



SMITHFIELD CITY COUNCIL MINUTES November 17, 2025

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Monday, November 17, 2025, at 6:30 p.m.

Mayor Monson was in the chair. Opening remarks by Todd Orme

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

City Staff: Justin Lewis (City Manager), Dana Lazcanotegui (City Recorder), Brian Boudrero (Planning Manager), Clay Bodily (Public Works Director)

Visitors: Emma Bingham, Eric Bingham, Aaron Rudie, Brandon Douglas (Smithfield PD), Jeff Gittins, Mike Oliverson, Mandy Kimball, Dave Forrester, Chris Olsen, Kelly Olsen, Glenn Merkle, Jim Marshall, Cory Martin, Russell Smart, Korey Adams, Jon Meier, Jeff Strate, Michael Harris, Marv Halling, Kirk Kimball, Jace Tueller, Allie Harding, Becky Hall, Jonathon Hall, Eden Hooten, Dustin Hooton, Jennie Orme, Caralee Stokes, Debbie Zilles

Mayor Monson spoke about the Dignity Index, an 8-point scale that raises awareness of how language shapes public life and encourages more thoughtful and respectful dialogue. Rumors are running rampant throughout the City, and she wanted to address a few of them. She did not leak the bodycam video of Councilmember Ted Stokes to the media. New Councilmember John Engler was not pre-chosen. He participated in the process, just as all the other candidates did. There was no prior agreement by the Council to choose him. The Council made its decision based on the applications and interviews which were conducted. The Smithfield Police Department is not being defunded or taken apart. She and Mayor-elect Aaron Rudie have discussed, and both agree, that the Police Department is valuable to the City and will continue to be funded, trained, and supported. She is tired of the rumors, and they need to stop. Rumors are being passed on social media, by phone, in squad cars, at the grocery store, at the gas station, at the Cache County Jail, and at church. These rumors have caused panic in the Police Department, broken friendships and neighborhoods, and divided church groups. Smithfield City is better than this. She feels that the City is currently at a 2-3 on the index with 1 being the worst and 8 being the best. She has been involved in government for 23 years. She has never seen it sink to this level. She would like to see Smithfield reach #7 on the Dignity Index: *"We fully engage with the other side, discussing even the values and interests we don't share, so we know where they're coming from"*. She encouraged residents to reach out if there are any questions or concerns.

Approval of the City Council meeting minutes from October 15, 2025.

*****Motion made by Councilmember Campbell to approve the city council meeting minutes from the October 15, 2025 meeting. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

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

Youth Council Update

Jace Tueller and Allie Harding reported that the Youth Council will be helping with the Turkey Trot this weekend, the Night of Giving on December 5th, and the Storybook Festival at the Library on December 8th.

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

Jeff Gittins thanked the City Council and Councilmember Todd Orme, who serves as the liaison to the Historical Society. He noted that Frank Nilson, a long-term Smithfield resident, was having his viewing this evening. Mr. Nilson served in two wars, was very active in the American Legion, and participated in many parades and services at military funerals. Mr. Gittins is grateful for the recent improvements at the cemetery. He updated the Council on the progress of improvements at the Douglass Mercantile Store/Museum. The crown molding has been installed. He concluded his comments by stating that Smithfield City is a great place to live.

Mike Monson stated that Martin Luther King Jr. once said, "The great question we should all ask ourselves is what are we doing to help other people?". He thanked all the individuals who sacrifice their time and have served, are serving, and will serve Smithfield City.

Chris Olsen thanked those who are and will serve Smithfield. He opposes Ordinance 2025-19. A public hearing was held at the last Planning Commission meeting, where several residents voiced concerns about the requested rezone. He also advised that he has conducted an in-depth comparison of the changes in the proposed General Plan update relative to the 2017 version and the suggestions that have been implemented. He is willing to share his information with council members who are interested in the items he suggested which have not been included to this point.

Ashley Spackman read a statement from the Duncan family, who were unable to attend, regarding Ordinance 2025-19. *"My family owns and lives on the property adjacent to 385 West Center. For over one hundred years this community has been single-family dwellings. It is not comparable to the property across the railroad tracks because it has long been established for larger lots, gardens and animals with single-family dwellings. Going to multi-family is a significant change to the nature of the community. There is no direct access to 100 North, there is only one way out. There are no sidewalks, no room for parking. This location was not set up for inner multiple family dwellings. There has been no mention of a traffic study to see the impact of increased traffic, garbage removal, mail, and other deliveries. I am concerned about the security of the neighborhood, and the planning commission has already recommended that this not be approved".*

Mandy Rogers opposes Ordinance 2025-19. The Planning Commission also recommended denial of the rezone. She grew up in this neighborhood and wants it to

remain a beautiful place to live, especially for her 90-year-old mother, who lives there. This is not a place for apartments. There are farms and livestock in the area, and this type of development would devastate it.

Jeff Strate expressed opposition to Ordinance 2025-19. He stated that 120 West 400 South was rezoned and planned for retirement homes; however, after approval, the contractor changed the plan and put in apartments, which has devastated the farming community there. This area has always been considered the buffer zone between residential and agricultural areas. The City has lost farmers over time, and he does not want to lose Mike Hansen's farm.

Kirk Kimball opposes Ordinance 2025-19. He grew up in the neighborhood, and his mother still lives there. He has lived in Smithfield his entire life and likes the small-town feel. He is concerned that this type of rezone will change that feel. He realizes that this could be lucrative for the property owner(s) and contractor(s), and possibly for the city, but that, if approved, it will change the area's feel.

Eric Bingham spoke in opposition to Ordinance 2025-19. He stated that he moved to Smithfield for its small-town feel, and he recently relocated to his current home because additional dense housing was being built near his previous residence. Approving this ordinance would feel deceptive to residents who invested in living in the area based on its existing character.

Becky Hall opposes Ordinance 2025-19. She lives in the neighborhood and feels that many recent rezones are becoming examples of "spot zoning" in small, isolated areas. She noted that there is a well-used trail through the park to the south and that the area hosts many family-friendly events, with children frequently playing there. She expressed concern that the proposed development would increase traffic and create safety issues. She also questioned whether the project would affect the area's water and sewer capacity. Ms. Hall stated that the property is not large enough to accommodate apartments and that the required fencing would detract from the neighborhood's open feel. She added that no one wants to live next to an apartment complex and that the surrounding area includes hobby farms and animals, which could lead to conflicts with existing livestock.

Discussion and possible approval of John Meier as a member of the Smithfield City Planning Commission.

Jon Meier applied for the previously open City Council position and was not selected but would like to be involved through the Planning Commission. He has a background in real estate, and his wife is from the valley.

*****Motion made by Councilmember Campbell to approve Jon Meier to serve on the Smithfield City Planning Commission. Councilmember Hyer seconded the motion. The motion was approved 5-0.*****

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

No Vote: None

Discussion and possible approval of Jeff Strate and Russell Smart as members of the Smithfield City Historical Preservation Commission.

*****Motion made by Councilmember Campbell to approve Jeff Strate and Russell Smart as members of the Smithfield City Historical Preservation Commission. Councilmember Orme seconded the motion. The motion was approved 5-0.*****

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

No Vote: None

Discussion and possible vote on Ordinance 2025-19, an Ordinance rezoning Cache County Parcel Numbers 08-085-0008 and 08-085-0011 from R-1-12 (Single Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). The parcels are located at approximately 385 West Center and total approximately 1.4 acres. The request was submitted by Lucerne Management Company.

Korey Adams is the owner of Lucerne Management Company. They are requesting a rezone from R-1-12 (Single Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). Their property is directly bordered on the west by the railroad. There is a perpetual access easement located on the east edge of the property for multiple existing properties. Mr. Adams and his brother own the management company. In reviewing the General Plan, this area is identified as 3-5 units per acre, which is what is being requested. He noted that 400 West is often lined with vehicles, especially when ballgames are being played at Forrester Acres so that, regardless of this development, traffic in the area remains. Historically, the property was owned by the owners of Smithfield Implement and served as a loading area for goods. Part of the warehouse is still there. They would be open to a change to General Commercial or Light Industrial. He understands the concerns about livestock in the area, and a privacy fence would be installed. The proposal is to bring a street off/near the railroad tracks to access the property, so it would not affect access to the Sorensen's home.

Councilmember Campbell shared a similar experience from years ago near his home. He is a strong proponent of property owner rights but also believes in the need to balance an owner's right to gain with the rights of the adjacent neighbors. The property is entitled to be subdivided, but he does not think apartments would be a good fit. This type of development may be more suitable in certain areas such as newer areas where mixed-use development can be accommodated. The idea of growing up rather than out does not fit Smithfield.

Councilmember Orme reviewed Planning Commission minutes. He does not agree with Mr. Adams's statement that this would be a good buffer between residential areas and the railroad tracks; the railroad tracks already provide an excellent buffer. There was also a comment during the Commission meeting about the property being an "eyesore." Mr. Orme did not agree with the insinuation that the proposed development would be the only solution for cleaning up the property. He does not feel that the proposal is a good fit for this location.

*****Motion made by Councilmember Campbell to DENY Ordinance 2025-19, an Ordinance rezoning Cache County Parcel Numbers 08-085-0008 and 08-085-0011 from R-1-12 (Single Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). The parcels are located at approximately 385 West Center and total approximately 1.4 acres. The request was submitted by Lucerne Management Company. Councilmember Orme seconded the motion. The motion to DENY was approved 5-0.*****

Yes Vote (to deny): Campbell, Engler, Hyer, Orme, Staker

No Vote: None

Discussion and possible vote on Resolution 2025-11, a Resolution accepting a Petition for Annexation on certain real property under provisions of Sections 10- 2-403 and 10-2- 405, Utah Code Annotated, as amended. The parcels being considered for annexation are located at approximately 950 South 500 East and are approximately 70.40 acres total. Cache County Parcel Numbers 08-119- 0011, 08-119-0013, 08-119-0014, 08-119-0009, 08-119-0017, 04-007-0009, 04-007-0010, 04-007-0011, 04-002-0001 & 08-122-0004.

Ms. Lazcanotegui said a petition for annexation has been filed by S&G Bloom Haven LLC. Before the City Council is the petition for further consideration.

Councilmember Hyer disclosed a conflict and will abstain from the discussion and vote.

Councilmember Orme expressed concern that this appears to create an island of non-contiguous property, which is a red flag.

Councilmember Staker said there is a dirt road with no potential for good access.

Mayor Monson said the only way people will exit this parcel is by going down a half road near 1000 South and turning into the multi-family housing development. She does not believe this area is ready to be annexed.

Councilmember Engler said his primary concerns would be around access and traffic. This much property has the potential to house hundreds of dwelling units. It might be better to address the possibility of annexation when the infrastructure is ready.

Councilmember Staker would like to avoid a situation similar to what is happening along 400 West in the area of 400 North. A decision like this needs careful consideration, thought, and planning. She does not want to jump in before the area is ready.

Mayor Monson agreed that the City needs to decide whether the timing is right.

Councilmember Engler acknowledged the ongoing housing crisis and concerns about housing availability but emphasized that the Council has a responsibility to signal to developers that new development must be done correctly and at the appropriate time.

It is not fair to put a pinch on future residents. Infrastructure needs to be planned and built in advance.

Councilmember Orme said there could be another road in that area, but it will require long-term planning.

Mr. Lewis answered for Commissioner Campbell that the Hyde Park boundary is 4400 North. Smithfield City is working with them on long-term planning and future roads.

*****Motion made by Councilmember Campbell to DENY Resolution 2025-11, a Resolution accepting a Petition for Annexation on certain real property under provisions of Sections 10- 2-403 and 10-2- 405, Utah Code Annotated, as amended. The parcels being considered for annexation are located at approximately 950 South 500 East and total approximately 70.40 acres. Cache County Parcel Numbers 08-119- 0011, 08-119-0013, 08-119-0014, 08-119-0009, 08-119-0017, 04-007-0009, 04-007-0010, 04-007-0011, 04-002-0001, & 08-122-0004. Councilmember Staker seconded the motion. The motion to DENY was approved 4-0.*****

Yes Vote (to deny): Campbell, Engler, Orme, Staker

No Vote: None

Abstain: Hyer

Canvass the election results of the November 4, 2025 General Election.

Mayor – 4 Year Term

Aaron Rudie***	1,649
Kris Monson	1,572

Total Votes Cast: 3,221

City Council – 4-Year Term

Chris Olsen ***	1,802
Lizette Villegas	776
Sue Hyer	1,542
Jay D. Downs ***	1,837

Total Votes Cast: 5,957

***Elected

Official Results

Active Registered Voters:	7,934
Total Ballots Cast:	3,246
Voter Turnout (%):	40.91%

Ballots Returned

Dropbox:	2,248
USPS:	965
In-Person:	21

UOCAVA: 4
Provisional: 8
Total 3,246

Challenged Ballots

Ballots with Signature Verification Issues: 57
Ballots Cured: 26
Not Cured: 31

Rejected Ballots (Not Curable)

Past Deadline: 67

Provisional Ballots

Issued: 8
Counted: 8
Rejected/Insufficient ID: 0

In-Person Voting

Early: 4
Election Day: 17
Total 21

Undeliverable Ballots

Undeliverable/No Forwarding: 25
Temporarily Away: 13
In-County Move: 92
Out of County Move: 13
Out of State Move: 19
Total 162

UOCAVA Ballots

Sent: 14
Returned: 4

STATISTICS TOTAL

Registered Voters: 7,934
Ballots Cast: 3,246
Ballots Cast – Blank: 0
Voter Turnout: 40.91%

*****Motion made by Councilmember Campbell to certify the 2025 election results. Councilmember Engler seconded the motion. The motion was approved 5-0. *****

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

No Vote: None

Discussion on e-bike use in the City

Mayor Monson said cities in Cache Valley would like to work together on this issue. One of the biggest concerns is e-motorcycles/dirt bikes. Patrol Sargeant Brandon Douglas said those can reach speeds of 50-55 mph and are most often ridden on streets.

Sargeant Douglas answered for Councilmember Engler that one of the biggest problems is related to safety, especially for juvenile drivers following appropriate traffic laws.

Councilmember Orme has done quite a bit of research on this issue and believes it should be better classified in the Utah Code. E-motorcycles are primarily designed for the classifications they fall under, which are one of two classifications: either a Class B which go through licensing process of an OHV and should only be allowed to be ridden in such areas, or they need to be made street legal with all applicable equipment, restrictions, insurance, and licensing regulations. He has seen juveniles riding these and jumping along the edges of driveways, which could be a liability to the City.

Mayor Monson said there are also concerns about the safety of e-bikes on sidewalks. Councilmember Orme agreed, and although they are legally allowed on sidewalks, they must yield to pedestrians; and no training is required.

Sargeant Douglas said some laws are being discussed to better police and enforce the e-motorcycle portion. He said there is a great need for better education.

Mayor Monson and Councilmember Orme will work on putting more information out to the public, especially around the upcoming holidays.

Update on the General Plan

Mr. Lewis advised that the Council will not approve or vote on the updated draft tonight. He provided a brief history of the process to this point. The steering committee started the process, and an open house was held. The Planning Commission has recommended approval; however, with the newly elected officials taking office in January 2026, formal adoption will begin then. There will be several meetings for discussion, including a public hearing, before the draft is adopted. The City is working with the state on the water conservation element. The Transportation Master Plan will be completed once the General Plan is updated. The general plan draft will be posted on the website for review.

Discussion and possible vote on Ordinance 2025-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.030 “Definitions”, 17.81.070 “Streets, Circulation and Parking”, Chapter 17.88 “Planned Unit Developments”, Section 17.88.080 “Streets, Circulation and Parking”, 17.88.120 “Preliminary PUD Plan Approval” and Chapter 16.16 “General Requirements for all Subdivisions”, Section 16.16.030 “Street Layout Standards”.

Mr. Boudrero explained that private roads have been problematic. Many are not designed to City Standards. HOAs (homeowner’s associations) often lack in maintenance, and the City receives complaints. He outlined the changes and highlighted the amendment to 16.16.030 C., which is proposed to be *“Private streets are not allowed in any residential zone, except for an Intrablock Development. See SMC 17.84 “Intrablock Development”.*

*****Motion made by Councilmember Campbell to approve Ordinance 2025-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Sections 17.81.030 “Definitions”, 17.81.070 “Streets, Circulation and Parking”, Chapter 17.88 “Planned Unit Developments”, Section 17.88.080 “Streets, Circulation and Parking”, 17.88.120 “Preliminary PUD Plan Approval” and Chapter 16.16 “General Requirements for all Subdivisions”, Section 16.16.030 “Street Layout Standards”, amending 16.16.030 C to include the wording *Private streets are not allowed in any residential zone, except for an Intrablock Development. See SMC 17.84 “Intrablock Development”*. Councilmember Orme seconded the motion. The motion was approved 5-0.*****

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

No Vote: None

Mr. Lewis noted that this will not affect any previously approved projects, only those moving forward.

Public Hearing for the purpose of discussing Ordinance 2025-25, an Ordinance amending the Smithfield City Construction & Design Standards, Part I “Design Standards”, Chapter 5.0 “Culinary Water System Design”.

Mr. Lewis outlined the proposed change to add the following wording to **5.0 Culinary Water System Design**:

E. All water service connections for residential and commercial use shall have an individual water meter per unit. See SMC 13.04.140 “Separate Connections”.

Mr. Lewis said this proposal is due to problems, such as one meter supplying different units and not receiving payment from all of them. If one owner pays the bill and another does not, the only way the City can handle the issue is through legal counsel. This proposal will apply only to new construction. Another issue is how fairly split the

consumption of a building where there are multiple tenants. One tenant might be a single person, and another tenant could be a family of four. Both use different amounts of water. The proposed ordinance would make sure each unit paid only for the water it used.

7:41 p.m. Public Hearing Opened

There were not any comments or questions.

7:42 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-25

Councilmember Campbell shared an example of how this would have helped in a previous situation, which turned into a “kerfuffle”. This seems to be a sound ordinance, and he supports the proposal.

Councilmember Staker asked if there is a resolution for the current meter problem. Mr. Lewis said these situations are handled on a case-by-case basis, and there are not many good options. This proposal is a result of “lessons learned”.

*****Motion made by Councilmember Orme to approve Ordinance 2025-25, an Ordinance amending the Smithfield City Construction & Design Standards, Part I “Design Standards”, Chapter 5.0 “Culinary Water System Design”. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

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

No Vote: None

Public Hearing for the purpose of discussing Ordinance 2025-26, an Ordinance amending the Smithfield City Municipal Code Title 13 “Public Services”, Chapter 13.04 “Water Service System”, Section 13.04.080 “Rates and Connection Fees”.

This item was withdrawn and not considered.

City Manager Report

- ✓ The 3-million-gallon water tank project contract has been awarded and signed by Spindler Construction. The anticipated completion date is scheduled for September 2026. The City will be paying cash for this project.
- ✓ The storm water project, after having a discussion J-U-B Engineers, will be split into two phases. Phase 1 will be done during the current fiscal year and will be the installation of 30–36-inch pipe west of the highway to the railroad tracks. Phase 2 will be in the next fiscal year and will be from the railroad tracks to 1200 West and will include the creation of the storm water pond. Both phases will be paid for in

cash. He thanked Mr. Bodily and Mr. Wright for all their work. The city is still working with the Army Corp of Engineers on the exact requirements for the new retention pond.

- ✓ The spring line replacement project is to the final design point. This project will also be split into two phases because the construction will be different. Phase 1 will basically consist of the work in the county going east towards the Forest Service boundary. Phase 2 will run from the Forest Service property to the spring, which will be a significantly more difficult section. The goal is to have Phase 1 out for bid in the first quarter of 2026. The project will involve approximately 4.7 miles of pipe installation and will require a temporary canyon closure.
- ✓ The 400 & 800 West bridge widening projects are mostly complete. The sidewalk and asphalt will be completed in spring 2026 due to the weather.
- ✓ Next Council meeting will be on Wednesday, Dec. 10, 2025. The audit has been completed and will be presented to the Council.

Council Member & Mayor Reports

Councilmember Orme

- ✓ Jeff Gittins previously mentioned the progress of the improvement to the Douglass Mercantile Building. The America250 Committee has asked the Historical Society to help with the celebration activities. They will also be helping with the Turkey Trot this weekend.
- ✓ The Tree Committee is losing two members; there is a recommendation for one replacement, which will likely come to the Council next month. They have been having good discussions about helping to better identify/map trees through the City.

Councilmember Staker

- ✓ The Health Day Ambassador Pageant is scheduled for March 2026. Sign-ups are ongoing. There will be a patriotic theme to tie in with America250.
- ✓ Arts Council is making final preparations for the 2nd Annual Storybook Festival which will have a Nutcracker theme this year and will be held in the library parking lot on Monday, December 8th. Vendor applications are still being accepted. Donated Christmas books, from Gibbs Smith Books, will be handed out to each family that attends.

Councilmember Engler

- ✓ The Chamber of Commerce Night of Giving will be held on Saturday; December 6th Sky View High School.
- ✓ He has met with the Trails Committee Chair and will be providing future updates.

Councilmember Campbell

- ✓ Cache Mosquito Abatement District is getting ready for the upcoming year. There has been a great success with the use of drones.
- ✓ The Library will be having new carpet installed in the newer part of the building, which will necessitate a temporary closure. Some services, such as programming, will be offered off-site during that time.

Mayor Monson

- ✓ The spring line project has been delayed due to Forest Service permits; the City has not been delaying the project.
- ✓ The jagged rock in the park strip by the skate park will be removed and replaced with something more family friendly.
- ✓ Police Chief Travis Allen will be retiring on January 15, 2026. Advertising for the position will begin this week.

*** The meeting adjourned at 8:06 p.m. ***

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah on **November 17, 2025**. The meeting will begin at 6:30 p.m.

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

1. Approval of the City Council meeting minutes from October 15, 2025.
2. Public Comment on items not on the agenda, or agenda items not requiring a public hearing during the City Council meeting.
3. Discussion and possible approval of Jon Meier as a member of the Smithfield City Planning Commission.
4. Discussion and possible approval of Jeff Strate and Russell Smart as members of the Smithfield City Historical Preservation Commission.
5. Discussion and possible vote on Ordinance 2025-19, an Ordinance rezoning Cache County Parcel Numbers 08-085-0008 and 08-085-0011 from R-1-12 (Single Family Residential 12,000 Square Feet) to RM (Multiple-Family Residential). The parcels are located at approximately 385 West Center and total approximately 1.4 acres. The request was submitted by Lucerne Management Company.
6. Discussion and possible vote on Resolution 2025-11, a Resolution accepting a Petition for Annexation on certain real property under provisions of Sections 10-2-403 and 10-2-405, Utah Code Annotated, as amended. The parcels being considered for annexation are located at approximately 950 South 500 East and are approximately 70.40 acres total. Cache County Parcel Numbers 08-119-0011, 08-119-0013, 08-119-0014, 08-119-0009, 08-119-0017, 04-007-0009, 04-007-0010, 04-007-0011, 04-002-0001, & 08-122-0004.
7. Canvass the election results of the November 4, 2025 General Election.
8. Discussion on e-bike use in the City.
9. Update on the General Plan.
10. Discussion and possible vote on Ordinance 2025-17, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.81 "Master Planned Community (MPC) Zone", Sections 17.81.030 "Definitions", 17.81.070 "Streets, Circulation and Parking", Chapter 17.88 "Planned Unit Developments", Section 17.88.080 "Streets, Circulation and Parking", 17.88.120

“Preliminary PUD Plan Approval” and Chapter 16.16 “General Requirements for all Subdivisions”, Section 16.16.030 “Street Layout Standards”.

11. Public Hearing for the purpose of discussing Ordinance 2025-25, an Ordinance amending the Smithfield City Construction & Design Standards, Part I “Design Standards”, Chapter 5.0 “Culinary Water System Design”.
12. Discussion and possible vote on Ordinance 2025-25.
13. Public Hearing for the purpose of discussing Ordinance 2025-26, an Ordinance amending the Smithfield City Municipal Code Title 13 “Public Services”, Chapter 13.04 “Water Service System”, Section 13.04.080 “Rates and Connection Fees”.
14. Discussion and possible vote on Ordinance 2025-26.
15. City Manager Report
16. Council Member and Mayor Reports

Adjournment

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

In accordance with the Americans with Disabilities Act, individuals needing unique accommodations 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 or
<https://www.youtube.com/@smithfieldutah/streams>