



SMITHFIELD CITY

General Plan 2017



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Introduction

Smithfield City last comprehensively updated its General Plan in 2005. Since then, the city has undergone significant changes in residential and commercial uses and new challenges with transportation and infrastructure facilities that come from growth. An update to the General Plan is therefore necessary to eliminate any obsolete elements and policies, ensure legal conformity, and address new challenges, such as the need to sensibly manage growth and enhance the city's economy.

The General Plan is a forward-looking, comprehensive, long-range plan that supports the community's vision to preserve the desirable qualities that make the city of Smithfield an ideal place to live, work, and play. The Plan recommends strategies to address prevalent existing conditions and trends that impede achieving and maintaining greater human, community, and environmental collaboration. It works to enhance the economic health and prosperity of the community. The Plan envisions Smithfield as a vibrant, growing city, infused with a sense of heritage and community.

Smithfield City is located in 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.

Today, Smithfield City is the second largest community in Cache Valley and has grown to a population of nearly 11,050 (January 2016). The population continues to grow because of the excellent quality of life Smithfield City offers. Growth is a concern for the city, however as they apply growth management strategies, the residents of Smithfield City can continue to enjoy their existing way of life while increasing the city's prosperity and future stability.



Introduction

General Plan Purpose

The primary purpose of a general plan is to outline a long-range vision for the physical development of the city that reflects the aspirations of the community. The Plan presents a blueprint to guide development initiatives, as well as needed investments in improvements to increase competitiveness and promote economic growth. Planning and investment 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 town center and established neighborhoods .

The Smithfield City General Plan will be reviewed by Smithfield City Council members, Planning Commission, city staff, residents and others concerned about the future of the community. This will serve to refine the General Plan to ensure that the goals of the city are met. After this review, it will be approved by the Smithfield City Council and the Planning Commission. Public hearings will then be held, after which the City Council and Planning Commission will formally adopt the General Plan.

It is important that amendments be made to bring the Zoning Ordinance and the General Plan into

accordance with each other. The future land use map depicts desired future land use categories and their location. The areas shown on the future land use map are conceptual; therefore, will require further analysis prior to any actual zoning map amendments.

Amendments to either of these documents must conform to the city's required procedures, including notification of public and mandatory community hearings.

Updating the General Plan

The process by which the General Plan may be amended is found in the Utah Code and the Smithfield City Code, which may be obtained from the city. Because the purpose of the General Plan is to guide the physical development of the city according to its needs and goals, the General Plan should change as the needs of the community change. It is important for the General Plan to remain current if it is to remain effective in guiding community development decisions.

To ensure its effectiveness, the Planning Commission and City Council should periodically review, update, and refine the General Plan.

Introduction

SMITHFIELD CITY VISION STATEMENT

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

We welcome all who share our vision.

Key Themes

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

- » Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision.
- » Establish long-range land use development policies that will guide development decision-making and are in harmony with the outcomes envisioned in the Smithfield General Plan policies.
- » Reflect the city's current and future economic development efforts.
- » Guide development in a manner that improves the quality of life for the whole community and meets future land use needs based on the projected population and job growth opportunities.
- » Allow the city, other public agencies, and private 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.

Introduction

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, there 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 a critical 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).



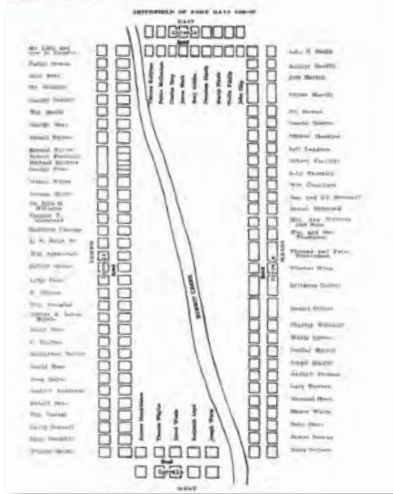
SMITHFIELD CITY

Then & Now

The Fort and Zion Plat Configurations

Summit Creek was settled in 1859. An Indian attack in 1860 prompted Smithfield's settlers to build cabins as quickly as possible. They were built in a fort configuration around a hollow rectangle with the creek running between the homes.

The settlement later used the Zion Plat, based on a conventional street grid with 10-acre blocks for development



Fort Configuration



Zion Plat

Educational Foundations

The early Smithfield settlers valued education. They began planning children's education instruction within a few years. In 1879, the three-room Central School building was built near the northwest corner of the city square. Summit School was built in 1912 and was in use until 1992.



Central School, 1879



Summit School, 1930

The first library in Smithfield was formed by the ward Sunday School in 1868. In 1916, several civic groups supported the idea of establishing a public library. Local officials solicited help from the Carnegie Foundation which donated \$12,000 toward the cost. The impressive building was completed in 1922.



Old-Fashioned Fun

Early Smithfield settlers enjoyed informal recreation through musicals, dances, games, picnics and community projects. Established basketball teams began in the early 1900s. The City's first recreation director, Vic Jensen, organized youth community sports and summer activities.



Smithfield Basketball Team 1908



Huck Finn Day, 1969



Smithfield Baseball Team, 1920

Modern City with Rural Charm

Smithfield City was incorporated in 1868 with a population of 676. The City's land area is now 5 square miles with a population of nearly 11,700.



Educational Excellence

Smithfield's schools have a strong reputation for educational excellence. Summit Elementary School was ranked #1 in the state by the Deseret News for math and language art proficiency. Sky View High School serves 1,500 students and maintains outstanding music, drama and athletic programs.



Sky View High School
Image Source: Wikipedia



Summit Elementary School
Image Source: Deseret News

The Carnegie Library still plays an important role in Smithfield today. Recent additions and improvements will help that legacy continue.



Present-Day Recreation

Smithfield City maintains delightful parks, high-quality athletic facilities and scenic trails. Everyone can enjoy these recreational opportunities that promote health, strengthen the community and encourage environmental sustainability.

Birch Creek Golf Course opened as a 9 hole course in 1963 and was later purchased by the city and expanded to 18 holes. It was named as one of the top municipal golf courses in the country by Golf Digest.



Smithfield Youth Center



Birch Creek Golf Course
Image Source: Salt Lake Tribune



Forrester Acres Ball Fields



James Mack Memorial Park

Introduction

Goals, Objectives and Actions

GOAL

Have the General Plan serve 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

Evaluate the General Plan, annually, to coincide with the City's budget process.

TIMING

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

RESPONSIBILITY

Staff, Planning Commission and City Council



Growth and Land Use

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

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

Population Analysis

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

The main focus of the General Plan is to provide designations for the preferred mix of future land uses within the city and its annexation boundaries. The General Plan expresses land-use policies in order to preserve the integrity of neighborhoods, and to provide parks, open space, and adequate land areas for future commercial and industrial growth. The Plan update is using a 2.5 percent growth rate (see Table 2) which will be used in other master plans (i.e. transportation, water, stormwater, etc.) to allow for continuity among plans.

Table 1 // BRAG County and City Population Projections

BRAG Cache County & Smithfield City Population Projections	Projected Population					
	2010	2020	2030	2040	2050	2060
Smithfield City	9,495	12,051	15,171	18,307	19,069	21,245
Cache County	112,656	139,228	168,136	196,559	232,468	273,817
Projected County Annual Growth Rate		2.14%	1.90%	1.57%	1.69%	1.65%
Projected Smithfield Annual Growth Rate		2.41%	2.33%	1.90%	0.41%	1.09%

Table 2 // Population based on 2.5% growth rate

Population Assuming 2.5% Growth Rate							
Year	2010	2015	Actual 2016	2020	2025	2030	2035
Population Estimate	9,495	10,743	11,043	12,154	13,752	15,559	17,603

Growth and Land Use

Future and Current Land Use

Future Land Use

The Future Land Use Map encompasses areas within the City, as well as areas adjacent to the City that have potential for annexation. The Map designations are intended to provide predictability as to appropriate zoning that could be applied to properties. It should be noted that the designations on the Future Land Use Map (Figure 1) are general and approximate. They are generally shown as “overlays” that respond more to the natural characteristics of the land than to property lines. Development approvals should take into

account both the zoning of the property and the arrangement of land uses shown on the future land use map. Figure 1 shows proposed future land uses for the area within Smithfield City and its annexation boundary. Table 3 explains the land use designations on the future land use map. Specific property issues will be taken into account on a case-by-case basis when the Planning Commission and the Smithfield City Council are requested to either zone, rezone, and/or grant building permits for specific parcels. For a larger version of the map see *Attachment 1 – Future Land-Use Map*.



Growth and Land Use

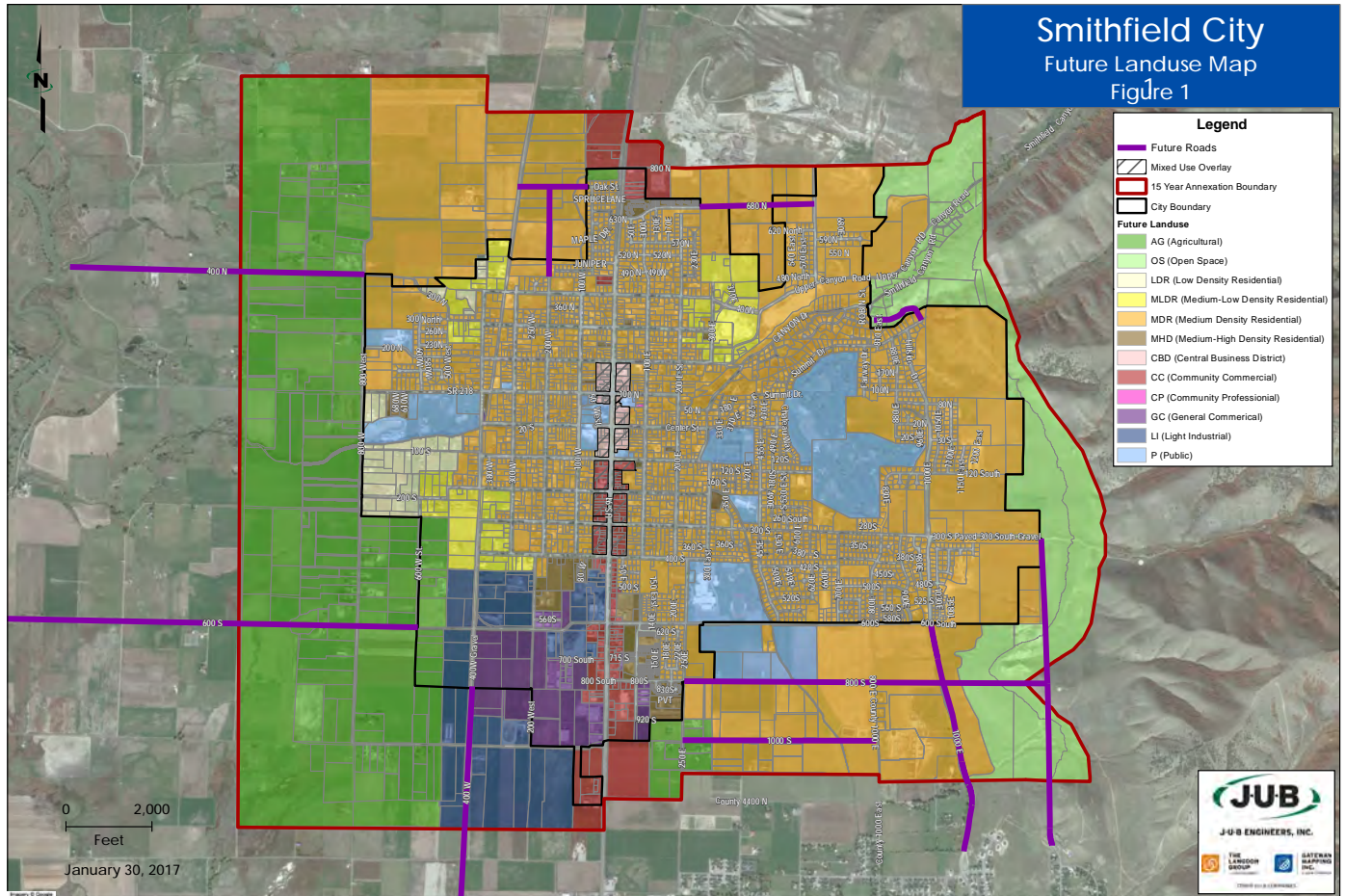


Figure 1: Future Land Use Map

Table 2 // Land Use Designations in the Future Land Use Map

DESIGNATION	DESCRIPTION
AG	Agricultural (one dwelling unit per 5 acres and up)
OS	Open space
LDR	Low Density Residential (1 dwelling per one to two acres)
MLDR	Medium Low Density Residential (1 to 2 dwelling units per acre)
MDR	Medium Density Residential (3 to 5 dwelling units per acre)
MHD	Medium High Density (6 to 10 dwelling units per acre)
CBD	Commercial-Central Business District
CC	Commercial- Community
CP	Commercial- Professional
GP	General Commercial
LI	Light-Industrial
P	Public
MIX	Mixed-Use Overlay

Growth and Land Use

Current Land Use

Smithfield City is divided into approximate zoning boundaries to encourage orderly growth and facilitate the expansion of the city. The hope is that by zoning, this will facilitate adequate provisions for transportation, water, sewer, schools, parks and recreation, and encourage development that is attractive and sustainable.

It is important to remember that this General Plan is a guide for future land use, that can be changed and updated and is not a binding legal document. The zoning ordinance, on the other hand, 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 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 3,305.3 acres, or nearly 5.16 square miles of incorporated lands. Approximately 2.1% (70.5 acres) of the land within the city is currently in agriculture use and 64.1% (2,120.1 acres) in residential use. Residential development within Smithfield City reflects the settlement pattern established in 1860 with most homes located on the original grid plat.



Growth and Land Use

Zoning

Table 4 // Current Zoning Descriptions

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

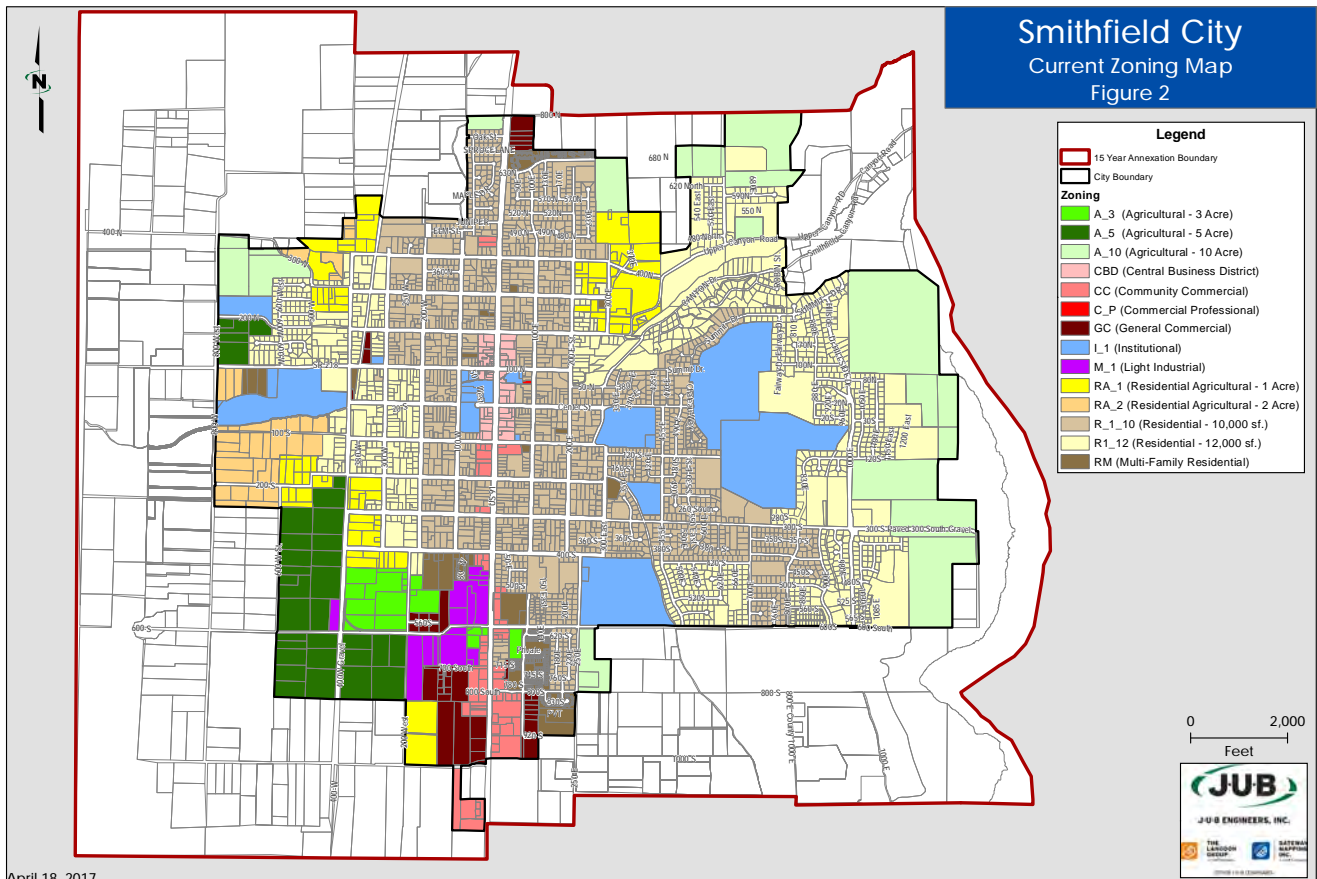


Figure 2: Current Zoning Map

Growth and Land Use

Land Use Policies

- » The Zoning Ordinance and future land-use decisions should be consistent with 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.
- » Transition from commercial development to residential development should include an aesthetic, as well as a physical, separation.
- » 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 majority of lot development should be one-half acre to one-quarter acre in size.
- » 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.

Growth and Land Use

Residential

Residential uses are located throughout the planning area and consist primarily of single-family homes. However, residential uses also include apartments, town homes, and manufactured homes. Most of the residential land in the current city limits is designated as Medium Density Residential.

It is desirable that slopes between 10 percent and 30 percent should have a lower or no residential

density. This approach preserves the area's natural characteristics and prevents problems with erosion and storm runoff, access, and negative visual impacts. This may be accomplished through restrictions on development on hillside with an open space zone. The interior of existing blocks that follow the historical ten-acre block design allow for infill opportunities or may also be preserved as open space.

Residential Policies

- » Hillside areas with slopes steeper than 10 percent to 30 percent should be discouraged from development. Development on slopes greater than 30 percent should not be allowed.
- » 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 medium water usage and preservation of natural vegetation for all development within the East Bench area.
- » Multifamily development on interior blocks should be discouraged.
- » Encourage medium- and high-density housing near collector and arterial roads.
- » Encourage medium density housing developments within the interior of the older city blocks.
- » Provide development incentives to encourage single family homes and utilize existing infrastructure in the inner city blocks. (Inner city blocks are defined as blocks that lie within the standard 10-acre blocks in the traditional Smithfield City block layout, surrounded by four streets.)

Growth and Land Use

Central Business District (CBD)

Commercial development in the town center should be of a scale that is typical of a traditional town. There may be 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.

The town center, or central business district, 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 would be able to do. This will help to functionally integrate the pedestrian connection. Public spaces should be encouraged and included in the central business district to allow for walkable park and recreational opportunities for those who will be working and living in town center.

Protection of the town center character should be strengthened as new development comes to this area. Encouragement of historic building preservation and facade improvements 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 area. This cooperation of public/private funds represents important statements by the city about its commitment to the town center area. As new businesses come to the city for approval the type and mix of businesses should be encouraged towards complementary business types to maximize the success of businesses choosing to move into the town center. 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 fronts residential neighborhoods on the east and west. It is important that the quality of life for these neighborhoods be protected. To do this, transitional zones of “professional office” can be recommended on both the east and west borders of the central business district. The professional office area can help support the central business district during the day, and decrease the intensity of impact on the adjacent residential communities.

Growth and Land Use

Central Business District Policies

- » Continue the pattern of concentrating Smithfield Redevelopment Agency activities in the central business district and encouraging investment in the area to create public/private partnerships.
- » Work to establish a balance between pedestrians-oriented and vehicles in all town center revitalization.
- » Create architectural design guidelines for the town center area.
- » Work with developers to create parking areas that are shared and benefit all businesses in the central business district.
- » Encourage the development of public spaces for recreation and social interaction.
- » Research grant opportunities for historic preservation of town center historic buildings.
- » Encourage residential uses within this area as part of an integrated comprehensive development that mixes appropriate commercial and residential units.
- » Extensive landscaping should also be required between business offices and the adjacent neighborhoods—such as berms, rows of trees, and automobile headlight plantings.



Growth and Land Use

Community Commercial/Professional

The commercial community area at the south end of town is an important component of the Smithfield City tax base. The area is also the front door to the community from the south and gives people their first impression of the city. The mixed use component is an important aspect of this zone in that it allows the city to encourage a work live situation. A multistory building may be built with commercial uses on a ground floor, and 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 is often shared, whether in a garage or parking court. Site landscaping standards should ensure quality development.

Commercial/Industrial Needs Evaluation

A simple evaluation for projections of future commercial and industrial land needs was performed. The assessment was based on a square-foot absorption rate rather than a market-based method.

Square-foot absorption rates, also known as square feet of floor to area ratio (FAR), are assumed to be stable over long time periods in industrial and commercial real estate markets. The floor area ratio (FAR) is the relationship between the total amount of usable floor area that a building has, or has been permitted for the building, and the total area of the lot on which the building stands. These absorptions rates tend to place a constraint on development assumptions derived from ratios of workers to space. Therefore, the analysis took into account the location of other commercial and industrial business near Smithfield City and within communities in the Valley (e.g., North Logan and Logan Cities). The analysis



did not address vacancy rates in Smithfield or the surrounding communities.

The evaluation used a general population growth rate of 2.5% annually as well as an assumption of strong household income growth. The analysis for future land development in the commercial and industrial sectors called for approximately 624 acres of land by 2060. The 624 acres is about 834 square feet of commercial and industrial land per person based on the 2060 estimated population. Factors such as location, property prices, existing commercial properties in surrounding cities, rental rates, growth rates, and vacancy rates may reduce the need for 834 square feet of FAR for Smithfield City. Smithfield City's annexation boundary to the southwest comes very near to the Logan Cache Airport. for this reason this area is being planned as light industrial more so to allow for a buffer then to meet FAR rates. The proximity to the airport, required height restrictions, access to rail lines, and the future development of 400 West make this a positive area for industrial uses.

The Future Land Use Map reflects the amount of future planned commercial and industrial land needed based on a buildout population of 32,635 persons in 2060.

Growth and Land Use

Community Commercial/Professional Policies

- » Commercial uses should provide landscape buffers to protect adjacent, less intense land uses (especially residential uses) from 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.

Light Industrial/Manufacturing

Future light industrial areas designated in the city should be located near the existing manufacturing area. The adjoining land to the west should be added to the Smithfield City industrial park as the need demonstrates itself. Industrial development for the city should remain in this location. Existing manufacturing areas should remain as legally non-conforming and eventually be relocated to the industrial park. Distance and landscape

buffering should be required within the developed industrial park and future industrial developments. Design guidelines to ensure continuity and proper circulation within the industrial area should be followed and updated if necessary. Wherever possible, the industrial park should access Main Street from the east-west streets rather than directly from the industrial park.

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 the continuing development of the existing industrial park.
- » Require heavy landscape screening with berms, plantings, and deep setbacks for industrial parks.
- » Require that light industrial development include large outdoor storage areas to visually buffer and/or screen areas.

Growth and Land Use

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 retrieved. However, the water rights to these agricultural parcels should remain with the land in order to ensure water is available in the future.

Agriculture has two benefits:

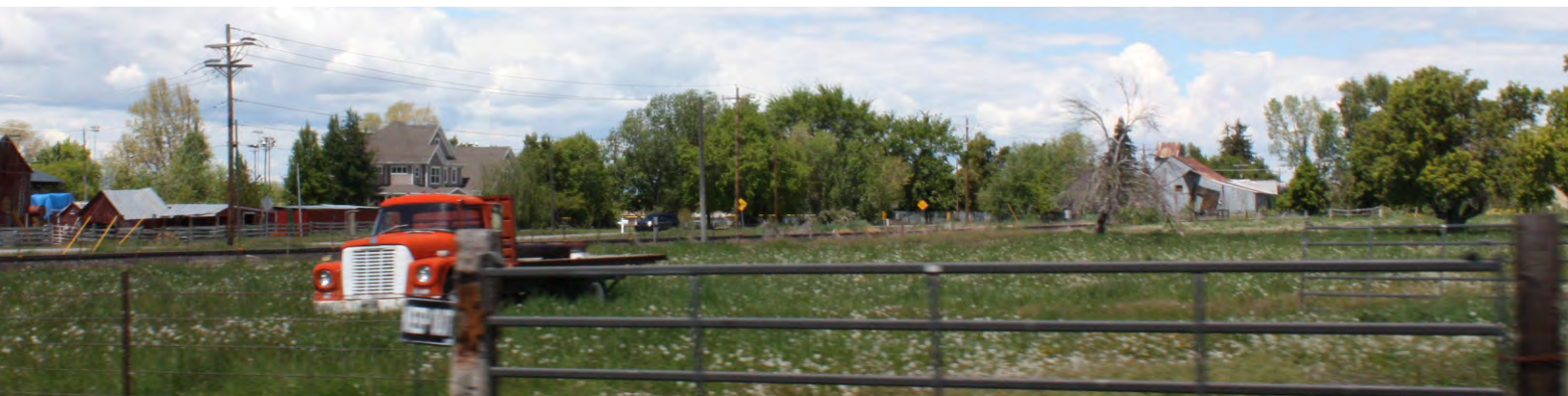
- » Local production provides self-sufficiency and cost advantages to the city.
- » Preservation of open space and visual aesthetics enhances the rural lifestyle that has played an important role in Smithfield City's cultural heritage.

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 its environmental and economic value. By doing so this will also enhance the visual aesthetics and the rural lifestyle that are important to the well-being of the community, both culturally and socially. Where possible, incentives should be considered to help preserve the agricultural lands and to maintain the opportunities for a rural lifestyle.

Agricultural Policies

- » Encourage preservation of agriculturally productive land through land-use and/or regulated development. Some of the measures currently in place are:
 - Large lot zoning
 - Attainment of land through acquisition
 - Use of conservation easements
- » Explore and adopt additional measures to encourage the conservation of agricultural land as needed.



Growth and Land Use

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 planning now, before the pressures of growth force the City to accept whatever comes, the City can direct development to maintain the character and values that the community embraces.

Park land and the activities and elements within parks are set aside for the enjoyment and recreation of the city’s residents. Parks offer space which can be programmed 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 can be the means to get outside, recreate, exercise, and in some cases commute.

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

Smithfield City has developed a separate Parks and Trails Master Plan (see Figure 3) as part of the General Plan update, which will be listed as an appendix to the General Plan allowing for the Plan to be updated as a stand-alone document. The Plan includes a current level of service, park inventory, needs analysis, planning maps designating for future parks and trails, and goals and objectives for accomplishing the plan. (This plan and map can be found in *Appendix A - Parks & Trails Master Plan*).



Growth and Land Use

Parks, Trails & Recreation Facilities Policies

- » Maintain and promote a park system that meets appropriate supply standards and provides community gathering opportunities.
- » Upgrade and improve existing neighborhood parks by budgeting and planning for the improvements.
- » Provide a diversity of parklands and associated activities.
- » Encourage access to parks through 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 provide for planning and securing land for future parks and understanding the cost for the maintenance of these future parks.
- » Develop cultural arts programs for all ages and interests in Smithfield City.
- » Provide a comprehensive trail system plan in Smithfield City and work towards building these trails.
- » Establish the use of trails as an alternative transportation mode.
- » Provide access routes from cul-de-sacs to adjacent parks, schools and other recreational facilities.

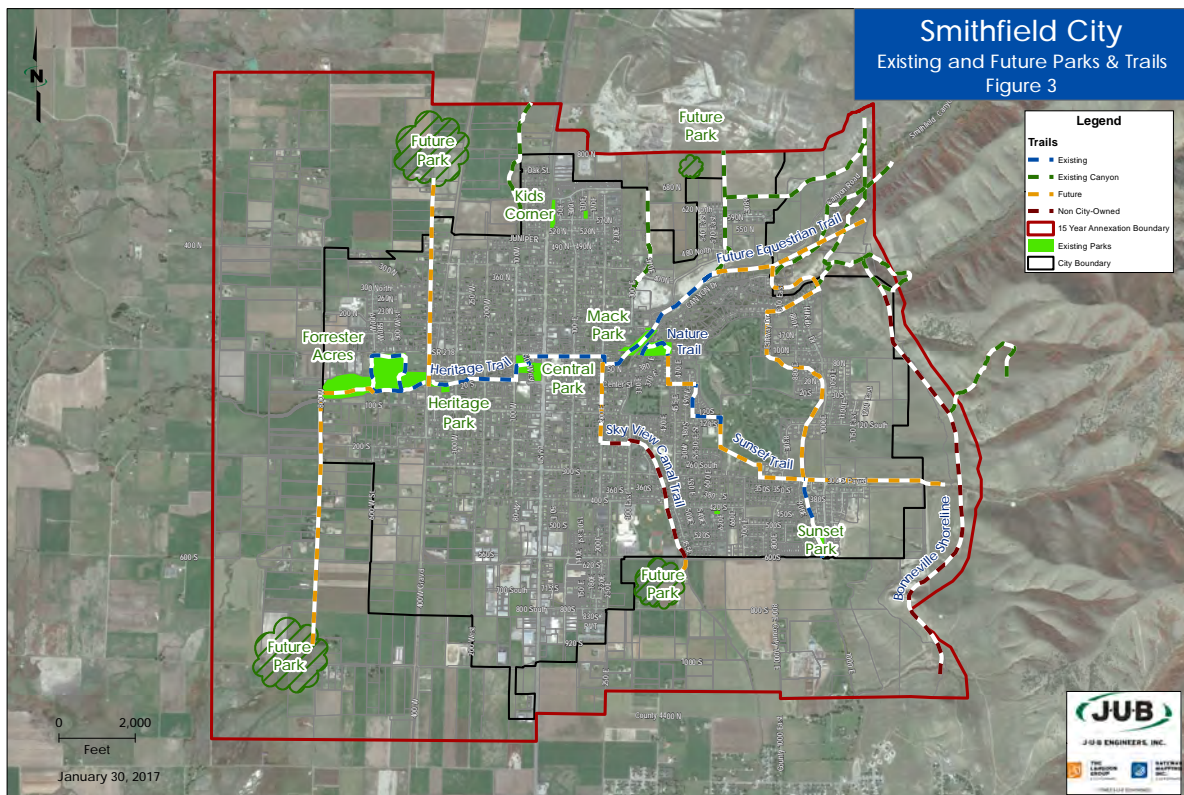


Figure 3: Parks & Trails Map

Growth and Land Use

Open Space

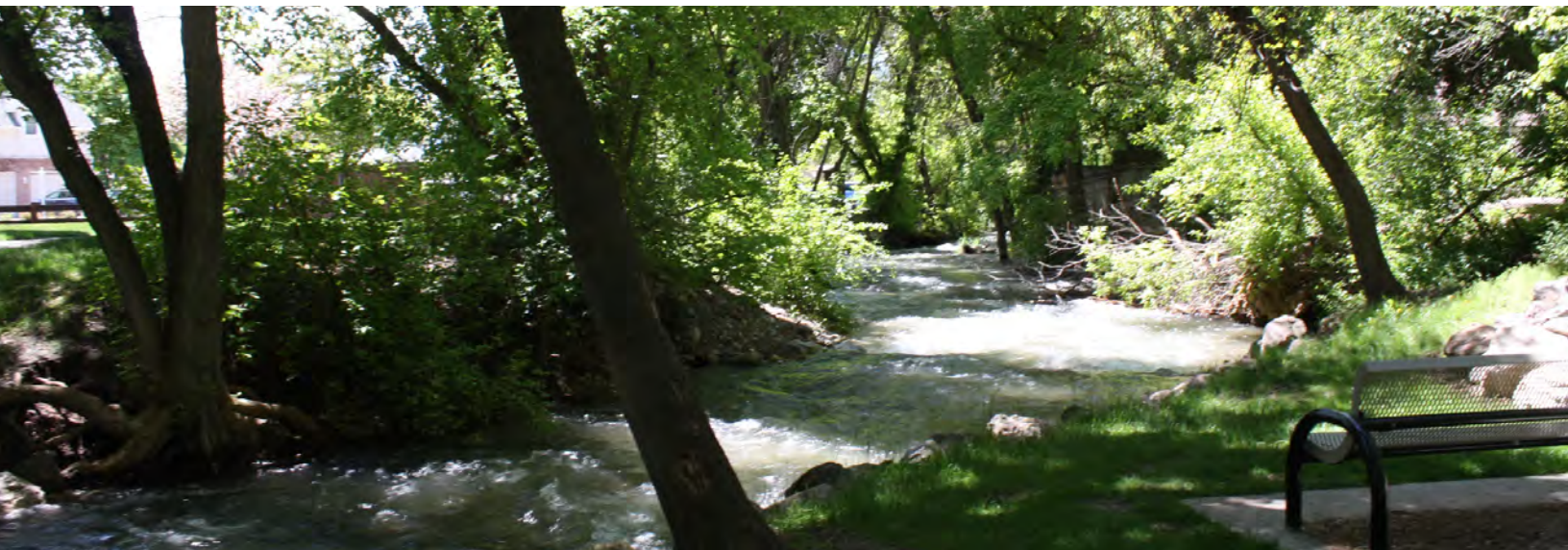
In its broadest sense, open space is land that is not used for buildings or structures. It is a respite from development. Open space consists of farmland, mountains, creek bottoms, and ridgeline vistas. It also includes parks, cemeteries, golf courses, and tree-lined streets. Although Smithfield City is surrounded by vast areas of open space, permanent, accessible open space within the community is equally important to the 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 element of the character of the livable city.

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

- » Areas within and around the community that are desirable to be preserved as permanent open space, include existing and future park sites.
- » Heritage Park Greenway.
- » Scenic areas and views.

- » Ridgelines that frame the city to the east, as well as along Birch Creek and Summit Creek.
- » Other areas that give the city its unique identity.
- » Areas with natural constraints such as:
 - Steep slopes
 - Geologic hazards
 - Floodplains
 - Critical habitat
 - Land that separates communities and keeps them from growing together

In addition to their own individual values, open spaces can also be connected to form a continuous passive recreation opportunity for the community. A growing number of communities have discovered the value of greenway systems, both as scenic trails and connections between recreation facilities. To interconnect parks with a trail system causes the entire park system to be more valued as a recreational component to the city.



Growth and Land Use

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 opportunities available.
- » 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.
- » Evaluate a variety of techniques to preserving open space and incorporate them in the design guidelines, development code, or 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 uses 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.
 - 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.
 - Overlay Zone - Develop an open space overlay zone that has minimum size requirements that are contiguous throughout the development and in general, should be accessible to the general public.
- » Actively pursue the preservation of significant important and environmentally sensitive open space that will protect and secure the health and safety of the residents of Smithfield.

Growth and Land Use

Annexation

The declared annexation area is set to help reduce residential sprawl and to require developers to remain adjacent to the current city infrastructure. Smithfield City needs to grow in an orderly and sustainable direction in order to protect the community's lifestyles and public and private investment. Successful implementation of the goals identified in the General Plan will allow Smithfield City to update its current Zoning Ordinances and implement annexation opportunities that will be used to preserve and provide for the quality of life its citizens enjoy and desire.

Annexation Policies

- » All annexed areas shall be adjacent, or contiguous, to existing city limits.
- » Areas annexed in Smithfield Canyon shall have a maximum density of one unit per acre.
- » Smithfield City should require water rights, that exist on land to be annexed, be brought to the city as part of the development of that land.
- » Keep annexation check-list updated with relevant review needs.



Growth and Land Use

Goals, Objectives and Actions

GOAL		
<p>Land Use Goal 1: Have the General Plan serve as a guide to all land use and growth decisions, particularly the future land use map and zoning map so that they coincide with each other.</p>		
OBJECTIVE		
<p>Regularly review and update the General Plan, keeping in mind the General Plan's long-term integrity and zoning changes.</p>		
ACTION	TIMING	RESPONSIBILITY
<p>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 this is the case amend the General Plan prior to approving any zoning changes and/or conflicting land use decisions</p>	<p>As needed</p>	<p>Staff/Planning/City Council</p>

GOAL		
<p>Land Use Goal 2: Strive to achieve responsible and well-managed growth within the City.</p>		
OBJECTIVE		
<p>Allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.</p>		
ACTION	TIMING	RESPONSIBILITY
<p>Action A: Ensure development provides adequate on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site.</p>	<p>Ongoing</p>	<p>Staff/Planning/City Council</p>

Growth and Land Use

GOAL

Land Use Goal 3: Further protect the Sensitive Lands by identifying the areas within the community that would require development to be limited because of slope, flooding, geologic, or other issues.

OBJECTIVE

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

ACTION	TIMING	RESPONSIBILITY
<p>Action A: Establish criteria to serve as a guide in determining areas of “No Build” due to natural hazards, i.e. flood lands, steep slopes, wet lands, streams, etc.</p>	<p>0 - 1 years</p>	<p>Staff/Planning/City Council</p>
<p>Action B: Require within the Zoning Ordinance that all jurisdictional wetlands be identified on each development plan proposal and that these areas be avoided.</p>	<p>Review as needed</p>	<p>Staff/Planning/City Council</p>
<p>Action C: 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. in historical flooding areas that may not be currently designated.</p>	<p>0 - 1 years</p>	<p>Staff/Planning/City Council</p>
<p>Action D: Engage a city Economic Development Director either through direct hire or consultant.</p>	<p>1 -3 years</p>	<p>Staff/Planning/City Council</p>

Growth and Land Use

GOAL

Land Use Goal 4: 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 on lands within the existing city limits.

ACTION	TIMING	RESPONSIBILITY
<p>Action A: Capital Improvements 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. A detailed capital improvement plan should be developed by staff, a consultant, or a qualified citizen.</p>	0 - 5 years	Staff/Planning/City Council
<p>Action B: Review any impact fees that have been adopted by the City to ensure that all state regulations and laws are being followed. Adopt an 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 D: 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

Land Use Goal 5: Develop guidance and standards for the Mixed Use Overlay zone indicated on the Future Land Use Map.

OBJECTIVE

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

ACTION

Action A: Prepare definition, uses, and guiding ordinance for the Mixed Use Overlay Zone.

TIMING

0 - 2 years

RESPONSIBILITY

Staff/Planning/City Council

GOAL

Land Use Goal 6: Consolidate commercial zones so that the City only has to regulate two commercial zones instead of four.

OBJECTIVE

Establish two commercial zones with definitions, standards, and guidelines. This would allow staff, planning, and council the ability to reduce confusion in deciding which zone a business would best fit as they come to the city for approval.

ACTION

Action A: Review all four commercial zones and consolidate them into two. Update the maps, code, and other documents as you develop these new commercial zones.

TIMING

0 - 2 years

RESPONSIBILITY

Staff/Planning/City Council

Environmental Resources & Hazards

In order 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 that affect quality of life for residents.

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 area as 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 future 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 and installation of parking island strips for snow storage adjacent to roadways, to allow pedestrian sidewalks to function in the winter months

Additionally, the increased snowmelt as spring and summer approach can cause problems with flooding. In heavy snow years, natural drainage patterns (such as that of creeks, rivers, and ravines) should be protected. A thorough study of flood areas and other major drainage collectors should be made before allowing any development within these areas of the city. Development in such areas should be discouraged to protect businesses and residents from flooding problems.

Environmental Resources & Hazards

Hillsides and Geologic Hazards

Slopes

The natural landscape of the older part of the city has a general slope of about 3 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. The east-to-west slope is less than 1 percent. Summit Creek runs laterally at the high point of the city. Water from Summit Creek flows in any of the three directions at nearly any point in the city. Ideal for agriculture in the early days of natural flow agricultural 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 slopes include:

- » Emergency access
- » Landslides and slope failure
- » Cost of utility installation and maintenance
- » Snow removal
- » Sight problems for vehicles and pedestrians
- » Water drainage
- » Landslides or slope failure
- » Erosion
- » Storm water control failure
- » 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 on steep slopes is expensive—both for the city and for developers—and should be avoided whenever possible. Restrictions on building and mining development in these areas should be encouraged. It is recommended that slopes greater than 30 percent be left undisturbed and that the Zoning Ordinance provide guidelines for protecting these areas. (See *Attachment 3 - 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 and southern Idaho (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 fertile agricultural areas and suited for development. However, the development in these agricultural zones should be in a manner that protects open space while maintaining the ability to develop housing in the future.

Environmental Resources & Hazards

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 during historic times. This fault line will need more accurate mapping, and future development near the fault should be discouraged 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. The soils range from predominantly gravel (which contains aggregate sizes from sand to rocks of 6 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 also vary highly as one moves vertically and laterally. Because the soils are so unevenly distributed, each specific site should be tested individually.

Earthquake and Fault Line

Hazard mapping found within the Pre-Disaster Mitigation Plan (PDMP) for the Bear River Region prepared by BRAG for Cache County identifies several 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 the Smithfield's far eastern boundary, and also along the secondary fault line that bisects the area between U.S. 91/ Main Street and the eastern boundary of the Smithfield. See *Attachment 4* to view the Smithfield element of the BRAG Pre-Disaster Mitigation Plan. (See also *Attachment 3 - Sensitive Lands Map*)



Environmental Resources & Hazards

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, set-backs, and transfer acquisition and/or dedication.
- » Public safety should be preserved by assuring the stability, proper maintenance, and development of hillsides and slopes.
- » 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 on the downslopes below.
- » Where development occurs on ridge lines, the city might require setbacks for buildings to avoid hazardous geological conditions and to decrease negative visual impacts.
- » Improve data and mapping of landslide areas that are located in the city.



Environmental Resources & Hazards

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 area. 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 the 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 portions. 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.



Environmental Resources & Hazards

Floodplains

Floodplains are those areas impacted by the overflow of banks when runoff quantities from snowmelt and rain exceed the capacity of the creek channels. Floodplains are nature's way of dissipating the 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 river banks; 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. Levees occur when floodplains are artificially restricted by development, and the river is not allowed to expand and slow down. This causes river velocity to increase its energy, which results in flooding and bank erosion downstream. Once this process has taken place, it is very difficult and expensive to reverse.

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, approximately 600 feet. 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 then to the west, out to the Bear River. Within the BRAG PDMP hazard maps several residential structures and infrastructure 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*)



Environmental Resources & Hazards

Floodplain Policies

- » Natural detention areas (such as wetlands and floodplains) should be protected to minimize increased flow due to runoff. This runoff includes that which results from hard surfaces formed as a result of new 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 out of drainage areas.
- » 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 areas.

Environmental Resources & Hazards

Wetlands

Wetlands generally include swamps, marshes, bogs, and similar areas. Federal law provides strict protection for wetlands. The city must conform with these laws at all times 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. These wetlands are typically minor, although a Wetlands Delineation

Study will be needed on a case-by-case basis. 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 the wetlands in the Birch Creek and Summit Creek regions.
- » The city should not allow the encroachment of wetlands by projects, whether public or private, without the proper mitigation of impacts.

Environmental Resources & Hazards

Wildfire

The BRAG PDMP indicated that wildfire has always had an impact on Cache County and over the past few years four wildfires burned on the hillsides east of Providence, River Heights, and Logan City which were all fueled by dry grasses and juniper. The PDMP hazard mapping 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 home and 40 commercial structure are at risk from wildfire. By understanding the risk of wildfires near and in Smithfield, the City, can plan better and prepare in advance to reduce the risk to the City and its residents.

See *Attachment 4 - Pre-Disaster Mitigation Plan*

Wildfire Policies

- » Identify, map and assess potential wildfire hazard areas to help prepare access management and evacuation plans for the city.
- » Update city ordinances to create a wildfire overlay zone including special conditions for development in these areas and work with the County to also participate in the overlay zone for their development in these areas.

Environmental Resources & Hazards

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 open space, address identity, and identify and develop areas that present recreational opportunities for all ages (including the elderly). This includes maintaining the many unique structures such as business faces, older homes, barns, and other such structures. Consideration should be given to restricting height of buildings when height might prevent views from or into areas of the city.

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. Other examples 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



Environmental Resources & Hazards

Zion Plat Road Configuration (Street Grid)

Since the early settlement of the intermountain west, towns have been developed using the form of the Zion Plat. The Zion Plat is based on a conventional street grid with 10-acre blocks for development. Each block faces the cardinal 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 it is an important part of the cultural heritage of Smithfield City, this pattern of development should be continued whenever possible.

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 extensions. Where possible 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, walkways from ends of cul-de-sacs should be evaluated for access to parks, trails or other public rights of way.



Environmental Resources & Hazards

Goals, Objectives & Actions

GOAL

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 protects these resources.

OBJECTIVE

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

ACTION

TIMING

RESPONSIBILITY

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

0 - 4 years

Staff/Planning/City Council

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

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

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. The primary purpose of the Transportation Element is to balance current and future demands generated by the land use with roadway and trail improvements, thereby developing a long-range circulation system plan which would efficiently support future land development and ultimately Smithfield City's Vision.

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

The Future Land Use Map (See *Attachment 1*) and the 2017 Transportation Master Plan addresses the 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 Master Transportation Map. Future expansions need to be planned and designed to be within the fiscal capacity of the 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.



Transportation & Roads

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 a local definition and description 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.

There are four main classifications of roadways in Smithfield City (see Table 5). The functional classifications for roadways in Smithfield City provide a blueprint for managing and handling the expected increase in traffic. The Transportation Master Plan 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.

Access-Management Strategies

A collaborative Corridor Access Management Study was developed for the Highway 91 from Logan to Smithfield in 2014. The cities of Logan, North Logan, Hyde Park, and Smithfield as well as UDOT and Cache County participated to develop an 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 resulted in a cooperative agreement to maintain the roadway's long term functionality and safety.

Pedestrian Safety

Pedestrian and bike facilities are an integral part of the transportation system. Historically, Smithfield has not required construction of sidewalks for all of its developments therefore there are areas within the city that lack these types of facilities. This leaves a large part of the

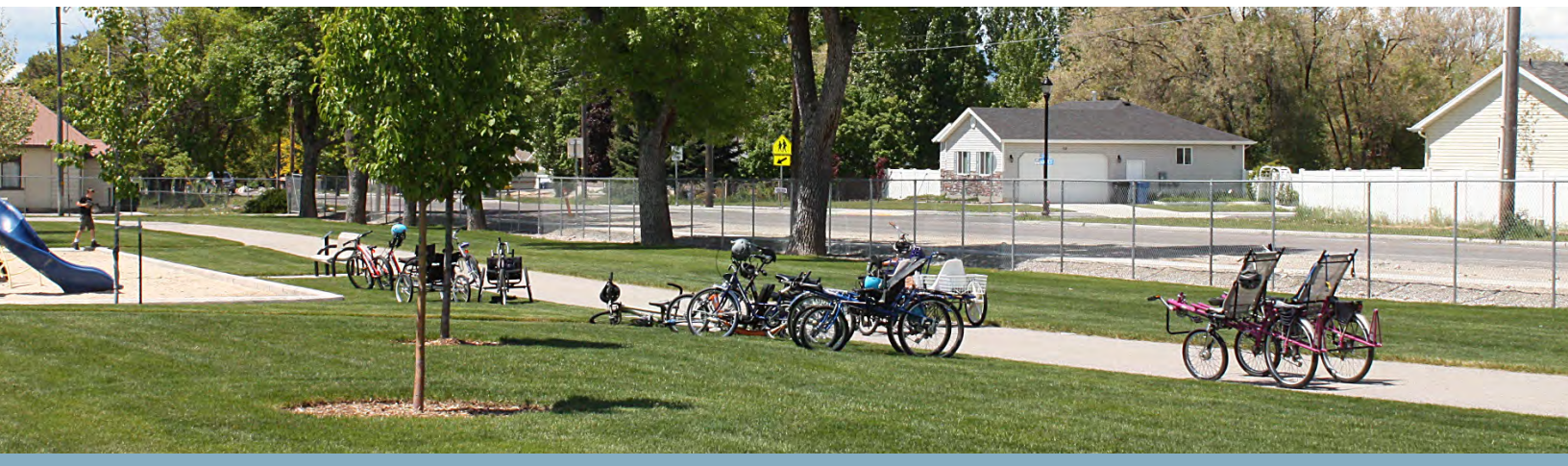
Table 5 // Main Roadway Classification

CLASSIFICATION	DESCRIPTION
Local	Used primarily for movement of vehicles onto and off the street system from land parcels (land access).
Collector	The intermediate type of facility, intended to serve both through-traffic and land-access functions equally.
Major Collector	Used for through-traffic and land-access functions, although it serves to make through-traffic more efficient.
Arterial	Used mainly to provide through-traffic movement in the most efficient manner.

Transportation & Roads

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 have plans to continue to develop sidewalks and trails. As the city grows, more conflict areas could arise, especially on the main access roads that have inconsistent sidewalk development. Smithfield City expects that they will have more projects within the 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 into their developments should be a high priority to maintain safety. Bike routes can be considered in areas to direct the bike traffic to some of the wider, safer, roads with in the City. ATVs and their use on trails will need to be addressed. For more information on existing and future trails, see the Parks and Trails Master Plan (*Appendix A*).



Transportation & Roads

Goals, Objectives & Actions

GOAL

Transportation Goal 1: Continue to update the established transportation improvement plan for city transportation facilities.

OBJECTIVE

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

ACTION

TIMING

RESPONSIBILITY

Action A: Continue communication with surrounding cities and Cache County to work in cooperation with one another as they plan and build future roadways.

0 - 2 years

Staff/Planning/
City Council

Action B: Explore opportunities and feasibility of implementing 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: Develop guidelines for maintaining drainage systems and restrict altering the functionality of these important facilities.

0 - 2 years

Staff/Planning/
City Council

Action F: Smithfield City should preserve the Highway 91 right-of-way by maintaining appropriate building and infrastructure set-backs and maintaining limited access to Highway 91. Implementing the limitations set on this road by UDOT in requiring minimum acceptable distances between access driveways and roads. Smithfield City should implement access plans that have been previously developed as part of their Transportation Master Plan.

Ongoing

Staff/Planning/
City Council

Transportation & Roads

GOAL

Transportation Goal 2: Develop a trail and sidewalk element as part of the transportation master plan update.

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.

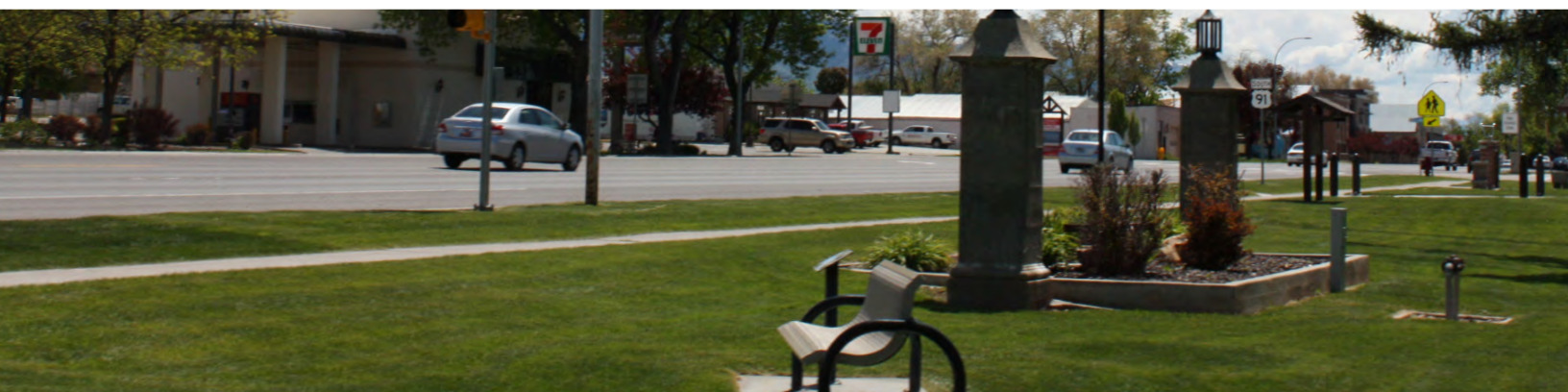
0 - 3 years

Staff/Planning/City Council

Action B: Develop sidewalk standards for arterial and collector streets and evaluate how trail development may be used as an alternative in areas where trails have been planned.

0 - 3 years

Staff/Planning/City Council



Moderate Income Housing

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, townhomes, 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. Based on population change, observed income levels, and existing vacancies, it is projected that Smithfield City will need an additional 628 housing units by 2020. Of those 628 units, 39 will need to be affordable to extremely low-income households, 60 will need to be affordable to low-income households, and 113 will need to be affordable to moderate-income households. 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.



Moderate Income Housing

Goals, Objectives & Actions

GOAL		
<p>MIH Goal: Improve access to housing opportunities for low and moderate income residents.</p>		
OBJECTIVE		
<p>Support and utilize existing affordable housing resources.</p>		
ACTION	TIMING	RESPONSIBILITY
<p>Action A: Continue support of Bear River Regional Housing Authority by attending meetings and understand the opportunities available to Smithfield residents.</p>	Ongoing	Staff/Planning/ Mayor/City Council
<p>Action B: Support and promote First-time Homebuyer Program administered by BRAG.</p>	Ongoing	Staff/Planning/ City Council
<p>Action C: Continue to work with and encourage future opportunities with for Low to Moderate Housing.</p>	Ongoing	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. Along with the update of this General Plan, the city is also updating their Culinary Water Master Plan and preparing a new Stormwater Master Plan. A Sanitary Sewer Collection System Master Plan was completed in 2012. 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 three sets of springs and two wells. These include Miles Springs, Peterson Springs, and other springs located in Smithfield Canyon. The wells are located in Forrester Acres and on the east bench on the golf course and 1000 East. In addition to this culinary water, Smithfield City is served by two secondary water systems. One owned and operated by the city and the other operated by Smithfield Irrigation Company a private company. Smithfield

City's systems source of water comes from Highline Water Users Association supplied by the Logan River. Smithfield Irrigation Company sources of water come from Summit Creek, Birch Creek, wells and water from the Highline Water Users Association supplies by the Logan River.

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



Public Facilities and Services

is updating 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.

In 2011 an update to the city's existing water model was performed on the entire water system reviewing and updating to include any changes in the existing pipe sizes and to add the subdivisions that have been developed since the completion of the 2005 water model. The model was 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-developmen The model identified some areas that were deficient. Some locations cannot supply the required 20 psi during peak day demand and fire flow under two of the three conditions that are listed in the state code.

Existing and future water source, storage and distribution deficiencies and needs are addressed in the 2016 Water Master Plan.

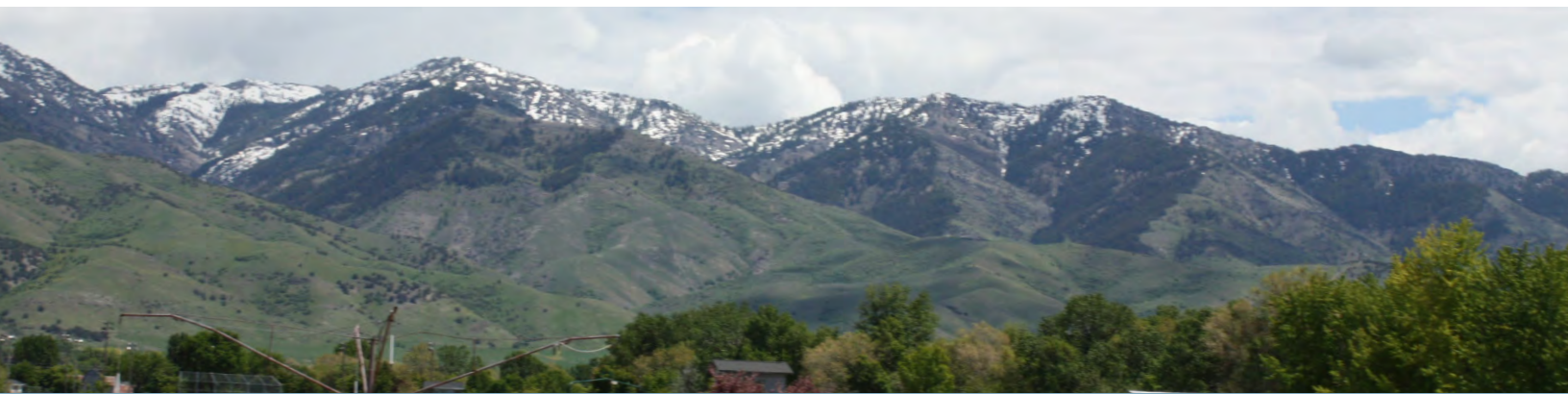
Sanitary Sewer

Collection System

Sunrise Engineering completed a sanitary sewer collection master plan in 2012. 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 project that will be needed in the distant future that Smithfield should continue to plan for.

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.



Public Facilities and Services

Storm Drain

Growth is generally accompanied by an escalation in storm water runoff. 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 pervious than undeveloped lands, meaning that less storm water percolates into the ground, and instead runs downhill across the hard surfaces. The runoff has to be managed in order to minimize potential flooding risks.

A study of the southwest corner of the city was completed by J-U-B in 2013. A large portion of the city drains through the southwest corner. The study included a model to determine the pipe sizes needed to drain this area to the west along

1000 South. It also determined the size of a large regional detention pond that will be needed near the intersection of 1200 West and 1000 South. 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. A new storm water master plan has been completed in 2016 for the entire city and based on the new regulations. 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.

Public Facilities and Services

Library

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 resident of Smithfield has 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.



Smithfield Public Library, date unknown



*Smithfield Public Library, 2015
photo credit: Jaren Thayne Photography*

Public Facilities and Services

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, 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.



Public Facilities and Services

Police Protection

In the summer of 2000, Smithfield City formed a municipal Police Department. 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. Before the Police Department was formed, Smithfield City contracted with the Cache County Sheriff's Office for police services.

The current force provides a wide range of law enforcement services, including patrol, investigation, community services, ordinance enforcement, the DARE program, and community security.



Jim Reese (center), Marshal, 1915



Public Facilities and Services

Goals, Objectives & Actions

GOAL		
<p>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.</p>		
OBJECTIVE		
<p>Protect the general tax payer 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.</p>		
ACTION	TIMING	RESPONSIBILITY
<p>Action A: Review and update the City's zoning ordinance and construction standards to assure developers 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 Mayor/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/Mayor/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>	At least every 5 years or sooner if major changes in growth occur.	Staff/Mayor/City Council
<p>Action D: Wellhead and spring protection zones should be established, documented, and coordinated with the County.</p>	0 - 2 years	Staff/Mayor/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 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/Mayor/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/Mayor/City Council