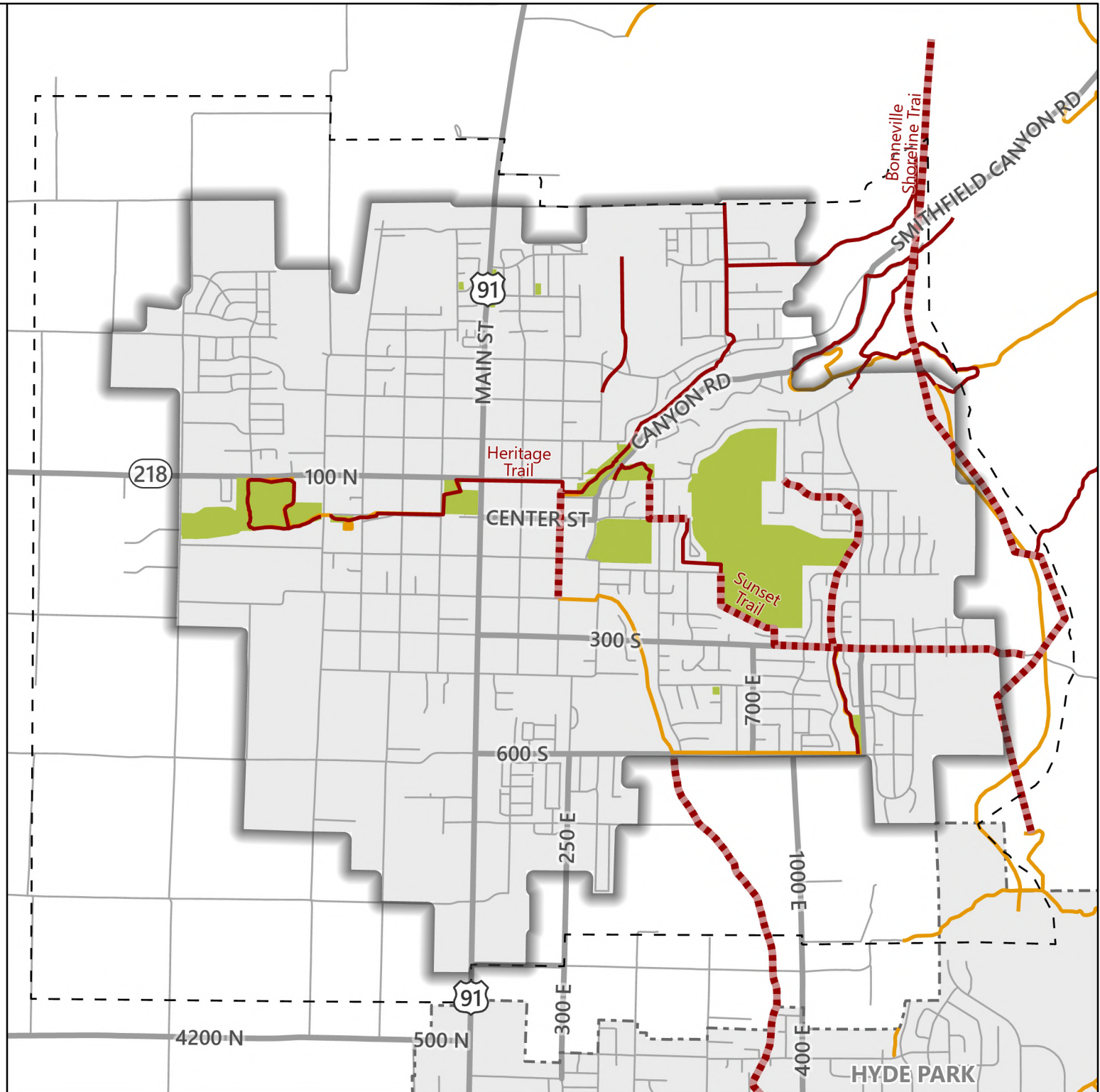


PARKS & TRAILS

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



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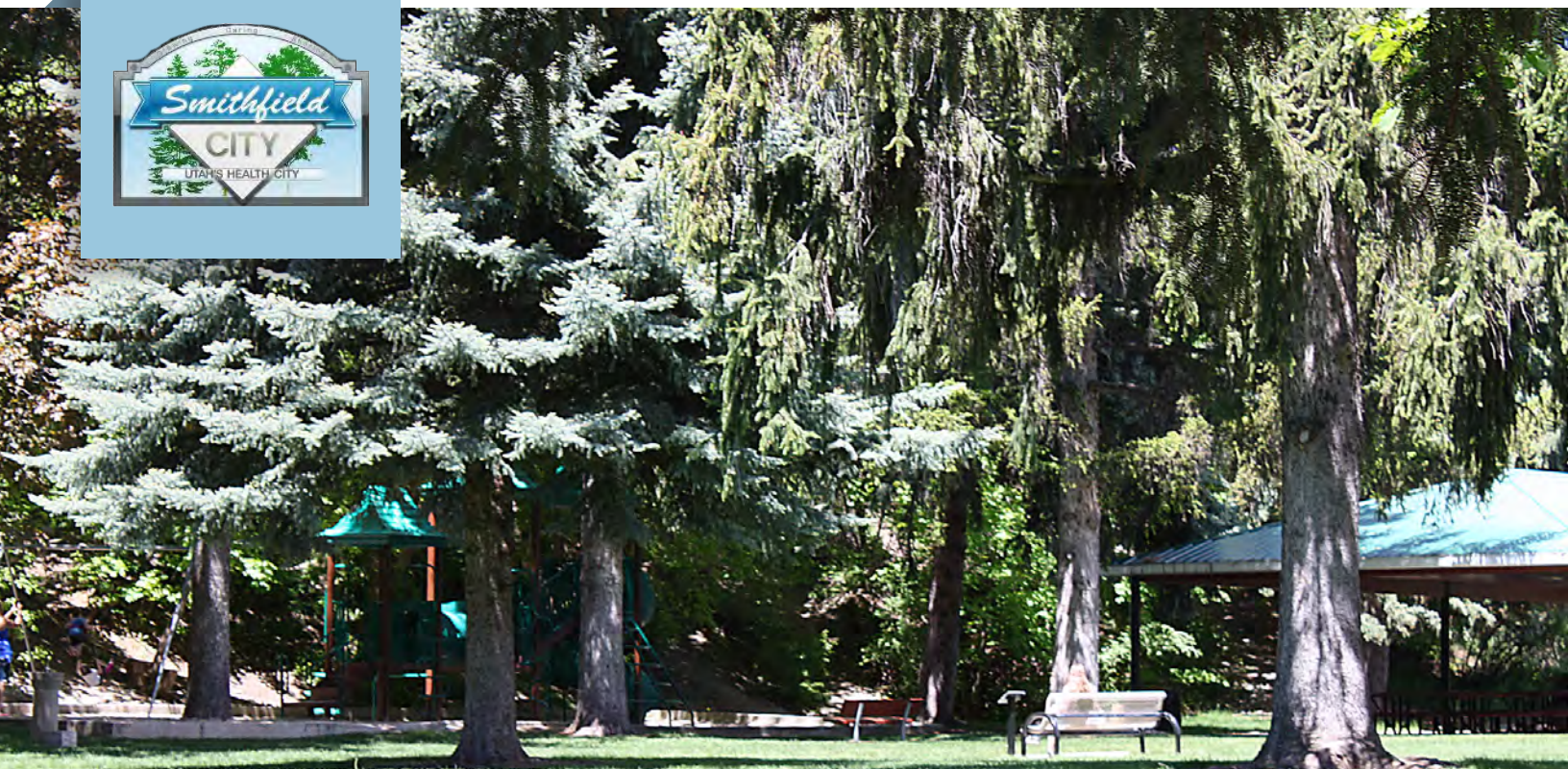
J-U-B FAMILY OF COMPANIES



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.



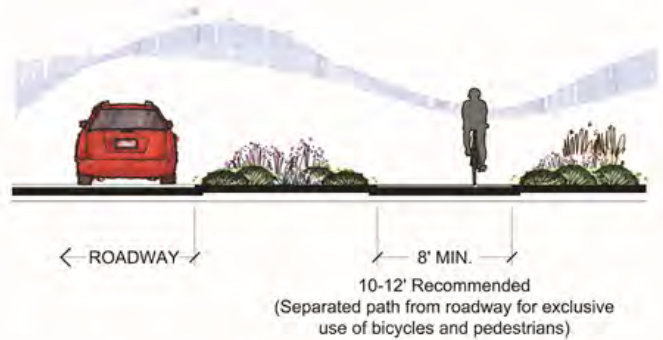
Heritage Trail

Recreation Classification System

BIKE LANES AND ROUTES

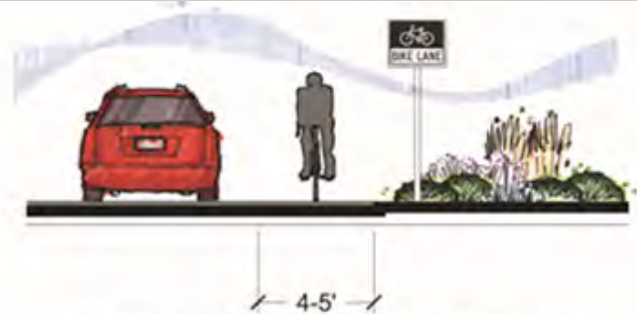
Bike lanes and routes utilize vehicle roadways for bicyclists only to access local facilities and connect to other trails. These lanes and routes should also meet AASHTO bikeway standards:

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.



CLASS II BIKE LANE

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



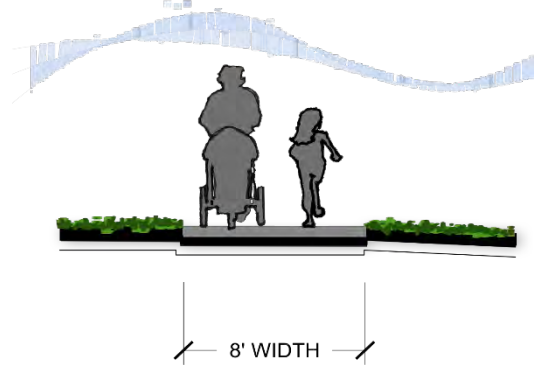
Shared use with pedestrians and motor vehicle traffic.

CLASS III BIKE ROUTE

Recreation Classification System

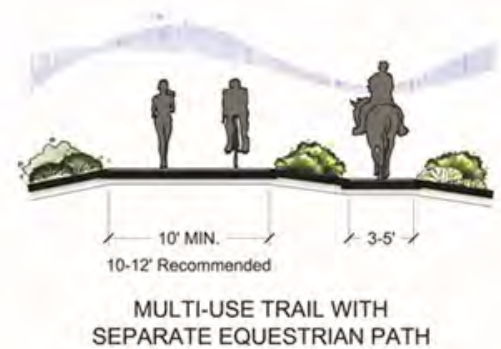
WALKING PATH

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



EQUESTRIAN TRAILS

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



CROSS-COUNTRY SKI TRAILS

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



Recreation Classification System

SNOWMOBILE TRAILS

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



TRAILHEADS

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

ATV/OTHER TRAILS

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

Trail Systems

COMMUNITY

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

REGIONAL

Trails that connect from community to community.

HISTORIC

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

Parks & Trails Level of Service and Analysis

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

Park and Trail Level of Service

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

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

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

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



Parks & Trails Level of Service and Analysis

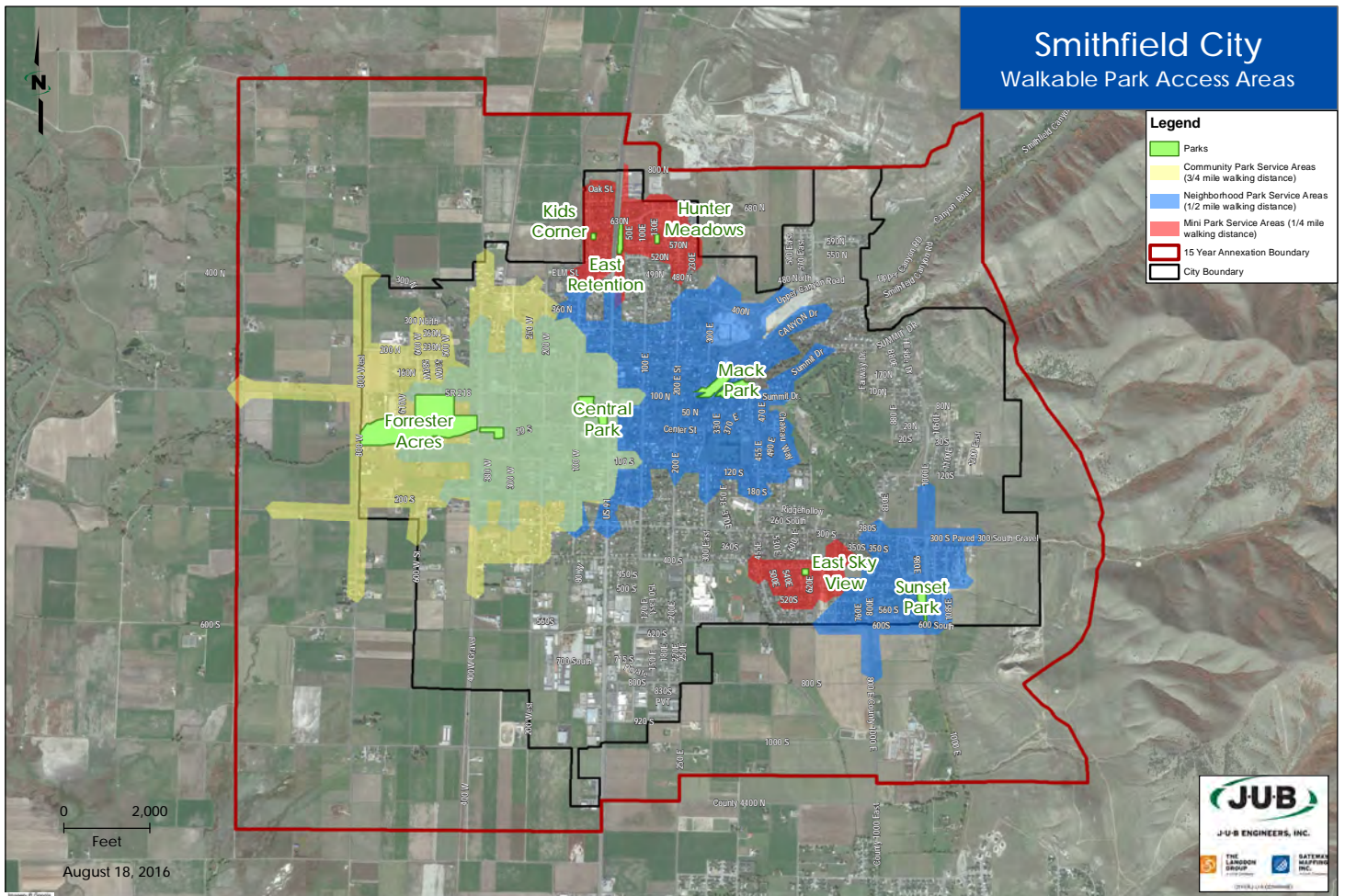


Figure 1: Walkable Park Access Areas

Parks & Trails Level of Service and Analysis

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

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

Parks & Trails Level of Service and Analysis

Existing Park and Trail Inventory

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

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

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



Parks & Trails Level of Service and Analysis

Recommendations to System

Proposed Active Park Land

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

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

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

Proposed Trails

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

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

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

Other Nearby Recreational Opportunities

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

Implementation

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

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

Strategy Plan

Planning Policies/Goals

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

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

Implementation

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

Implementation

Project Policies/Goals

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

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

Implementation

Funding and Budget Policies/Goals

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

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



Funding Options

Parks and Recreation

Private and Public Partnerships

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

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

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

Joint Development

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

Development Contributions

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

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

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

City Funding - General Fund or Bonding and Special Taxes

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

Funding Options

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

RAPZ Tax

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

User Fees

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

State and Federal Programs

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

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

Trails

Federal Funding

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

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

State Funding Opportunities

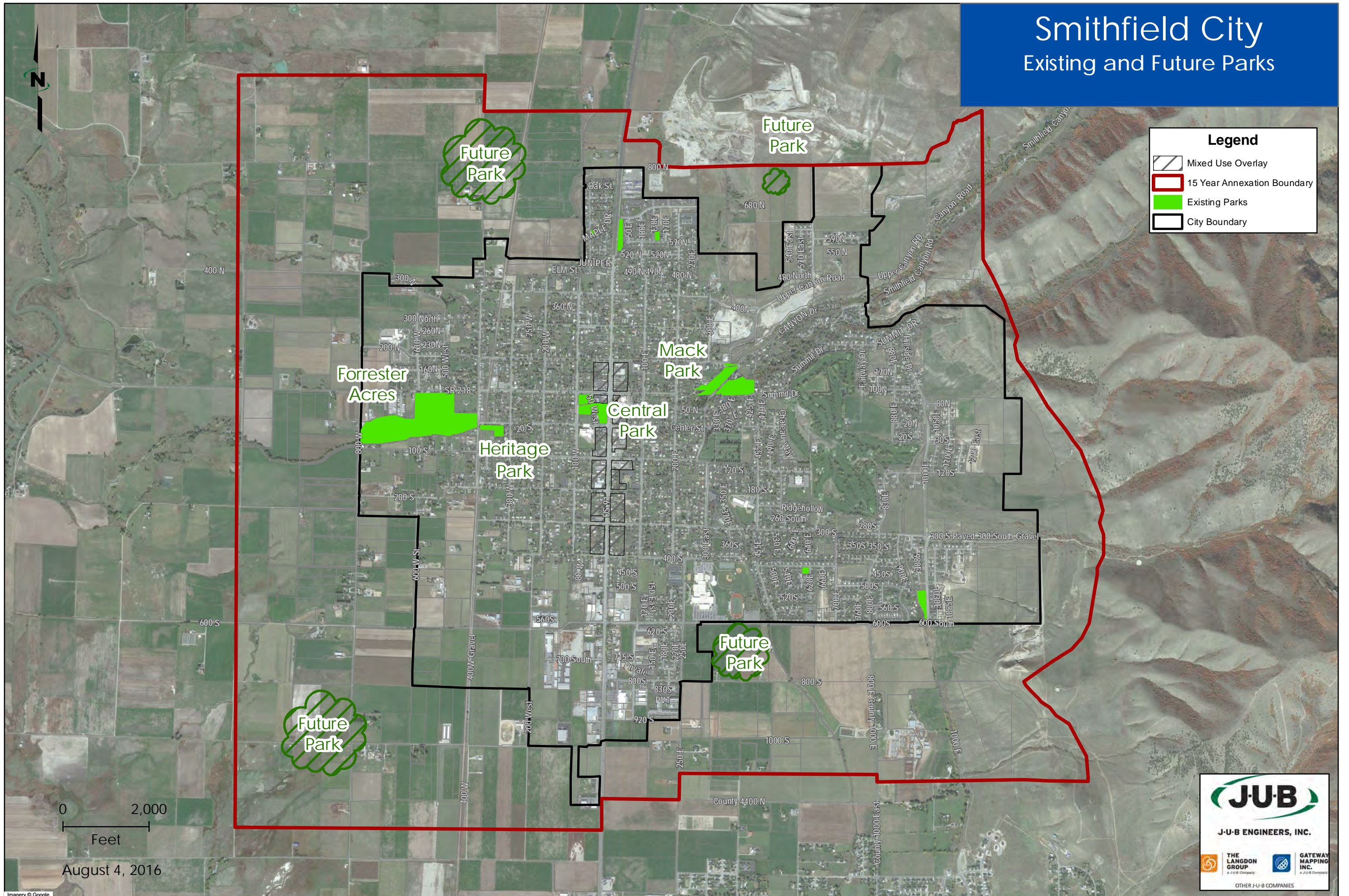
The State of Utah also has programs in place that can provide funding for bicycle and pedestrian facilities and programs. These funds are through the Utah State Parks Non-Motorized Trail Grants which are made available every year for trail projects.

Attachment 1

Existing and Future Parks Map

Smithfield City

Existing and Future Parks



JUB
J-U-B ENGINEERS, INC.

THE LANGDON GROUP
GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES



Attachment 2

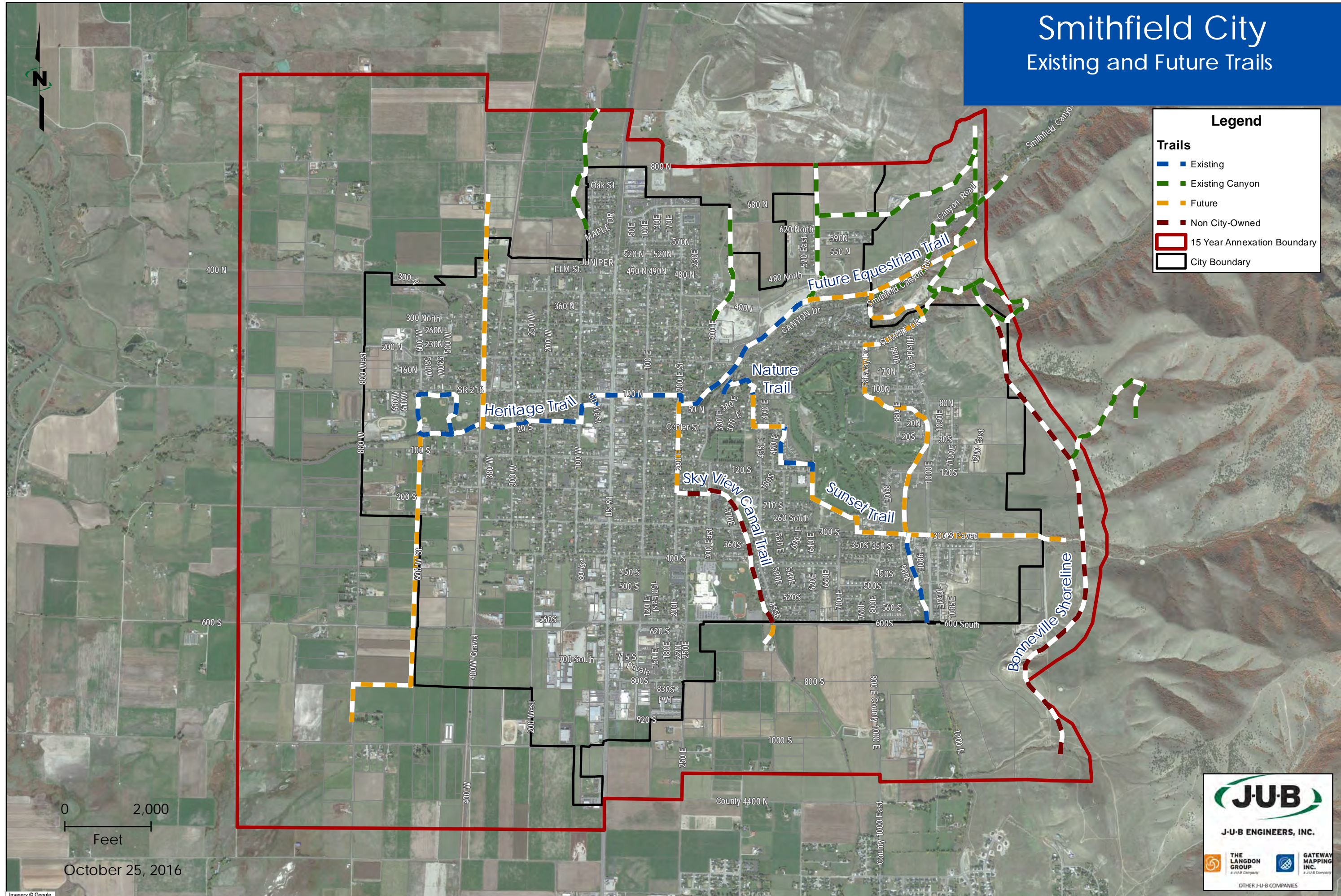
Existing and Future Trails Map

Smithfield City Existing and Future Trails

Legend

Trails

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



JUB ENGINEERS, INC.
 THE LANGDON GROUP
 GATEWAY MAPPING INC.
 OTHER J-U-B COMPANIES



Attachment 3

Inventory of Existing Parks and Trails

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Amenities

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

Future Needs

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

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

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

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

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

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

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

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

Park Future Needs

East Sky View Park

Resurface playgrounds
Update pavilion
Update trash receptacles and lids

Kids Corner

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

Hunter Meadows

Resurface playgrounds
Update pavilion
Park Sign
Update trash receptacles and lids

East Retention

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

Trail Future Needs

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



Attachment 4

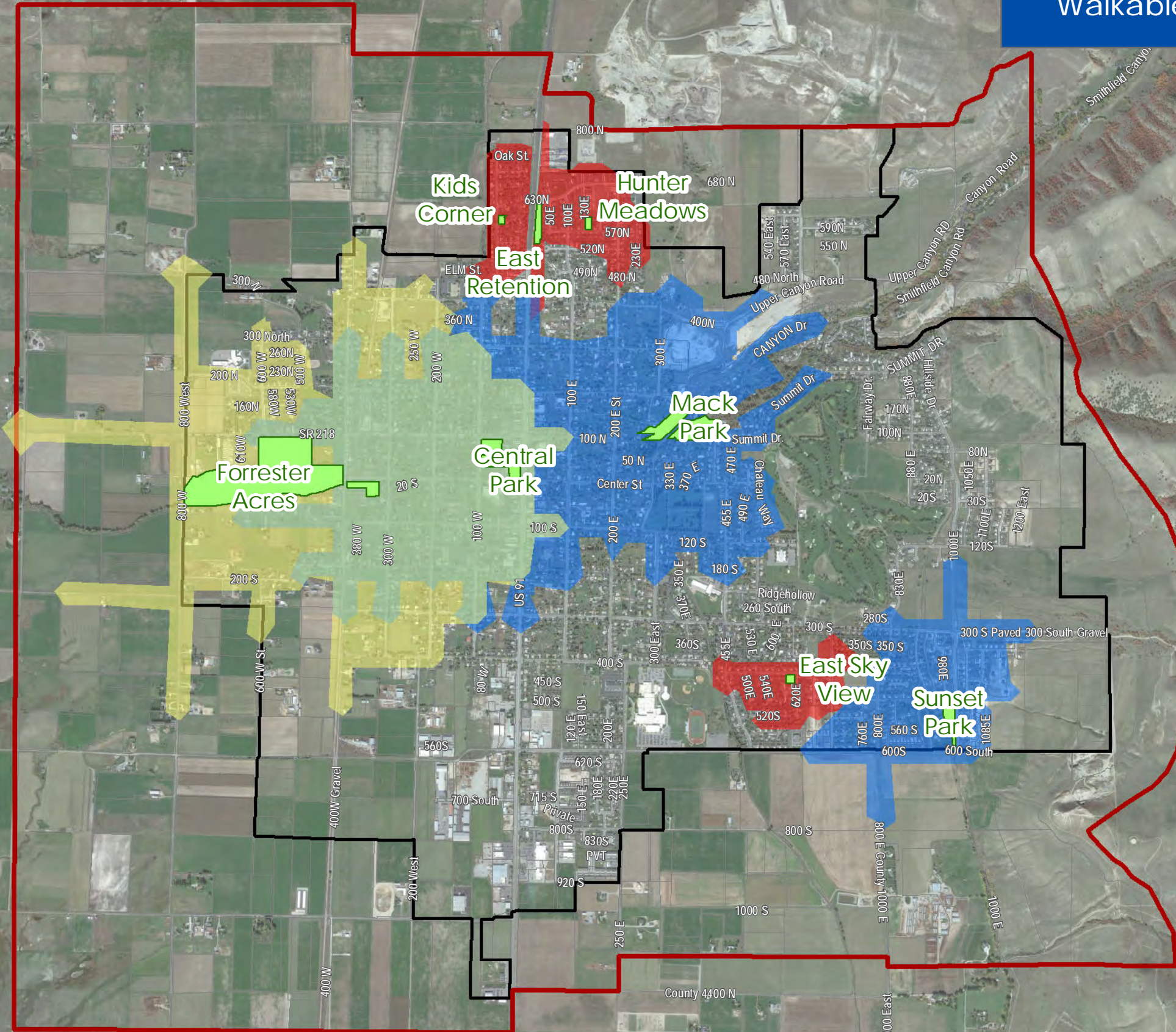
Walkable Park Access Map

Smithfield City

Walkable Park Access Areas

Legend

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



August 18, 2016

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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

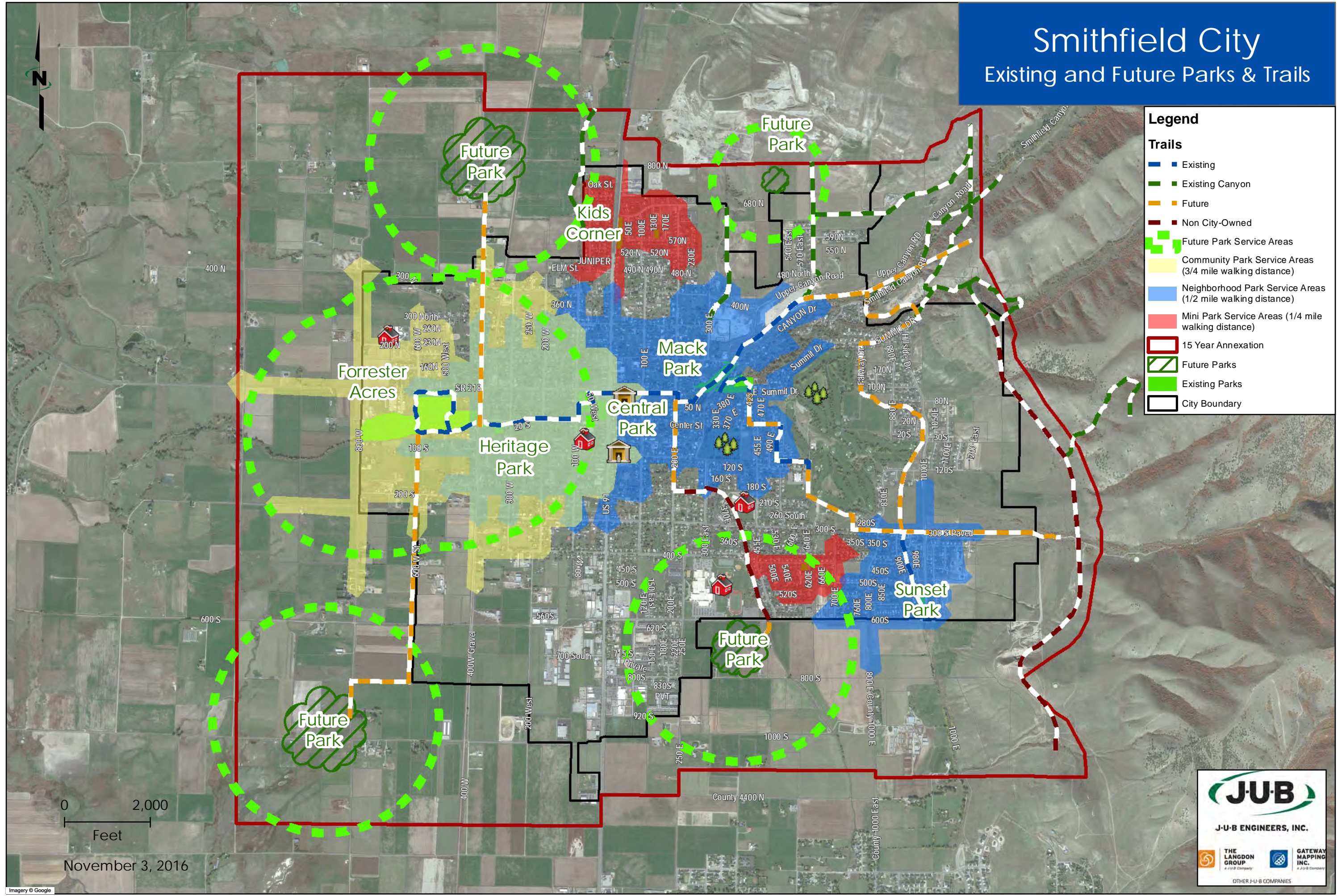
- Existing
- Existing Canyon
- Future
- Non City-Owned

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 Features

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



0 2,000
Feet

November 3, 2016

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J-U-B ENGINEERS, INC.

THE LANGDON GROUP
GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES



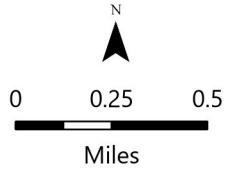
APPENDIX 7

Transportation Map



TRANSPORTATION & TRAFFIC

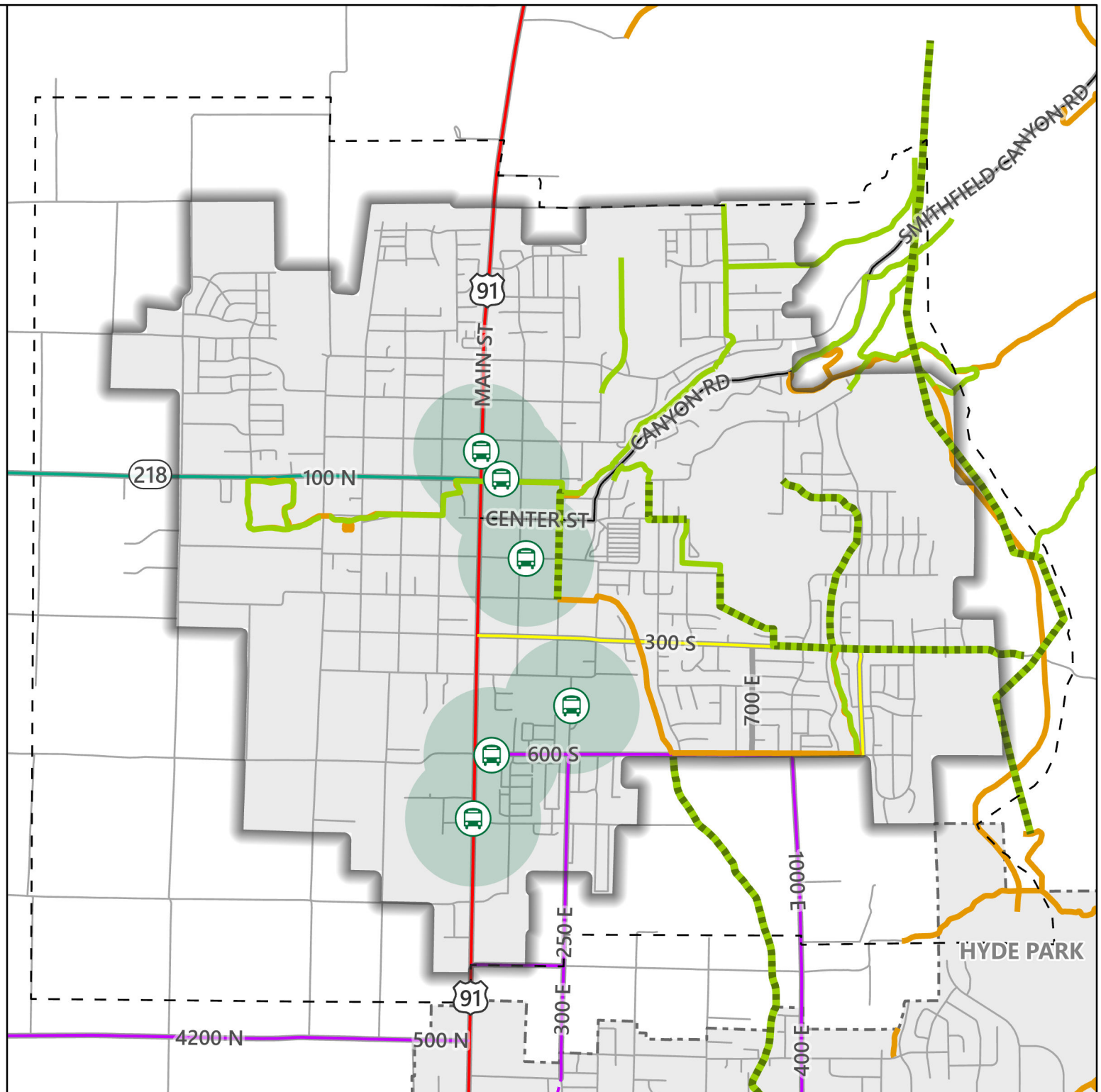
Smithfield General Plan
Update 2024



- 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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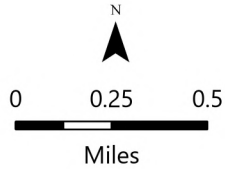
APPENDIX 8

Transportation Master Plan



WATER USE & PRESERVATION

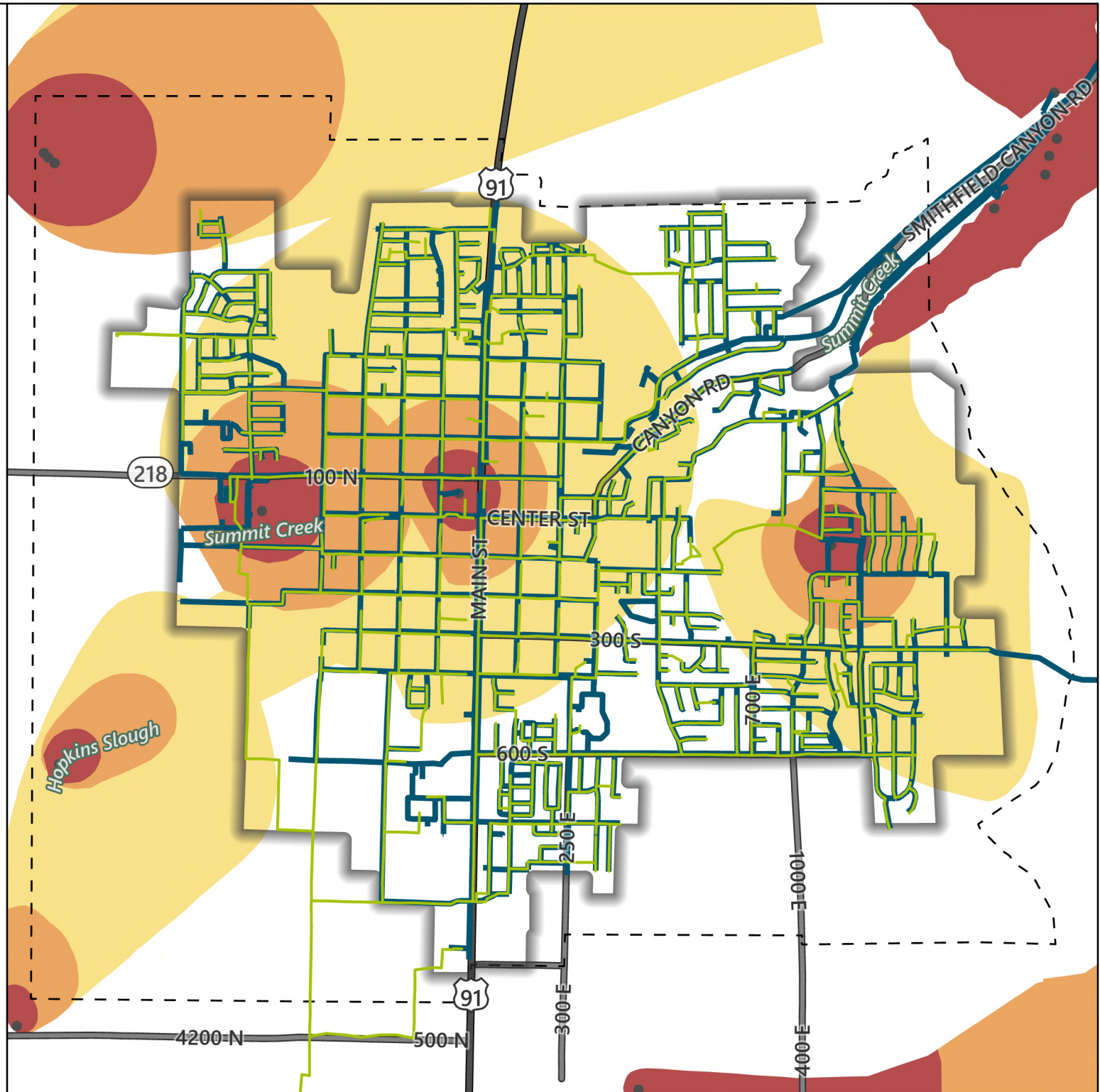
Smithfield General Plan
Update 2024



- 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

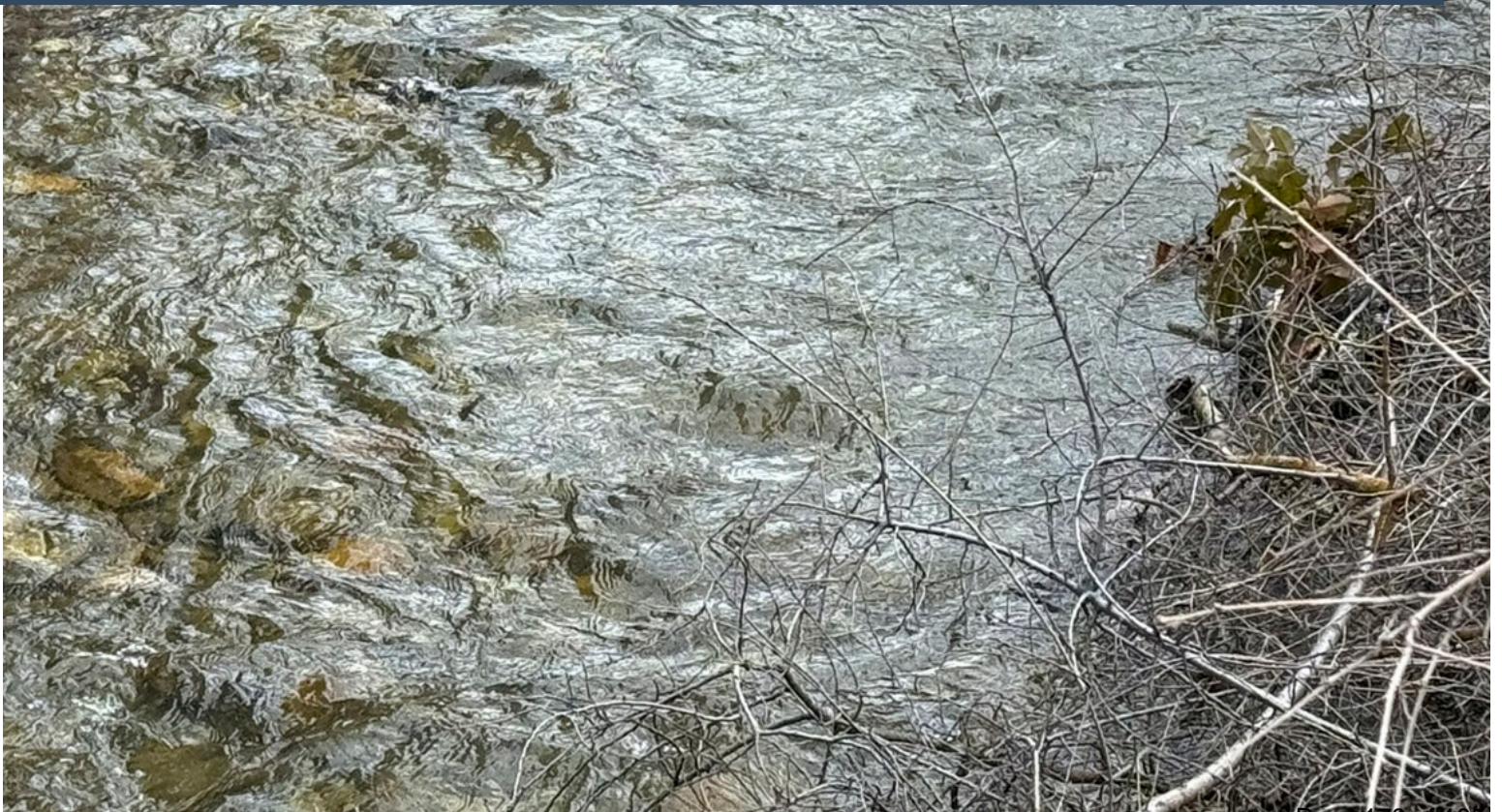


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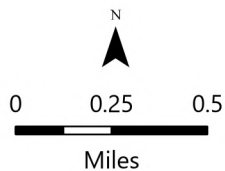
APPENDIX 9

Water Use & Preservation Map



WATER USE & PRESERVATION

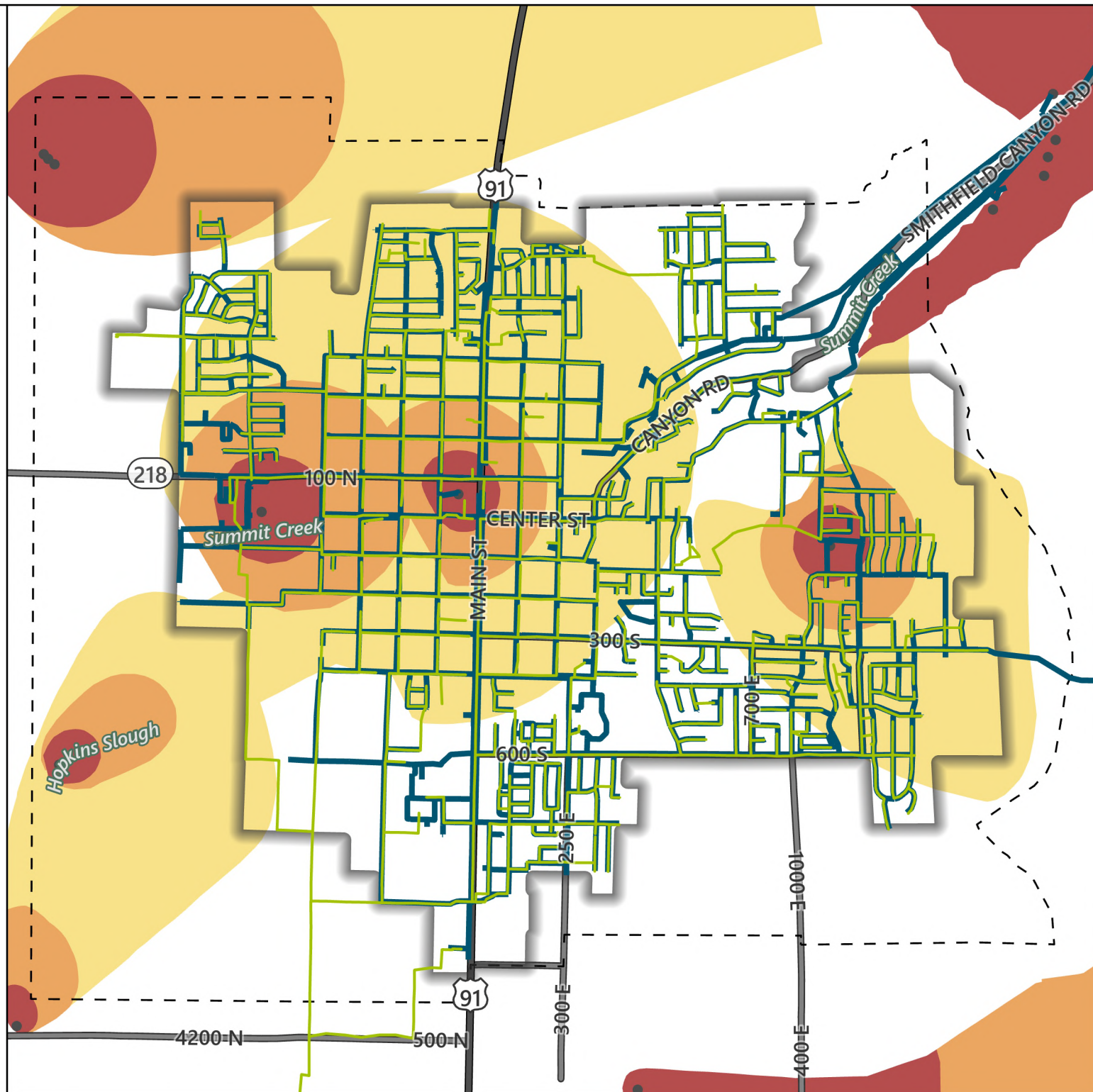
Smithfield General Plan
Update 2024



- Sewer Pipes
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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. In the foreground, there's a large, circular paved area, possibly a parking lot or a roundabout. The sky is filled with heavy, grey clouds, suggesting an overcast day. 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.



APPENDIX 11

Planning Surveys & Public Engagement

