



SMITHFIELD CITY COUNCIL MINUTES September 23, 2026

The Smithfield City Council met in a specially scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, September 23, 2026, at 6:00 p.m. Mayor Aaron Rudie was in the chair.

Opening remarks by Mayor Rudie

Council Members in Attendance: Jay Downs, John Engler, Chris Olsen, Todd Orme, Jenn Staker

City Staff: Justin Lewis (City Manager), Dana Lazcanotegui (City Recorder), Brian Boudrero (Planning Manager)

Visitors: Jon Meier, Jim Marshall, Jeff Barnes, Curtis Wall, Jessica Allen, Lisa Peterson, Brian Peterson, Todd Johnson, Chelsea Gauthier, Ruth Greene, Kerry Watts, Dallas Nicoll, Dave Forrester, Bryce Goodin, Klydi Heywood, Caralee Stokes, Galen Kohlbrecher, Curt Sparrow, Dennis Greene, Linda & Robert Gunnell, Jake Merkley, Debbie Zilles, Linda Sparrow, Spencer Broberg, Joanna Wray, Bradly Jenkins, Anders Nilsson, Jack Johnson, Jessica Higginbotham, Mason Allred, Shelby Lambert, Jonathan Young, Kennedy Covili, Carson Trejo

Presentation of the Utah Main Street Program.

Chelsea Gauthier, Utah Main Street Program Manager and Statewide Coordinator, provided an overview of the program.

Utah Main Street is a coordinating program of Main Street America. In 2021 S.B. (Senate Bill) 94 created the Utah Main Street program within the Governor's Office of Economic Opportunity. In 2022, H.B. (House Bill) 33 moved the Main Street program to the Department of Cultural and Community Engagement under USHPO.

The Utah State Historic Preservation Office (USHPO) provides the following services: National Register of Historic Places, Historic Tax Credit Programs, Certified Local Governments, Utah Main Street, Federal and State Compliance, Technical Guidance, Site and Building Records, Public archaeology, Cultural Site Stewardship, Human Remains and Cemetery Records and Preservation.

Main Street America leads a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts. A powerful network of more than 1,600 neighborhoods and communities, rural and urban, who share both a commitment to place and building stronger communities through preservation-based economic development. It is a network of passionate community members engaged in historic commercial district revitalization, bringing people together to preserve the heart of communities, strengthen local economies and celebrate unique places.

The downtown revitalization efforts include a Four-Point Approach consisting of Organization, Promotion, Design and Economic Vitality.

- Economic Vitality helps build a diverse economic base, catalyze smart new investment, and cultivates a strong entrepreneurship ecosystem.
- Design creates an inviting atmosphere, celebrates historic character, fosters accessible people-centered public spaces.
- Promotion includes marketing the district's defining assets, communicating unique features through storytelling and supporting buy-local experiences.
- Organization helps build leadership and strong organizational capacity, ensures broad community engagement, and forges partnerships across sectors.

There are 29 Utah Main Street Communities throughout the three (3) tiers. Smithfield is one of the newest members of Tier 1.

Tier 1 – Promising Main Street Communities. This is the starting place in the Utah Main Street journey with programs that begin exploring the Main Street Approach and understanding the value of the program. Programs will develop an organizational structure to support their efforts such as hire a board, discover stakeholders, engage community members, etc. This involves access to Main Street America and Utah Main Street information and resources.

Tier 2 – Affiliate Main Street communities with programs in various states of the Main Street journey and includes access to other informational resources including Utah Main Street staff for training and technical assistance.

Tier 3 – Accredited Main Street communities that meet MSA National Accreditation Standards and include national recognition, technical visits, resource team visits, community analysis reports, one-on-one opportunities with independent consultants.

Applications for all tier levels are only accepted once a year.

Reinvestment statistics and strategies were reviewed. Kerry Watts asked how the facts of this section were obtained. Ms. Gauthier explained that the estimates are based on statics gathered from January 1, 2025 to December 31, 2025, for all designated Main Street communities nationwide. There were 1,303 programs included in the report. The reinvestment ratio measure the amount of new investment that occurs, on average, for every dollar a participating community spends to support the operation of its Main Street program, based on median annual program costs reported to Main Street America by its coordinating partners. The number are not cumulative and represent only the reporting time period.

Councilmember Orme asked for better understanding about “hiring a board” that was mentioned in the Tier 1 status. Ms. Gauthier clarified that the goal would be to eventually hire a Director; however, the board would be comprised of volunteers.

Councilmember Engler said committees for each point of the program are currently being established and will be comprised of elected and/or appointed officials, members of other city committees, volunteers and community members. This effort is being spear-headed by Councilmember Olsen.

Discussion and possible vote on Resolution 2026-10, a Resolution affirming Smithfield City's participation in and commitment to the Utah Main Street Program.

Mayor Rudie read the proposed Resolution:

**RESOLUTION 2026-10
A RESOLUTION AFFIRMING SMITHFIELD CITY'S PARTICIPATION IN AND
COMMITMENT TO THE UTAH MAIN STREET PROGRAM**

WHEREAS, Smithfield City recognizes that its historic Main Street and downtown area are important to the community's identity, history, economic vitality, and quality of life; and

WHEREAS, Smithfield City has been accepted into the Utah Main Street Program as a Tier 1 Promising Main Street community; and

WHEREAS, the Utah Main Street Program utilizes the Main Street America Four-Point Approach of Organization, Promotion, Design, and Economic Vitality; and
WHEREAS, Smithfield City desires to preserve its unique history, community character, and small-town feel while encouraging economic vitality, thoughtful investment, and community engagement; and

WHEREAS, successful Main Street revitalization depends upon cooperation among the City, businesses and property owners, residents, community organizations, volunteers, and other partners;

NOW, THEREFORE, BE IT RESOLVED, that the Smithfield City Council affirms Smithfield City's participation in and commitment to the Utah Main Street Program and supports the development of the Smithfield Downtown Alliance and four working committees corresponding with the Main Street America Four-Point Approach. Existing City boards and committees, businesses, property owners, residents, community organizations, and volunteers may participate as appropriate in furthering a vibrant and economically strong Main Street while preserving Smithfield's historic resources, community character, and small-town feel.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon adoption.

Approved and signed this 23rd day of September, 2026, by Mayor Rudie.

*****Motion made by Councilmember Olsen to approve Resolution 2026-10, a Resolution affirming Smithfield City's participation in and commitment to the Utah Main Street Program. Councilmember Staker seconded the motion. The motion was approved 5-0.*****

Yes Vote: Engler, Downs, Olsen, Orme, Staker

No Vote: None

Discussion with representatives of the Utah State University Landscape Architecture and Environmental Planning Department on the City Vision Project.

Councilmember Engler provided a brief overview. He welcomed the Department of Landscape Architecture and Environmental Planning from Utah State University (USU LAEP) and Professor Todd Johnson. Tonight, will be the kick-off for the visioning project that USU and Smithfield will be collaborating on over the next eight or so months. This is a community-engaged project led by USU LAEP which is an interactive initiative where USU LAEP faculty and students partner with local municipalities to design strategic regional and development plans, enhance transportation corridors and revitalize historic districts. The City wants to ensure changes and future growth happens in a measured and intentional way. This program has a long-standing history working with other cities throughout the state. The objective is to have a comprehensive vision this spring.

Professor Todd Johnson, PLA, ASLA, said on behalf of himself, the department and the students, he expressed gratitude for this opportunity to work with Smithfield City. Tonight, will be the first exercise in the process. There will be six (6) specific projects at the end of the program presented to the City.

The remainder of tonight's program will consist of a round robin activity (case studies), map exercise and then an open conversation. The next steps in the process will be to present progress at the BRICK Summit on Wednesday, October 14th, Final Studio One Presentation the first week of December, Capstone Studio being the first week of January, charrette week the third week of January, interim presentation to the City Council the first week of March and the final presentation to the City Council the third week in April

Six (6) key themes were identified in the document Smithfield City provided to USU. They include: increased biodiversity, functional transportation, and community engagement, preservation of historical districts, boosting commercial use and increasing recreational spaces.

An analysis was conducted and Smithfield City is identified at a critical tipping point where its trajectory is similar to the neighboring cities of Logan and Nibley where development seems to be taking over agricultural lands and Main Street is overrun with traffic. This process provides a unique opportunity and context. The engagement exercises tonight will be used gain a better understanding of the values of Smithfield, identify the key stakeholders and gain a better understanding of the overarching context.

The roundtable event will include five (5) case studies:

Woodlands: Ecological Planning – A study in the 1970s that looked at how development could occur in concert with nature.

(Re)connect the Wasatch Front Green Infrastructure Plan – Attempt in Utah to look at big assets of the State and how to make connections.

Toronto Master Plan – Strengthening existing park and open space to reinforce districts.

Rancho Viego Santa Fe – Profound look at how to redevelop future annexation zones and learning from past methods

Strengthening Nibley's Identity – Using Nibley, Utah Studio Exercise as a precedent to identify values of Smithfield as a community and build the collaborative vision.

From 6:35 p.m. – 8:13 p.m. - This portion of the meeting was held in a workshop/open house format, with tables and visuals available for viewing, discussion and public interaction.

The meeting adjourned at 8:14 p.m.

SMITHFIELD CITY CORPORATION

Aaron Rudie, 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 specially scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, September 23, 2026**. The meeting will begin at 6:00 PM.

Welcome/pledge of allegiance and thought/prayer by Mayor Rudie

1. Discussion with representatives of the Utah State University Landscape Architecture and Environmental Planning Department on the City Vision Project.
2. Presentation on the Utah Main Street Program.
3. Discussion and possible vote on Resolution 2026-10, a Resolution affirming Smithfield City's participation in and commitment to the Utah Main Street Program.

Adjournment

This is a public meeting; however, public comments will not be accepted

*****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) 792-7990, at least three (3) days before the date of the meeting.