



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, November 19, 2025**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Sarah Price.

1. Approval of Planning Commission Meeting Minutes from October 22, 2025.
2. Public comment on items not on the agenda or not requiring a public hearing during the meeting.
3. Discussion and possible vote on the request by Jesse Vega for approval of the Preliminary Plat for the Gregory Stables Phase 3 Subdivision, an (8) lot/unit subdivision located at approximately 370 North 250 West.
4. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-24, an Ordinance rezoning Cache County Parcel Number 08-080-0008 from R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone). The parcel is approximately 1.74 acres and is located at approximately 370 North 250 West. The request was submitted by Jesse Vega.
5. Discussion and possible vote on Ordinance 2025-24.
6. Discussion and possible vote on the Conditional-Use Permit request by Ryan Stone to operate a bed and breakfast facility on Cache County Parcel Number 08-085-0009 located at 14 North 400 West. The parcel is approximately 0.18 acres. Zoned GC (General Commercial).
7. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-23, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.060 "Compliance Required".
8. Discussion and possible vote on Ordinance 2025-23.
9. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-22, an Ordinance amending the Smithfield City Construction & Design

Standards, Part I “Design Standards”, Chapter 2.0 “Street Design”, Section 2.1 “General”.

10. Discussion and possible vote on Ordinance 2025-22
11. Introduction and Public Hearing for the purpose of discussing Ordinance 2025-21, an Ordinance amending the Smithfield City Municipal Code Title 5 “Business Licenses and Regulations”, adding Chapter 5.34 “Firearms & Ammunition” and Section 5.34.010 “Business License”, and amending Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.
12. Discussion and possible vote on Ordinance 2025-21.

Adjournment

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

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

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