

SECTION 5 – LAND USE

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LAND-USE DESIGNATIONS

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.

Figure 5-1 shows proposed future land uses for the area within Smithfield City’s annexation boundaries. This land-use map visually presents the land uses set forth in the General Plan. The land-use map does not follow existing property lines. Instead, it shows the approximate location of the general land-use designations (Table 5-1 explains the designations). Specific property issues will be taken into account on a case-by-case basis when the Planning & Zoning Commission and the Smithfield City Council are requested to zone, rezone, and/or grant building permits for specific parcels.

Table 5-1. Land-use Designations

Designation	Description
AG	Agricultural (one dwelling unit per 5 acres and up)
C-CBD	Commercial-Central Business District
C-P	Commercial-Professional
C-C	Commercial-Community
L-I	Light-Industrial
LDR	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)
P	Public
O	Open space

LAND-USE POLICIES

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 growth of Smithfield City should pay its own way. 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.
- The downtown area should be revitalized as 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.
- As a general rule, the city should not encourage large lot development in residential areas. The majority of lot development should be one-half acre to one-quarter acre in size.
- Large lot development should be considered in areas where land is unsuitable for development because of site conditions (terrain and presence of wetlands, for example).
- The city should beautify major city gateways by adopting gateway design standards, including landscaping and signage.

RESIDENTIAL

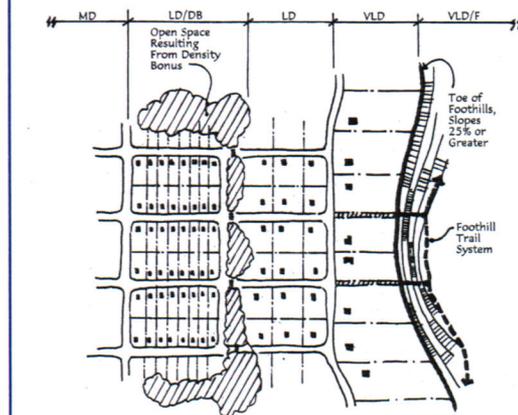
Residential uses are located throughout the planning area and consist primarily of single-family homes. However, residential uses also include apartments, town homes, and manufactured homes. Most of the residential land in the current city limits is designated as Medium Density Residential.

It is desirable that slopes between 20 percent and 30 percent should have a lower 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 in hillside overlay zones. The interior of blocks may also be preserved as open space or developed into single-family housing, when the developer provides significant open space.

Residential policies:

- Hillside areas with slopes steeper than 20 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.
- Multi family 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.)

Figure 5-2. Conceptual Presentation for Density Transition to the Foothills



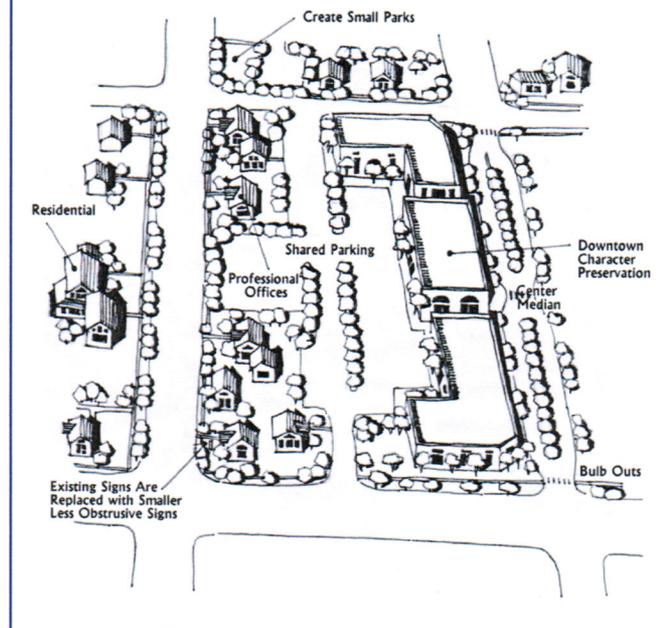
COMMERCIAL

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 200 South on Main Street to 200 North on Main Street. The eastern boundary is 100 East and the western boundary is 100 West. Such entities as specialty retail and service types of industries should be maintained. Protection of the downtown character should be strengthened, and the use of government grants for historic preservation should be used to protect this area.

Figure 5-3. Concept Sketch of Central Business District Office Development with Downtown Commercial



Additionally, J-U-B ENGINEERS, Inc. recommends that other enticements for businesses be added to the central business district. Working closely with the Smithfield Redevelopment Agency and encouraging the use of redevelopment funds in the downtown area represent important statements by the city about its commitment to this downtown area. The type and mix of businesses should be encouraged towards complementary business types to maximize the success of businesses choosing to move into the downtown area.

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.

Downtown business district policies:

- Concentrate Smithfield Redevelopment Agency activities in the central business district and encourage investment in the area to create public/private partnerships.
- Work to establish a balance between pedestrians-oriented and vehicles in all downtown revitalization.
- Create architectural design guidelines for the downtown area.

- Work with developers to create parking areas that are shared and benefit all businesses in the central business district.
- Discourage residential uses within this area unless they are part of an integrated comprehensive development that mixes appropriate commercial and residential units.

Business/Professional Office

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, a transitional zone of “professional office” has been recommended on both the east and west borders of the central business district. The professional office area will help support the central business district during the day, and decrease the intensity of impact on the adjacent residential communities. Offices that choose to locate in this area should be regulated through design guidelines and be within the character of the adjacent residential neighborhoods. Extensive landscaping should also be required between business offices and the adjacent neighborhoods—such as berms, rows of trees, and automobile headlight plantings.

Community Commercial

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. Businesses in this area should be highway-oriented, and should be the location of larger box-types of businesses. Parking lots should be in the rear with display windows at the back of the store. Buildings should be broken in their relief to maintain interest in building facades. To improve vehicular safety and traffic flow, site access should be from side streets rather than main arterials. Parking, wherever possible, should be shared to maximize efficiency. Site landscaping standards should ensure quality development.

Commercial community policies:

- Commercial uses should provide landscape buffers to protect adjacent, less intense land uses (especially residential uses) from impacts.
- Screen and enclose all commercial storage and trash areas.
- 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 take place between Main Street and the developed industrial park. Alternate modes of transportation to the industrial park should be considered. The industrial park should be developed in a

quality manner, with design guidelines to ensure continuity and proper circulation. Wherever possible, the industrial park should access Main Street from the east-west streets rather than directly from the industrial park. The old Del Monte cannery should be maintained as a light industrial use, with access between the two uses on 200 West or 400 West. This facility is currently used by ICON for its manufacturing purposes.

Light industrial/manufacturing policies:

- Locate industrial development in areas that will 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. Parks and Recreation

The Smithfield City Parks Recreation and Trails Master Plan was adopted in 2002 (see Appendix C). This plan inventories the existing city facilities and identifies city-wide goals and policies.

Note: Page numbers below refer to page numbers in the Smithfield City Parks Recreation and Trails Master Plan.

PARKS AND RECREATION

Parks and Park Facilities

Goals:

- Maintain parkland service levels (page 2-18).
- Upgrade and improve existing neighborhood parks (page 2-19).
- Provide a diversity of parklands and associated activities (page 2-19).
- Encourage access to parks through walkways and trailer in subdivisions for better pedestrian circulation.

Recreation Programs and Facilities

Goals:

- Provide and maintain recreation facilities that meet the needs of residents (page 3-9).
- Develop cultural arts programs for all ages and interests in Smithfield City (page 3-10).

Trails

Goal:

- Provide a comprehensive trail system in Smithfield City (page 4-8).
- Establish the use of trails as an alternative transportation mode (page 4-8).
- Provide access routes from cul-de-sacs to adjacent parks, schools and other recreational facilities.

AGRICULTURAL

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. With the loss of these water rights, the land would inevitably be converted to a more intense land use, such as high-density residential.

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. It is important that policies be developed to discourage the conversion of these viable agricultural lands to urban uses. Preservation of productive agricultural land must be provided in order to maintain its environmental and economical value. 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. Thus, incentives should be provided to preserve the agricultural lands and to maintain the opportunities for a rural lifestyle.

Agricultural policies:

- The city encourages 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
- The city should explore and adopt additional measures to encourage the conservation of agricultural land as needed.
- The city encourages the conversion of water used for agricultural production when the land is converted to an urban use. Conversion should only be accepted in cases where land use has changed from agricultural use that is consistent with the General Plan.

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 may also include 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.

Open space policies:

- The city will regularly 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.

Preserving Open Space

A variety of techniques can be used to help preserve open space. The following is a brief overview of some of them.

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 has acquired various parcels, through both purchase and gifts, to add to the park and trail system or to preserve hillside areas.

Conservation Easements

A conservation easement is a legal restriction on the use of all or a portion of a particular property. While the ownership of the land does not change, the owner's right to use that portion of the property subject to the easement is limited.

Conservation easements are used for a wide range of public goals, such as land and scenic conservation and agricultural preservation. Because an owner can still own and use the land in a manner consistent with the easement, acquisition of conservation easements can normally be achieved at a cost substantially less than that of the price of the land.

Conservation easements may be obtained either by a public agency or by a non-profit organization (such as a land trust).

Dedicated Open Space

Open space preservation is a key component of maintaining the "rural feeling" envisioned by citizens participating in the 2004 community survey. Minimum standards should be established for the city to obtain dedicated open space. These standards should include provisions for minimum lot sizes, development location, Smithfield City's ability to provide services to the development, and maximum allowable densities.

Dedicated open space policies:

- Parcels should conform to minimum size requirements.
- Dedicated lots should be contiguous.
- Land, in general, should be accessible to the general public.
- The city should actively pursue the preservation of significant open space through zoning, conservation easements, acquisition, transfer of development rights (TDRs), and other preservation techniques.

ANNEXATION

The current declared annexation areas are divided into two separate development tiers (see the land-use map, Figure 5-1). The purpose of these annexations is to

reduce residential sprawl and to require developers to remain adjacent to the current city infrastructure.

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 strive to acquire or control all water rights that exist on land to be annexed.