



Preliminary Summary & Assessment

PN: 57-22-012

History

The existing Smithfield General Plan was approved in 2017. Due to changing conditions over time, the General Plan needs to stay up-to-date and responsive to current and anticipated future needs. In 2022, sections of Utah State Code concerning General Plans were amended. Recently, the City of Smithfield was awarded a Technical Planning Assistance grant from the Utah Department of Transportation (UDOT) to fund an update of the 2017 Smithfield General Plan. J-U-B Engineers (JUB) was contracted to assist with the General Plan update. The update will include reviewing the 2017 plan, other regional plans affecting Smithfield, and current State Code requirements. It will also include substantial public input and involvement. The 2017 General Plan included the following elements:

- Land Use
 - Residential
 - Commercial/Industrial
 - Parks, recreation, and open space
 - Agriculture
 - Annexation
- Environmental Resources and Hazards
- Transportation and Roads
- Moderate Income Housing
- Public Facilities and Services

Project Kick-off

On Wednesday, February 14, 2024, the General Plan update was kicked off at a regular meeting of the Mayor Kris Monson, Smithfield Planning Commission and Members of City Council were also present. Representatives from JUB were present in person and reviewed the project schedule. Following the meeting, input was solicited from all City Councilors and Planning and Zoning Commissioners regarding important issues or concerns on the following topics:

- Moderate income housing
- Growth and land use
- Transportation and traffic
- Water use and preservation

Feedback received was used to inform the preparation of posters and other materials shared with the public at an open house.

Community Input and Open House

On Wednesday, May 1, 2024, the City of Smithfield hosted a community open house from 5:00-8:00 p.m. at the Smithfield City Office Building to solicit public input on an update to the Smithfield General Plan. The open house was advertised on the Smithfield Facebook and Instagram accounts. It was also distributed via the citywide email communication system CivicReady on a weekly basis for over two months. In addition, fliers advertising the open house were posted in town at local businesses and in city-owned buildings.

The event was a drop-in style open house, where attendees were greeted upon arrival by the City Manager, Justin Lewis, and invited to sign in. Printed materials including a description of a General Plan and project schedule were available. Attendees were directed to move around the room past a series of posters on four main topics: land use, housing, transportation, and water. Each poster included a numbered list of potential issues or concerns related to the topic. Attendees were provided with dot stickers and invited to vote for the issues/concerns most important to them. A fifth poster included a map of Smithfield City, including the annexation boundary, with the question “Where would you like to see growth occur?” prompting attendees to place their sticker in response. The number of dot stickers was not limited, and some attendees were provided additional stickers while others had stickers left over. City of Smithfield and J-U-B staff were present at each poster to answer questions.

The final station in the room provided an opportunity for attendees to complete a handwritten comment card on any topic or issue they felt was important. In total, 51 people attended and signed in, and 15 completed comment cards were received.

The following is a summary of dot-voting results on issues of importance and comments received since the project kick-off in February 2024, organized around the four core topics of housing, land use, transportation, and water.

Housing

Five issues received a notably higher number of votes than others on this topic:

- Identifying areas best suited for community growth. (19 votes)
- Increasing the supply of housing for first-time homebuyers. (16 votes)
- Increasing diversity of housing options (single-family, duplex, multi-family, manufactured home parks). (14 votes)
- Increasing the supply of housing for families. (11 votes)
- Increasing the supply of middle-income housing. (10 votes)

Remaining issues received 0-10 votes. Three issues received 10 votes: increasing the supply of middle-income housing, increasing the supply of senior housing (such as low maintenance, assisted living, full

care), and improving public perception of housing options. In the written comment cards received, a primary concern was having too many apartments and not enough small starter homes. Residents prefer to keep a “rural feel” in Smithfield.

Options that received the fewest votes were increasing the supply of accessory dwelling units, amending land use regulations to permit more types of housing, and utilizing subsidies (providing financial assistance) or other revenue to waive construction-related fees. The least popular options were increasing the supply of rental units, creating a land-trust program for moderate-income housing, and reducing parking requirements to increase buildable area. Written comments related to housing noted a desire to maintain a “rural feel”, while another noted a dislike of apartments and a preference for small (8,000 ft²) lots.

Land Use

Six issues received a significantly greater number of votes than others:

- Preserving farmland (47 votes)
- Preserving a rural or small-town community character (45 votes)
- Preserving historic buildings (29 votes)
- Identifying special areas that should be protected, preserved, or conserved (28 votes)
- Expanding and/or improving city parks (26 votes)
- Providing more opportunities for open space and recreation. (25 votes)

Remaining land use issues received a range of votes from 5 to 23 votes. The most popular of these were ensuring new development pays for the infrastructure needed to serve it, providing new city parks in conjunction with new residential development, and providing more opportunities for commercial development. Written comment cards indicated a desire for increased commercial and industrial development, small retail shops to promote walkability, and additional trees and parks that are family-oriented.

The issues of least concern were providing more opportunities for mixed-use zones, encouraging infill development of vacant lots, adopting hillside development standards, providing more opportunities for industrial development, and supporting implementation and enforcing adopted standards.

Transportation

The issues related to transportation that received the most votes were:

- Identifying capital improvements needed to support growth (23 votes)
- Improving safety of walking/biking routes to schools (22 votes)
- Adopting minimum standards for new roads/development (22 votes)

- Providing walking/biking routes to commercial/professional areas (18 votes)
- Improving connectivity of sidewalks (17 votes)

The remaining transportation issues received a wide range of votes, ranging from 16 to 4. A recurring theme was the necessity for safe and pedestrian-friendly sidewalks, to establish connections between residential and commercial zones. This issue was prominently highlighted in the feedback provided through comment cards.

Issues of least concern included identifying opportunities for collaboration with other users, improving lighting to encourage better use of walking/biking routes, and providing/improving ADA accessibility.

Water

Five water issues received a much greater number of votes than others:

- Protecting sensitive areas like wetlands and floodplains from development. (26 votes)
- Increasing water storage capacity. (25 votes)
- Expanding sewer/water service to support growth. (24 votes)
- Updating the 2017 Smithfield City water master planning for supply, demand, storage, and distribution. (23 votes)
- Protecting water resources from pollution. (23 votes)

Of moderate concern were issues that received 13-18 votes, such as providing incentives for low-water landscaping new development, promoting water-efficient landscaping, providing incentives for low-water landscaping existing development, educating the public about water-conserving measures, and improving public perceptions of low-water landscaping. Water was a common theme in written comment cards, but it was brought up in different ways. These included support for development of water and sewer infrastructure, ensuring a stable water supply for the reservoir, and advocating for the natural flow of creeks.

Issues of least concern were exploring options for tiered water usage rates, providing water-saving fixtures and devices to residents, creating a water budget, adopting community water conservation policies, and creating a community water conservation program.

Coordination and Regional Plans of Significance

General plans are utilized by other cities and counties in Utah for short- and long-term planning, including Cache County in which Smithfield is located. Many other agencies and groups also utilize general or master plans to guide future growth and development. To avoid duplication of work, maximize efficiency, and leverage partnerships, it is important to recognize the ongoing planning efforts of others in the region and coordinate planning efforts as much as possible. The following is a list of

groups/agencies that may provide additional planning support, valuable networking opportunities, and/or current planning documents that are relevant to Smithfield's General Plan update.

- Bear River Association of Governments
- Bear River Land Conservancy
- Cache Valley Transit District
- Cache County
- Cache County School District
- Cache Metropolitan Planning Organization
- UDOT

Smithfield City has previous plans that may help inform the General Plan as well. This includes:

- Water Conservation Plan (2023)
- Storm Water Management Plan (2021)

Attachments: Tabulated dot votes by category

	What HOUSING issues are important to you?	# Dot Votes
10	Identifying areas best suited for community growth	19
5	Increasing the supply of housing for first-time homebuyers	16
8	Increasing diversity of housing options (single family, duplex, multi-family, manufactured home parks)	14
4	Increasing the supply of housing for families	11
2	Increasing supply of middle-income housing	10
3	Increasing supply of senior housing (low maintenance, assisted living, full care)	10
9	Improving public perception of housing options	10
1	Increasing supply of low-income housing	9
7	Increasing the supply of accessory dwelling units	7
15	Amending land use regulations to permit more types of housing	7
16	Utilizing subsidies (providing financial assistance) or other revenue to waive construction-related fees	6
12	Rezoning to facilitate/incentivize housing development	5
11	Implementing incentives to increase population density	4
17	Creating a program to transfer development rights for housing (Preserves low-density in "sending districts" in exchange for increased density in "receiving districts")	3
13	Redevelopment of other land uses into housing	2
6	Increasing the supply of rental units	1
18	Creating a land-trust program for moderate income housing	1
14	Reducing parking requirements to increase buildable area	0

List #	What LAND issues are important to you?	# Dot Votes
18	Preserving farmland	47
17	Preserving a rural or small-town community character	45
ss	Preserving historic buildings	29
11	Identifying special areas that should be protected, preserved, or conserved	28
7	Expanding and/or improving city parks	26
6	Providing more opportunities for open space and recreation	25
14	Ensuring new development pays for the infrastructure needed to serve it.	23
8	Providing new city parks in conjunction with new residential development	21
4	Providing more opportunities for commercial development	15
10	Identifying areas suitable for higher density development	13
15	Limiting development of sensitive areas (wetlands, floodplains, and other hazardous areas)	13
1	Updating subdivision and development standards	12
9	Identifying areas most likely to develop and annex into the city	12
13	Encouraging development near existing infrastructure	11
3	Providing more opportunities for mixed use zones	8
12	Encouraging infill development of vacant lots	8
16	Adopting hillside development standards	8
5	Providing more opportunities for industrial development	6
2	Supporting implementation and enforcing adopted standards	5

List #

	What TRANSPORTATION issues are important to you?	# Dot Votes
16	Identifying capital improvements needed to support growth	23
10	Improving safety of walking/biking routes to schools	22
15	Adopting minimum standards for new roads/development	22
9	Providing walking/biking routes to commercial/professional areas	18
1	Improving connectivity of sidewalks	17
5	Improving connectivity of vehicular routes	16
2	Improving condition of sidewalks	15
3	Providing more pedestrian routes and bike lanes	15
7	Improving traffic management/circulation	15
4	Improving connectivity of recreational trails	14
11	Improving safety of walking/biking routes	12
6	Improving condition of existing vehicular routes	10
13	Providing more opportunities for public transportation	10
14	Implementing traffic calming measures	10
17	Identifying opportunities for collaboration with other users	8
12	Improving lighting to encourage better use of walking/biking routes	7
8	Providing/Improving ADA accessibility	4

	What WATER issues are important to you?	# Dot Votes
15	Protecting sensitive areas like wetlands and floodplains from development	26
13	Increasing water storage capacity	25
5	Expanding sewer/water service to support growth	24
11	Updating the 2017 Smithfield City water master supply, demand, storage, and distribution	23
14	Protecting water resources from pollution	23
3	Providing incentives for low-water landscaping new development	18
2	Promoting water-efficient landscaping	17
4	Providing incentives for low-water landscaping existing development	17
7	Educating the public about water conserving measures	13
1	Improving public perception of low-water landscaping	13
10	Exploring options for tiered water usage rates	8
6	Providing water-saving fixtures and devices to residents	6
12	Creating a water budget	4
8	Adopting community water conservation policies	3
9	Creating a community water conservation program	3

List #