



SMITHFIELD CITY PLANNING COMMISSION MINUTES January 18, 2023

The Planning Commission of Smithfield City met in the City Council Chambers
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, January 18, 2023

The following members were present constituting a quorum:

Members Present: Katie Bell, Brooke Freidenberger, Scott Gibbons, Jasilyn Heaps, Brian Higginbotham, Bob Holbrook

Members Excused: Stuart Reis

City Staff: Brian Boudrero, Councilmember Jon Wells, Councilmember Sue Hyer,

Others in Attendance: Shawn & Liz Kirkley, Guy Perkins, Lyle Tilman, Stephen Allred, Sage Higginbotham, Kenneth Bell, Lazaro Soto, Jeff Barnes, Brett Brunson, Debbie Zilles

6:34 p.m. Meeting called to order by Chairman Gibbons

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Gibbons declared the minutes from the December 21, 2022 meeting to stand as submitted.

RESIDENT INPUT – No resident input

AGENDA ITEMS

Introduction and **Public Hearing**, no sooner than 6:35 P.M., for the purpose of discussing Ordinance 23-01, an Ordinance rezoning Cache County Parcel Number 08-105-0058 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 560 South 200 West and is approximately 4.92 Acres. The request was submitted by Brett Brunson.

Ordinance 23-01 is a requested rezone for Brett Brunson. He owns 4.92 acres located at approximately 560 South 200 West (08-105-0058). The property is currently zoned GC and he wants to rezone it to M-1. The property to the north built individual storage units when they were allowed into the GC zone; now, they are only allowed in M-1. He wants to continue building storage units to the south. The property has GC to the north and east, A-3 to the west, and A-5 and M-1 to the south (the Trueline piece was rezoned by the council on 1/11/2023). Mr. Brunson said the rezone will allow more flexibility with the use of the property.

6:38 p.m. Public Hearing Opened – No public comments.

6:39 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 23-01.

MOTION: Motion by Commissioner Heaps to **forward a recommendation for approval** to the City Council for Ordinance 23-01 rezoning Cache County Parcel Number 08-105-0058 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 560 South 200 West and is approximately 4.92 acres. Commissioner Bell seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Holbrook

Introduction and **Public Hearing**, no sooner than 6:40 P.M., for the purpose of discussing Ordinance 23-02, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.060 “Compliance Required” and Chapter 16.06 “Minor Subdivision”, Section 16.06.050 “Approval of Minor Subdivision”.

The proposed changes in Ordinance 23-02 include:

16.06.050 Approval of a Minor Subdivision

A. A final plat or record of survey shall be submitted to the STRC (Subdivision Technical Review Committee) for review. Upon receiving approval from the STRC, the final plat or record of survey shall be submitted to the planning department at least fourteen (14) days prior to a regularly scheduled meeting of the planning commission. No public hearing shall be required.

16.04.060 Compliance Required

G. Multiple-family residential projects having more than one hundred (100) dwelling units shall be equipped throughout with two (2) separate and approved fire apparatus access roads. Developments of one (1) or two (2) family dwellings where the number of dwelling units exceeds thirty (30) shall be provided with two (2) separate and approved fire apparatus access roads.

6:40 p.m. Public Hearing Opened - No public comments.

6:41 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 23-02

MOTION: Motion by Commissioner Freidenberger to **forward a recommendation for approval** to the City Council for Ordinance 23-02, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.060 “Compliance Required” and Chapter 16.06 “Minor Subdivision”, Section 16.06.050 “Approval of Minor Subdivision”. Commissioner Holbrook seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Holbrook

Introduction and **Public Hearing**, no sooner than 6:45 P.M., for the purpose of discussing Ordinance 23-03, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.030 “Definitions”.

Ordinance 23-03 is a new ordinance defining a hard surface street. This was tabled last month due to not knowing when a new code would be enforced on a current project. After further discussion and research, new code decisions can only be enforced on final phases that have not yet been approved. Projects previously approved will adhere to the code as it was when the project was approved.

The proposed change for the definition of a hard surface (16.04.030) is:

HARD SURFACE STREET: *A street that will support a three (3) axle, 80,000-pound (lb.) vehicle and will not absorb water, making it less stable and reduce bearing capacity. The two options for a hard surface street are asphalt, which is 2 1/2 inches thick, or concrete with a minimum thickness of four (4) inches.*

Mr. Boudrero talked with Mr. Sundstrom, who expressed concern about this last month.

6:48 p.m. Public Hearing Opened - No public comments.

6:49 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 23-03

MOTION: Motion by Commissioner Bell to **forward a recommendation for approval** to the City Council for Ordinance 23-03, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.030 “Definitions”. Commissioner Freidenberger seconded the motion.

Motion approved (6-0).

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Holbrook

Review and discussion on Municipal Code Chapter 17.36 “Signs”.

Prior to the meeting, Commissioner Holbrook asked staff about the specific concerns regarding signs. One of the concerns is that Smithfield is not business-friendly, namely the ability to advertise off-premise. There are areas in the older part of downtown where there is no room to put signage in the right-of-way. Commissioner Higginbotham noted that community event signs are allowed for nonprofit public events in certain designated locations (17.36.060-G).

Commissioner Freidenberger would like to see something allowed for low-profile temporary signage that might not protrude out into the right-of-way.

Commissioner Bell questioned the prohibited transitions for electronic message displays (EMDs) listed in 17.36.155-K and whether this prohibits what they are intended to do. There seems to be a fine line between what transitions are

prohibited and what are permitted. Chairman Gibbons noted that the definition of an EMD sign in 17.36.030 is “*A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means*” which would seemingly include a video board. Commissioner Higginbotham pointed out that “video” is a prohibited transition in 17.36.155.

Commissioner Bell asked about the difference between a temporary sign and a portable or wheeled sign. Commissioner Freidenberger pointed out that a portable/wheeled sign cannot exceed ninety (90 days) – 17.36.150. Commissioner Bell said 17.36.126 indicates that temporary signs must be firmly secured to the building or ground, which is different from a portable sign that can be moved daily. Mr. Boudrero said temporary means that it is there for a short time, altering the amount of time for a portable sign might be able to address part of the concern. Election signs that are staked into the ground are an example of a temporary sign. Chairman Gibbons said putting signs in the right-of-way (such as a sandwich sign on the sidewalk) can create safety concerns for pedestrian travel, especially in the older parts of downtown (such as in front of Smithfield Implement). Commissioner Higginbotham pointed out that the second paragraph in 17.36.150 states that all portable and wheel signs must adhere to the setback requirements of a freestanding sign. 17.36.080-B further addresses some of the areas of concern “*In all commercial zones, except as listed in SMC A of this section, freestanding signs shall be set back a minimum of three (3) feet from the property line or sidewalk, whichever is more restrictive. If no sidewalk exists, then the setback shall be from the sidewalk as it would be located by the adopted street cross-section.*” Mr. Boudrero pointed out that there are a few businesses on Main Street where the sidewalk is built right up to the property line. Chairman Gibbons said the difficulty is how to define it so that it fits every right-of-way scenario. Commissioner Freidenberger recommended removing the 90-day permit requirement but maintain the setback requirements and define specific times. Chairman Gibbons suggested only allowing a certain percentage of the right-of-way to be used. Commissioner Freidenberger would like to see the signs located closest to the building so as not to obstruct pedestrian circulation. Commissioner Higginbotham cautioned that encroaching into the right-of-way may impact ADA regulations.

Chairman Gibbons asked if the Commission is searching for a solution to a problem that does not exist and questioned whether it might be smarter for the City to address specific concerns (e.g. brightness) rather than adjust an entire code section. Commissioner Higginbotham agreed and questioned whether new code language would apply to signs that have already been approved. Councilmember Wells pointed out that it can be defined so that no signs are grandfathered and that all signs must comply with the current code. Chairman Gibbons said working with specific businesses seems to be a better approach.

Commissioner Holbrook pointed out that illumination, specifically related to creating a traffic hazard or distraction, is defined in 17.36.100-B. If a particular sign is creating a hazard it should be enforced. Commissioner Higginbotham agreed.

Commissioner Freidenberger would like a definition for dark sky compliant, specifically the lumen requirements. She also recommended removing “...for a

~~period not to exceed ninety (90) days after which the time the sign must be removed...~~ from 17.36.150.

Commissioner Holbrook recommended adjusting gender language, there are some references to building inspector as “he”.

Commissioner Heaps questioned how 17.36.060-G “*Signs in direct competition with city-sponsored events shall not be permitted*” is enforced. Would a soccer league not be able to advertise if it conflicted with a city-sponsored league? Chairman Gibbons asked Commissioner Heaps to talk to Brett at the Recreation Center and see if she could get better clarification on this issue.

Commissioner Heaps recommended updating the approved holidays.

Commissioner Holbrook asked about election signs. Commissioner Higginbotham pointed out that political campaign signs are clearly defined in 17.36.060-I.

Commissioner Higginbotham suggested removing Video (17.36.155-K 4) from the list of prohibited transitions of an EMD.

Councilmember Hyer advised that the Mayor suggested the Commission review the section for adjustments that would help the ordinance be more business friendly. Councilmember Wells said it can be challenging to find the balance between visual pollution and business friendly.

17.36.140 Wind Sign; the Commission agreed to strike “~~except as permitted~~” and “~~not to exceed six (6) times per year with fourteen (14) day intervals between displays~~” and indicate that they shall conform with all applicable setback and visibility requirements.

Jeff Barnes asked the assistant manager at Green Gorilla to tone their EMD sign brightness down. Chairman Gibbons said this is a good example of enforcing and addressing specific concerns with businesses directly.

OTHER:

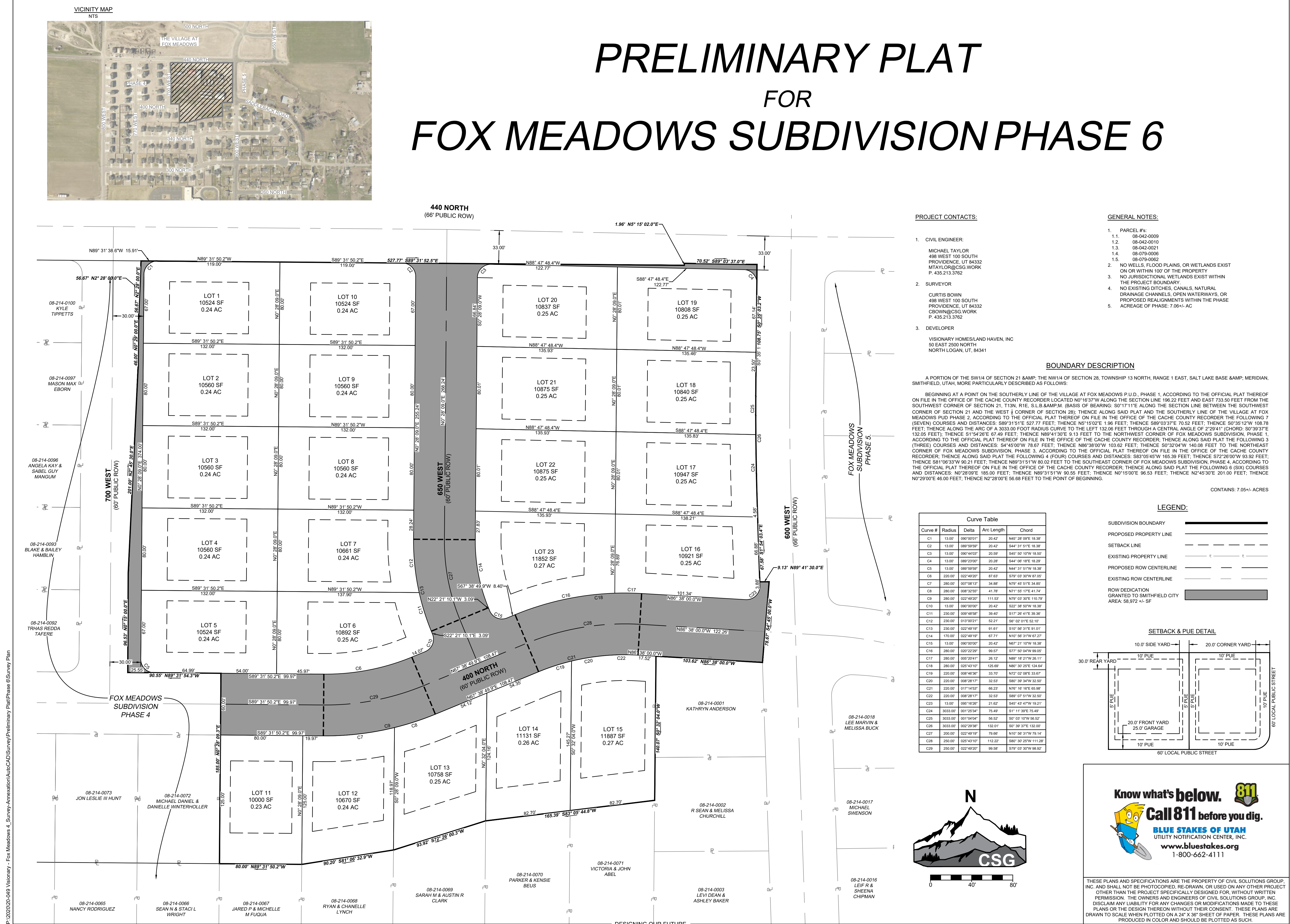
Mr. Boudrero will provide the Commission with an appropriate training option for the required annual hours, so it is not a repeat of what has been done over the past few years.

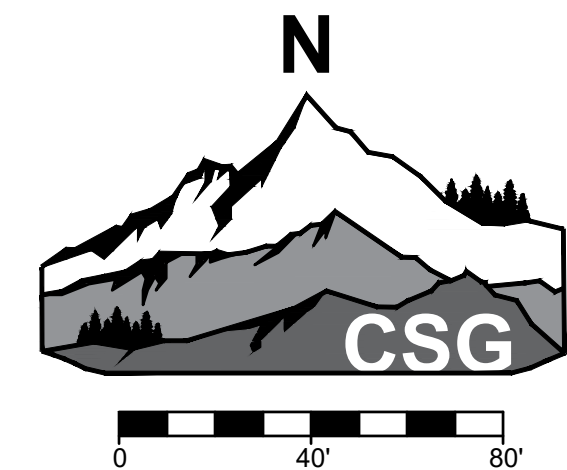
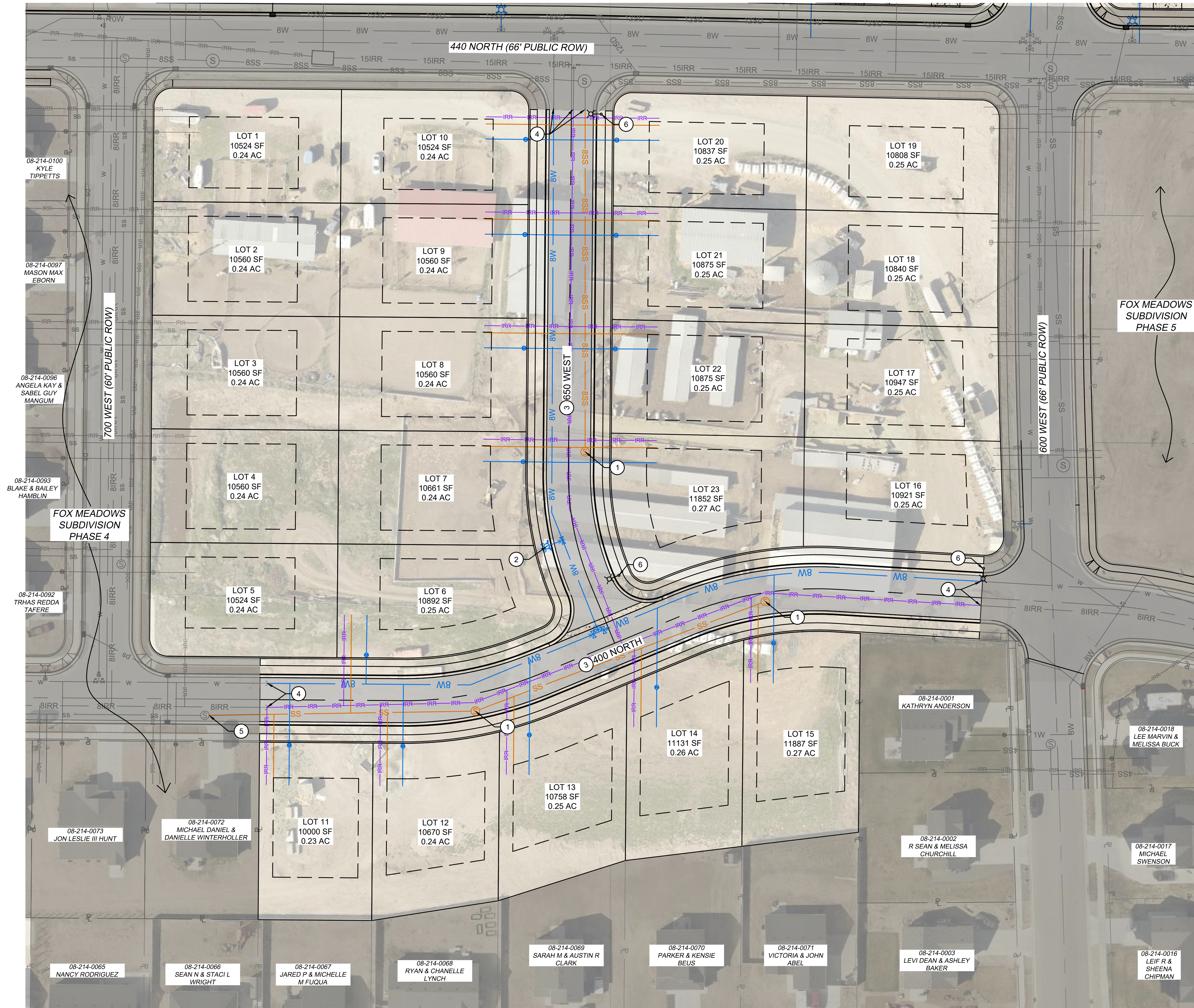
Councilmember Hyer said the bridge construction will be postponed due to runoff concerns.

MEETING ADJOURNED at 7:55 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman



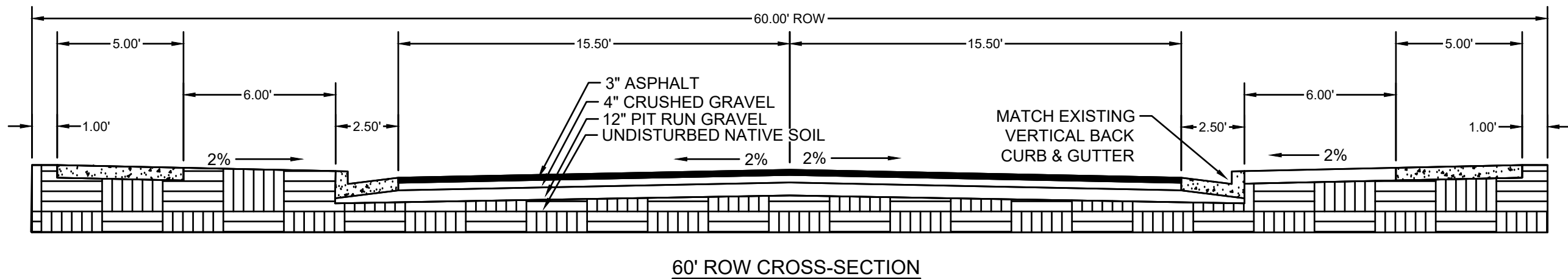


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LEGEND:

PHASE BOUNDARY
PROPOSED PROPERTY LINE
SETBACK LINE
EXISTING PROPERTY LINE
ROW CENTERLINE
EXISTING ASPHALT
PROPOSED ASPHALT
SANITARY SEWER LINE
IMPROVEMENTS COMPLETED IN PREVIOUS PHASE

STORM DRAIN LINE
CULINARY WATER LINE
WATER VALVE
FIRE HYDRANT
WATER METER
STORM DRAIN BOX
STORM WATER CATCH BASIN
SEWER MANHOLE

SD
W
SS

- GENERAL NOTES:**

 - THE SEWER SYSTEM WILL BE SERVICED BY A PRIVATE LIFT STATION
 - ALL STORMWATER WILL BE STORED IN THE POND INSTALLED IN THE VILLAGE @ FOX NORTH SUBDIVISION PH2.
 - ALL LOTS TO BE SERVICED BY A 1" Ø CULINARY WATER SERVICE AND METER AND A 4" Ø SANITARY SEWER SERVICE.
- SHEET KEY NOTES:**

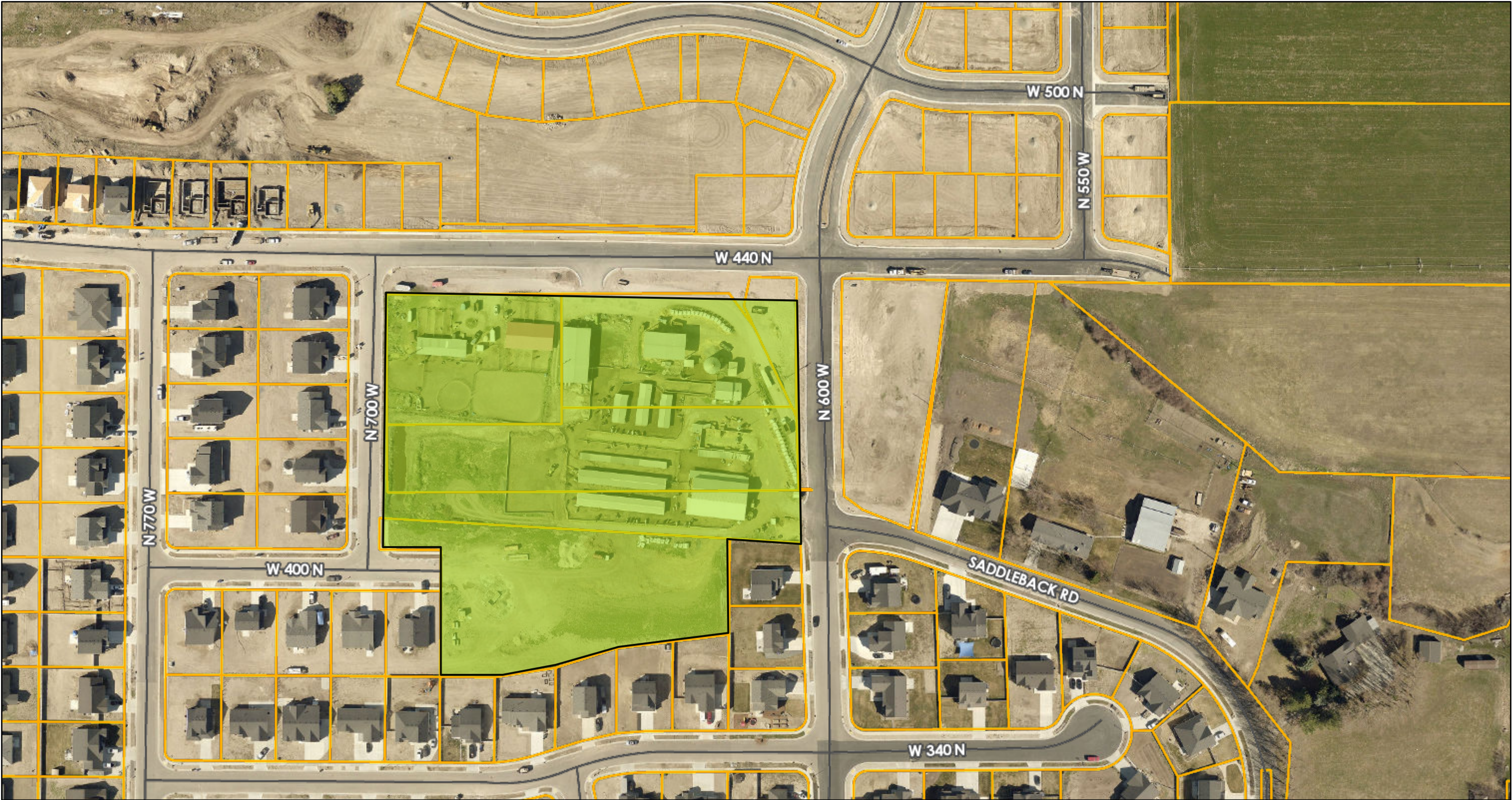
 - SEWER MANHOLE
 - FIRE HYDRANT
 - 60-FT ROW CROSS SECTION (SEE DTL.)
 - CONNECT TO EXISTING UTILITY STUB
 - CONNECT TO EXISTING SEWER MANHOLE
 - STREET LIGHT

Civil Solutions Group, Inc. Leaders in Sustainable Engineering and Planning				
Project: Fox Meadows Subdivision				
Date: 19-Mar-20				
Location: Smithfield, UT				
Method: Rational				
Post Development Area:				
Condition	Area (acres)	Runoff Coefficient	Weighted Area	
Road Hardscape	1.50	0.80	1.35	
Roofs (2,500 sf/lot)	1.68	0.90	1.50	
Driveways (20'x30' per lot)	0.40	0.90	0.36	
Landscaping (Remaining Grass & Mulch)	6.16	0.20	1.23	
Total Area		9.72 acres		
Total Weighted Area:				4.44
Design Storm: 100 year, 48-hr storm				
Release Rate: 0.00 cfs				
Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)
5	5.40	23.97	7,191	-
10	4.08	18.11	10,866	-
15	3.40	15.09	13,582	-
30	2.28	10.12	18,216	-
60	1.41	6.26	22,531	-
120	0.81	3.57	25,727	-
180	0.57	2.53	27,324	-
360	0.34	1.52	32,757	-
720	0.21	0.93	40,268	-
1440	0.13	0.56	48,257	-
2880	0.07	0.32	54,649	-
Required Storage Volume Retention			54,649	Cubic Feet

FOX MEADOWS
SUBDIVISION
PRELIMINARY PLAT
SMITHFIELD, UTAH 84335
600 WEST 500 NORTH

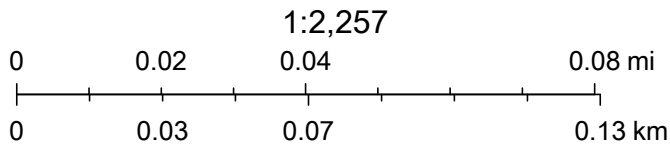


Parcel Map



2/6/2023, 7:10:49 AM

- Override 1
- GRAVEL
- County Boundary
- Class B Surface Type
- DIRT
- Cache Parcels
- ASPHALT
- Municipal Boundaries



Maxar, Microsoft

ORDINANCE NO 23-07

AN ORDINANCE AMENDING TITLE 17, ZONING OF THE SMITHFIELD MUNICIPAL CODE, BY AMENDING THE ZONING MAP OF SMITHFIELD CITY.

BE IT ORDAINED by the City Council of Smithfield City, Utah as follows:

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from A-10 (Agricultural 10-Acre) to MPC (Master Planned Community).

Approximate Property Location: 485 North 400 West

Cache County Parcel Number: 08-042-0012

BEG 23.50 CHS N & 4 CHS E OF SE COR SW/4 SEC 21 T 13 N R 1E, W 15.50 CHS S 4 CHS E 15.6 CHS N 4 CHS TO BEG 6.16 AC

Cache County Parcel Number: 08-042-0013

BEG 19.5 CHS N 4 CHS E OF SE COR OF SW/4 SEC 21 T 13N R 1E W 15.60 CHS S 4 CHS E 15.70 CH N 4 CHS TO BEG 6.16 AC C1221

Cache County Parcel Number: 08-042-0014

BEG 15.51 CHS N & 4 CHS E OF SE COR SW/4 SEC 21 T 13N R1E, W 15.70 CHS S 4 CHS E 15.80 CHS N 4 CHS TO BEG 6.16 AC. C1223

Cache County Parcel Number: 08-042-0015

BEG 11.50 CHS N & 4 CHS E OF SE COR OF SW/4 SEC 21 T 13N R1E, W 15.8 CHS S 4 CHS E 11.80 CHS N 2.50 CHS E 4 CHS N 1.50 CHS TO BEG CONT 5.32 AC

Cache County Parcel Number: 08-043-0015

BEG 3.5 CHS N OF SW COR SE/4 SEC 21 T 13N R 1E & TH E 44 FT TH N 200 FT TH E 220 FT TO W LN OF ST TH N 64 FT TH W 4 CHS TH S 4 CHS TO BEG CONT 0.59 AC ALSO: BEG 3.5 CHS N OF SW COR OF SE/4 SEC 21 T 13N R1E, N 4 CHS W 12 CHS S 4 CHS E 12 CHS TO BEG 4.56 AC CONT 5.15 AC IN ALL

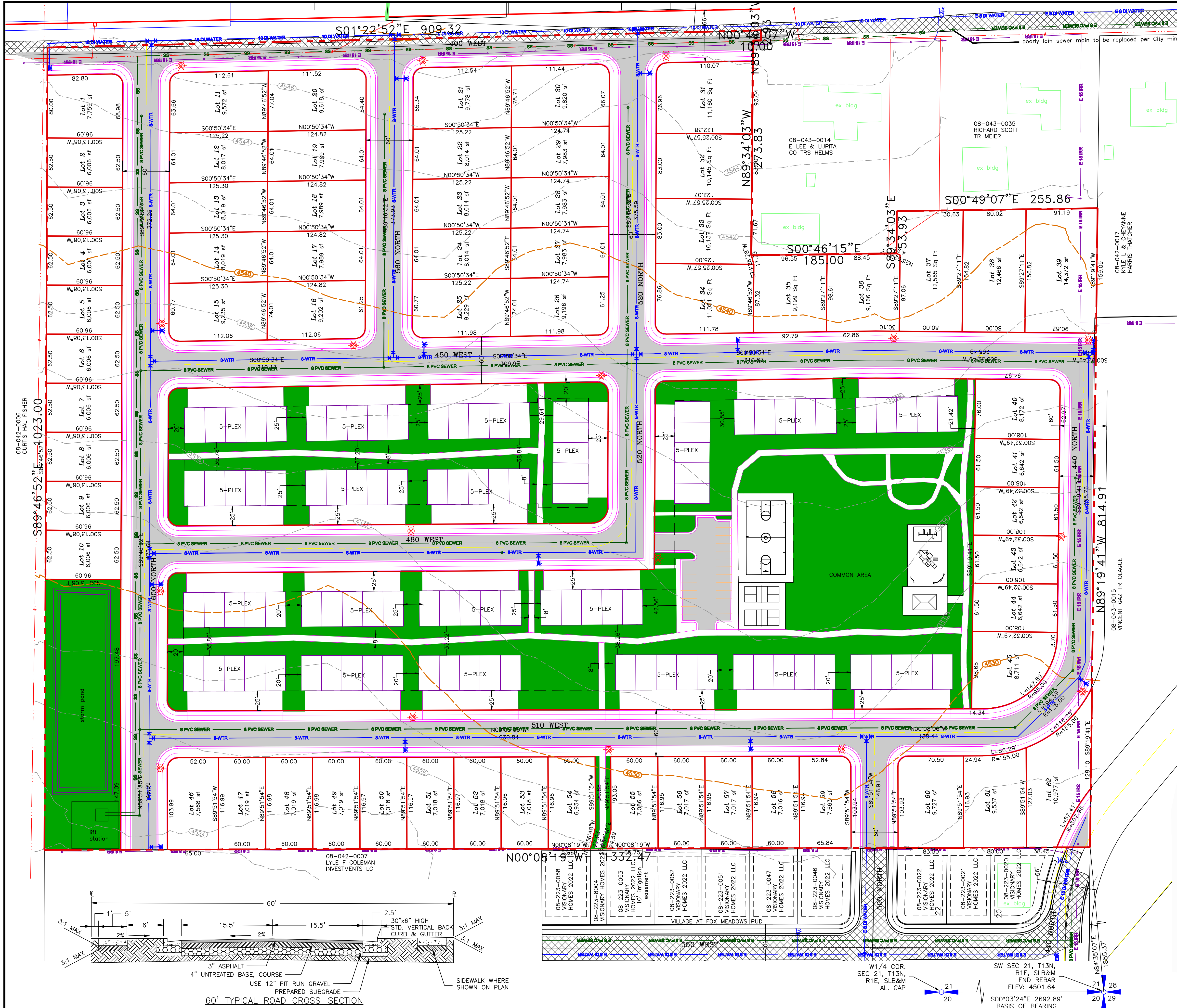
APPROVED by the Smithfield City Council this 8th day of March, 2023.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

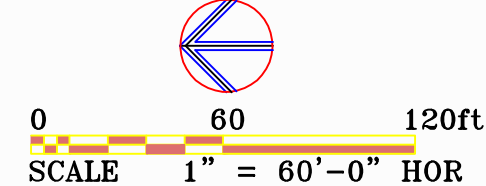
Justin B. Lewis, City Recorder



LUPINE VILLAGE
PRELIMINARY PLAT

PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 13 NORTH,
RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN
400 WEST, 500 NORTH
SMITHFIELD, UTAH

NORTH



OWNER: HERITAGE LAND DEVELOPMENT
470 NORTH 2450 WEST
TREMONTON, UTAH
TOTAL AREA: 29.23 ACRES
ROW: 8.51
NET AREA: 20.72 ACRES
OPEN SPACE: 5.43 ACRES (26.21%)
DENSITY ALLOWED: 124 (WITH BONUS 162)
DENSITY BONUSES:
ADDITIONAL OPEN SPACE: 22.21% = 20%
RECREATIONAL: 5%
TRAILS: 5%
OFFSITE SEWER IMPROVEMENTS: 1.0%
TOTAL UNITS: 162
FAMILY UNITS: 62 (38.27% REDUCED FOR EXTRA OPEN SPACE)
MULTI FAMILY UNITS: 100
THERE ARE NO WELLS WITHIN 100 FEET OF THE BOUNDARY.
THE PROJECT IS NOT LOCATED WITHIN A 100 YR FLOODPLAIN
BUILDING SETBACKS:
FRONT: 20'
BACK: 20'
SIDE: 6' (WITH 15' BETWEEN HOUSES:
STREET SIDE: 12'
LOT PUBLIC UTILITY EASEMENTS:
FRONT: 10'
REAR: 5'
SIDE: 5'
STREET SIDE: 10'

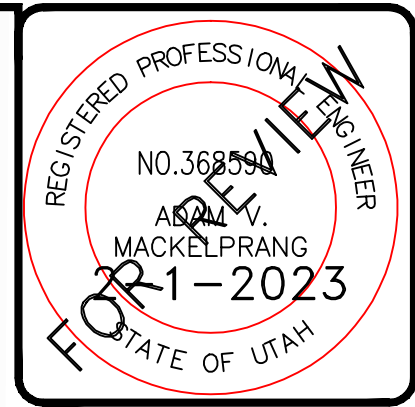
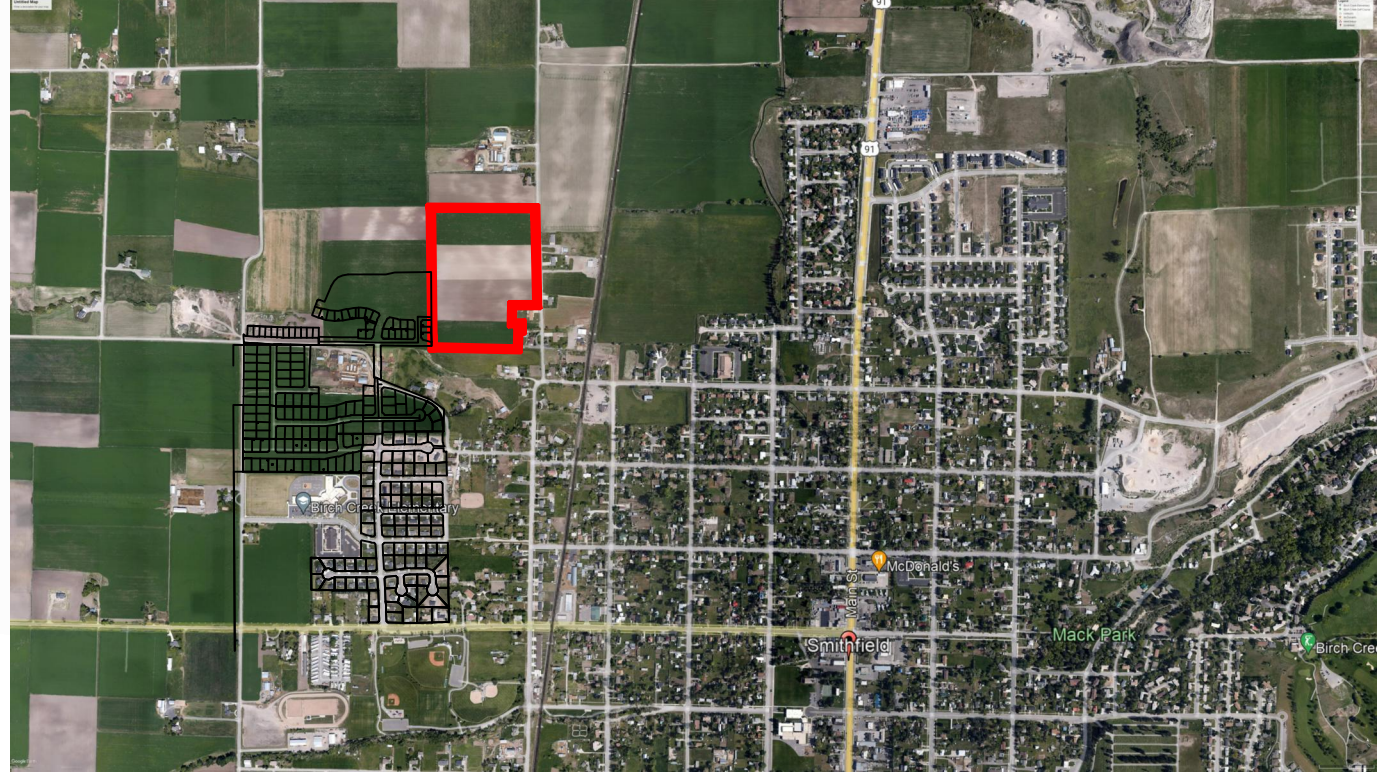
LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- ROAD C
- EXISTING IRRIGATION
- EXISTING POWER
- EXISTING 8" PVC SANITARY SEWER LINE
- PROPOSED 8" PVC SANITARY SEWER LINE
- EXISTING WATER LINE-SIZE AS SHOWN
- PROPOSED 8" DI WATER LINE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING MNR CONTOUR (2')
- EXISTING MUR CONTOUR (10')
- NEW STREET LIGHT

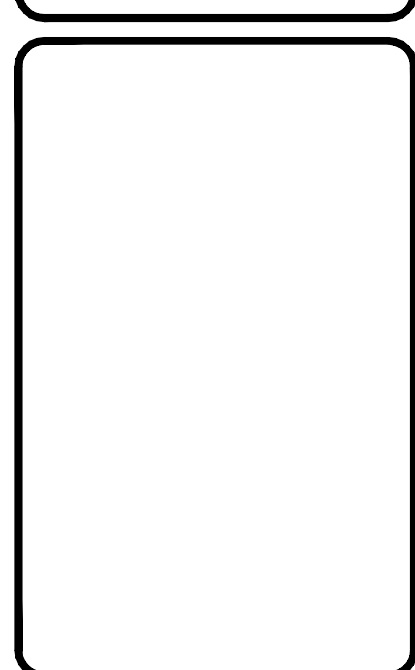
BOUNDARY CERTIFICATE

A tract of land to be included in the corporate limits of Smithfield, Utah located in part of the South Half of Section 21, Township 13 North, Range 1 East of the Salt Lake Meridian described as follows:
Beginning at the West Quarter Corner of Section 21, Township 13 North, Range 1 East of the Salt Lake Meridian monumented with an aluminum cap; thence S00°03'24"E 2692.89 feet to the Southwest Corner of Section 21 monumented with a 5/8" rebar; thence N84°35'07"E 1885.37 feet to an Earl rebar at the Southeast Corner of the Village at Fox Meadows, PUD, Phase 2 and the POINT OF BEGINNING and running thence N 00°08'19" W 1,332.47 feet (N00°21'15" W. By Record) along the east line of Fox Meadows, PUD, Phase 2 and its projection thereof to an Earl Rebar said line also being the existing corporate line of Smithfield City; thence S 89°46'52" E 1023.00 feet; thence S 01°22'52" E 909.32 feet; thence N 89°34'03" W 12.93 feet; thence N 00°49'07" W 10.00 feet; thence N 89°34'03" W 273.83 feet; thence S 00°46'15" E 185.00 feet; thence S 89°34'03" E 53.93 feet; thence S 00°49'07" E 255.86 feet; thence N 89°19'41" W 814.91 feet to the point of beginning, containing 29.23 acres, more or less

VICINITY MAP



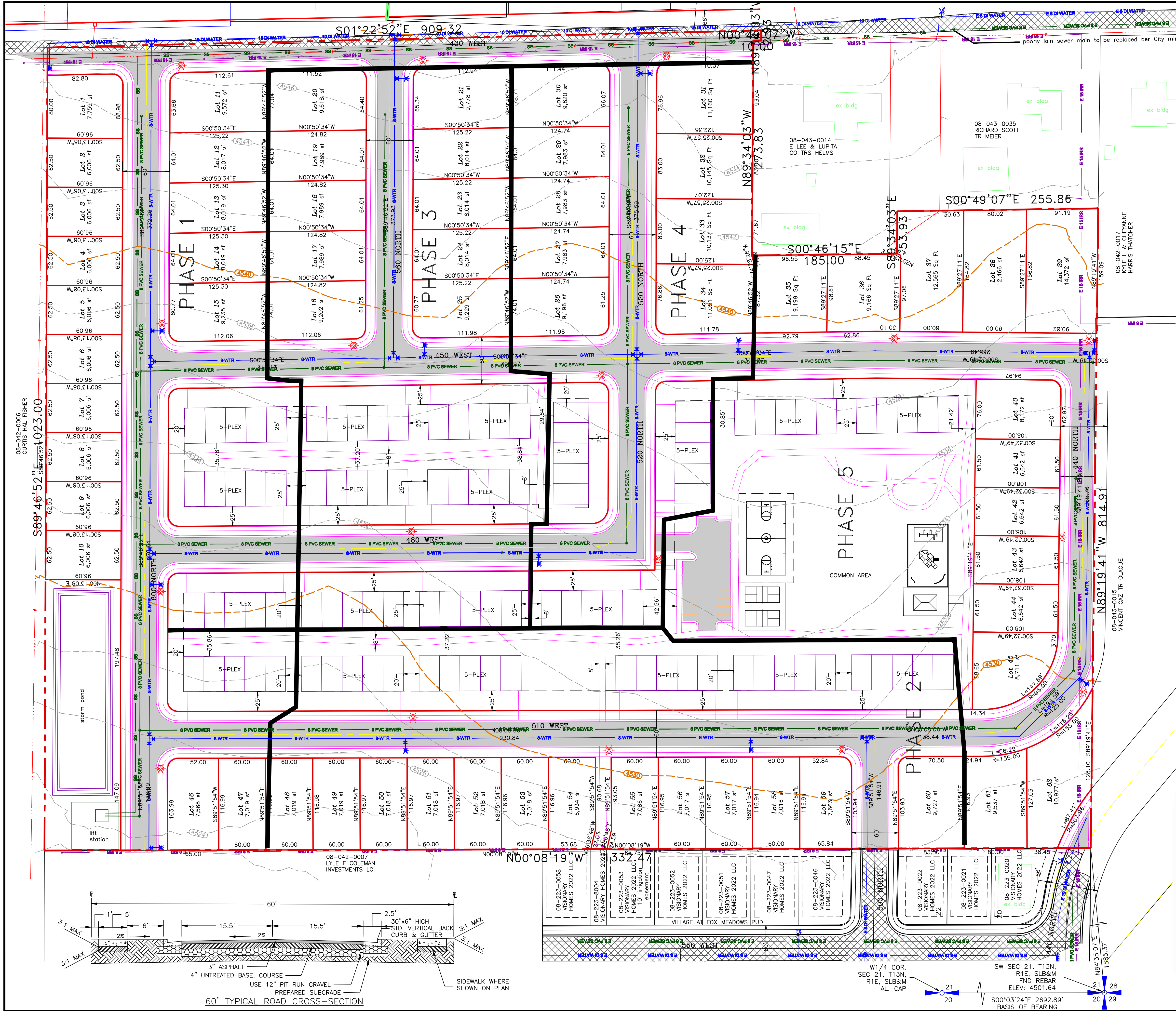
ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogon@yahoo.com



NO.	REVISIONS/ SUBMISSIONS	DATE

PROJECT TITLE: LUPINE VILLAGE
PART OF THE EAST HALF OF SECTION 21
TOWNSHIP 13 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
400 WEST, 500 NORTH
SMITHFIELD, UTAH
DRAWING TITLE: PRELIMINARY PLAT

DATE: JAN, 2023
DRAWING NO. 2



LUPINE VILLAGE PRELIMINARY PHASING PLAT

PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 13 NORTH,
RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN
400 WEST, 500 NORTH
SMITHFIELD, UTAH

NORTH

0 60 120ft.
SCALE 1" = 60'-0" HOR

OWNER: HERITAGE LAND DEVELOPMENT
470 NORTH 2450 WEST
TREMONTON, UTAH
TOTAL AREA: 29.23 ACRES
ROW: 8.51
NET AREA: 20.72 ACRES
OPEN SPACE: 5.43 ACRES (26.21%)
DENSITY ALLOWED: 124 (WITH BONUS 162)
DENSITY BONUSES:
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THE PROJECT IS NOT LOCATED WITHIN A 100 YR FLOODPLAIN

BUILDING SETBACKS
FRONT: 20'
BACK: 20'
SIDE: 6' (WITH 15' BETWEEN HOUSES:
STREET SIDE: 12'

LOT PUBLIC UTILITY EASEMENTS:
FRONT: 10'
REAR: 5'
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LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- ROAD C
- EXISTING IRRIGATION
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- PROPOSED 8" DI WATER LINE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING MNR CONTOUR (2')
- EXISTING MUR CONTOUR (10')
- NEW STREET LIGHT

BOUNDARY CERTIFICATE

A tract of land to be included in the corporate limits of Smithfield, Utah located in part of the South Half of Section 21, Township 13 North, Range 1 East of the Salt Lake Meridian described as follows:

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thence N 00°08'19" W 1,332.47 feet (N00°21'15" W. By Record) along the east line of Fox Meadows, PUD, Phase 2 and its projection thereof to an Earl Rebar said line also being the existing corporate line of Smithfield City;

thence S 89°46'52" E 1023.00 feet;

thence S 01°22'52" E 909.32 feet;

thence N 89°34'03" W 12.93 feet;

thence N 00°49'07" W 10.00 feet;

thence N 89°34'03" W 273.83 feet;

thence S 00°46'15" E 185.00 feet;

thence S 89°34'03" E 53.93 feet;

thence S 00°49'07" E 255.86 feet;

thence N 89°19'41" W 814.91 feet to the point of beginning, containing 29.23 acres, more or less

VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
No. 368894
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogon@yahoo.com

LUPINE VILLAGE
PART OF THE EAST HALF OF SECTION 21
TOWNSHIP 13 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
400 WEST, 500 NORTH
SMITHFIELD, UTAH

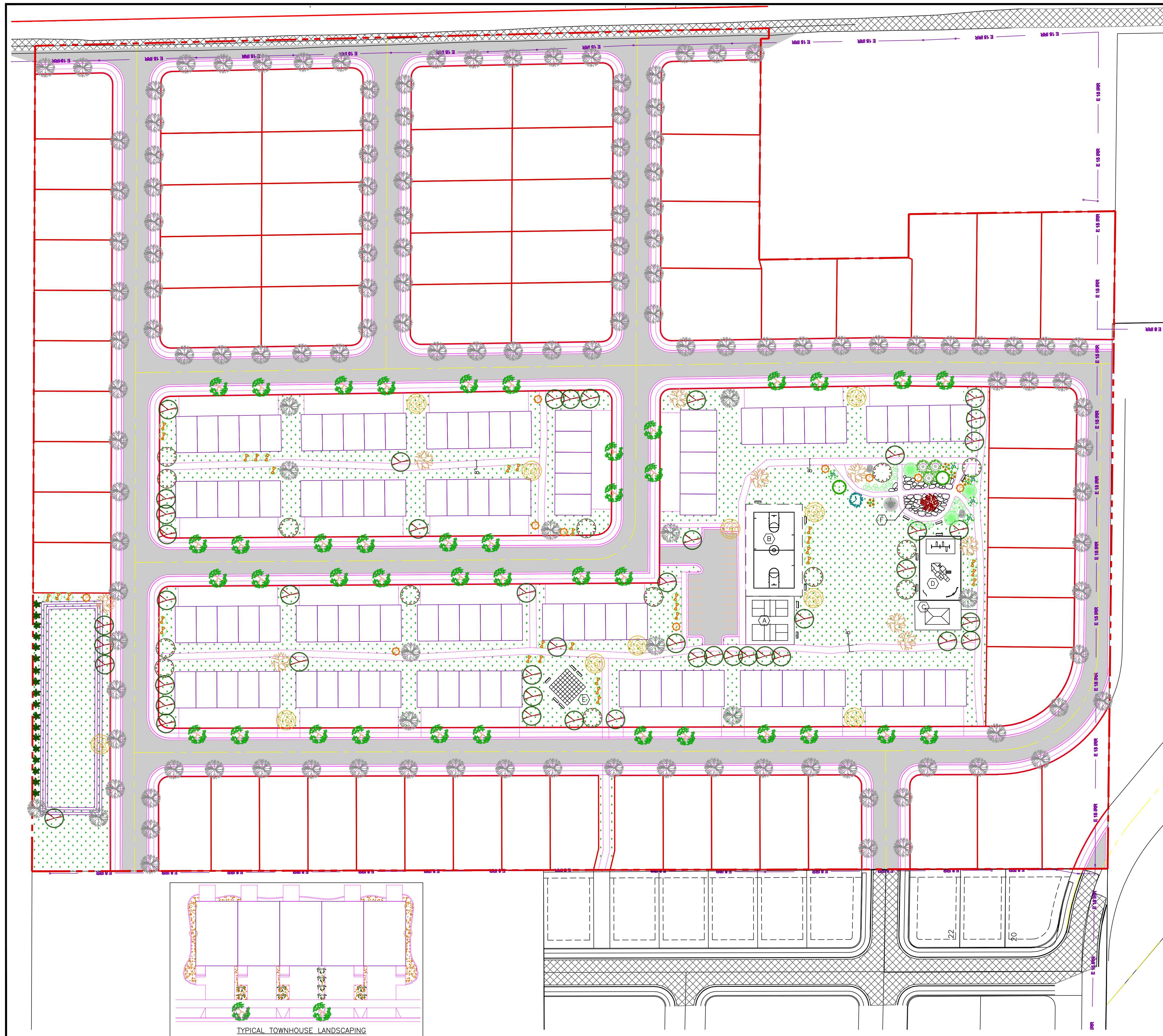
PRELIMINARY PHASING PLAT

PROJECT TITLE
DRAWING TITLE
DATE : JAN, 2023
DRAWING No. 1























NO.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :
DRAWN :
PROJECT NO. :

CAD FILE :

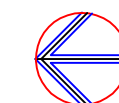


LEGEND

- | | |
|---|--|
|  | (13)–NORWAY MAPLE (2" CAL) |
|  | (11)–AMERICAN RED MAPLE (2" CAL) |
|  | (9)–LITTLE LEAF LINDEN (2" CAL) |
|  | (49)–PRAIRIE FIRE CRABAPPLE (2" CAL) |
|  | (140)–PACIFIC SUNSET MAPLE (2" CAL) |
|  | ROW OF FORSYTHIA BUSHES (1 GAL) |
|  | (40)–CHANTICLEER PEAR (2" CAL) |
|  | (5)–COLUMNAR GINKGO BILOBA (2" CAL) |
|  | MEDIUM TO LARGE BOULDERS |
|  | (1)–JAPANESE RED MAPLE (5 GAL) |
|  | (2)–SUMAC (1 GAL) |
|  | (1)–SUBALPINE FIR (2" CAL) |
|  | (12)–ELIJAH BLUE FESCUE (1 GAL) |
|  | (4)–DESERT WILLOW (1 GAL) |
|  | (2)–FRINGE TREE (5 GAL) |
|  | (3)–JAPANESE LILAC (1 GAL) |
|  | (10)–FORSYTHIA (1 GAL) |
|  | (3)–YELLOW WOOD (CLADRASTIS KENTUKEA) (2" CAL) |
|  | BENCH |
|  | (1)–KENTUCKY COFFEE TREE (2" CAL) |
|  | (31)–ARCTIC FIRE DOGWOOD (1 GAL) |
|  | (120)–MISSOURI EVENING PRIMEROSE (1 GAL) |
|  | (200)–DAYLILLY (1 GAL) |

LUPINE VILLAGE PRELIMINARY LANDSCAPING

NORTH



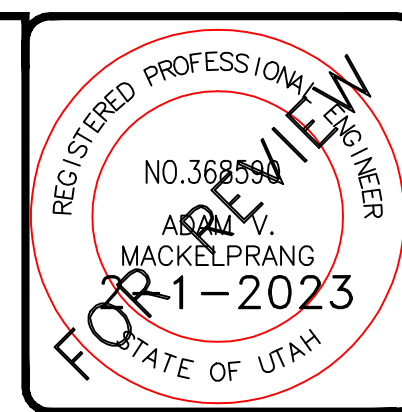
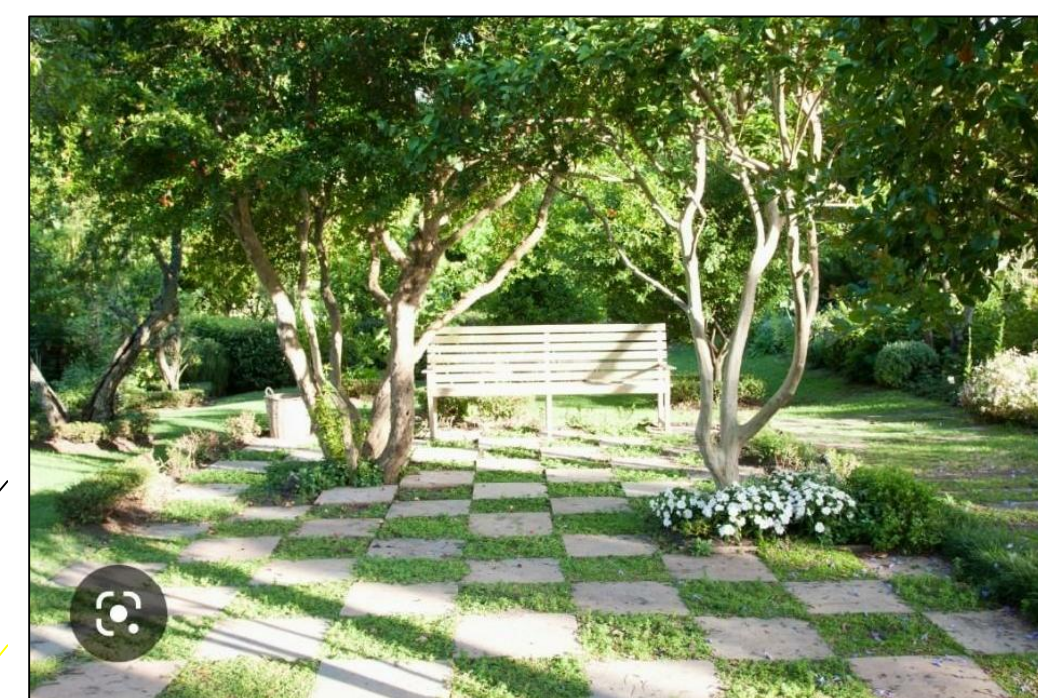
0 60 120ft.
SCALE 1" = 60'-0" HOR

- ☐ A DOUBLE PICKLEBALL COURT
- ☐ B BASKETBALL COURT
- ☐ C PAVILION
- ☐ D PLAYGROUND
- ☐ E TILED GRASS FOR HUMAN CHESS/CHECKERBOARD
- ☐ F KIDS BOULDERING AREA

NEW GRASS

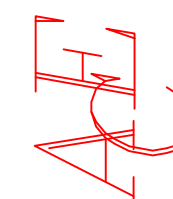
NEW BARK/GRAVEL W/
WEED BARRIER

Open space to be irrigated using using water rights from Smithfield Irrigation Company. All open space/ common are to be maintained by HOA.



ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)775-5121
alliancelogan@yahoo.com



No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

LUPINE VILLAGE
PART OF THE EAST HALF OF SECTION 21
TOWNSHIP 13 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
400 WEST, 500 NORTH
SMITHFIELD, UTAH

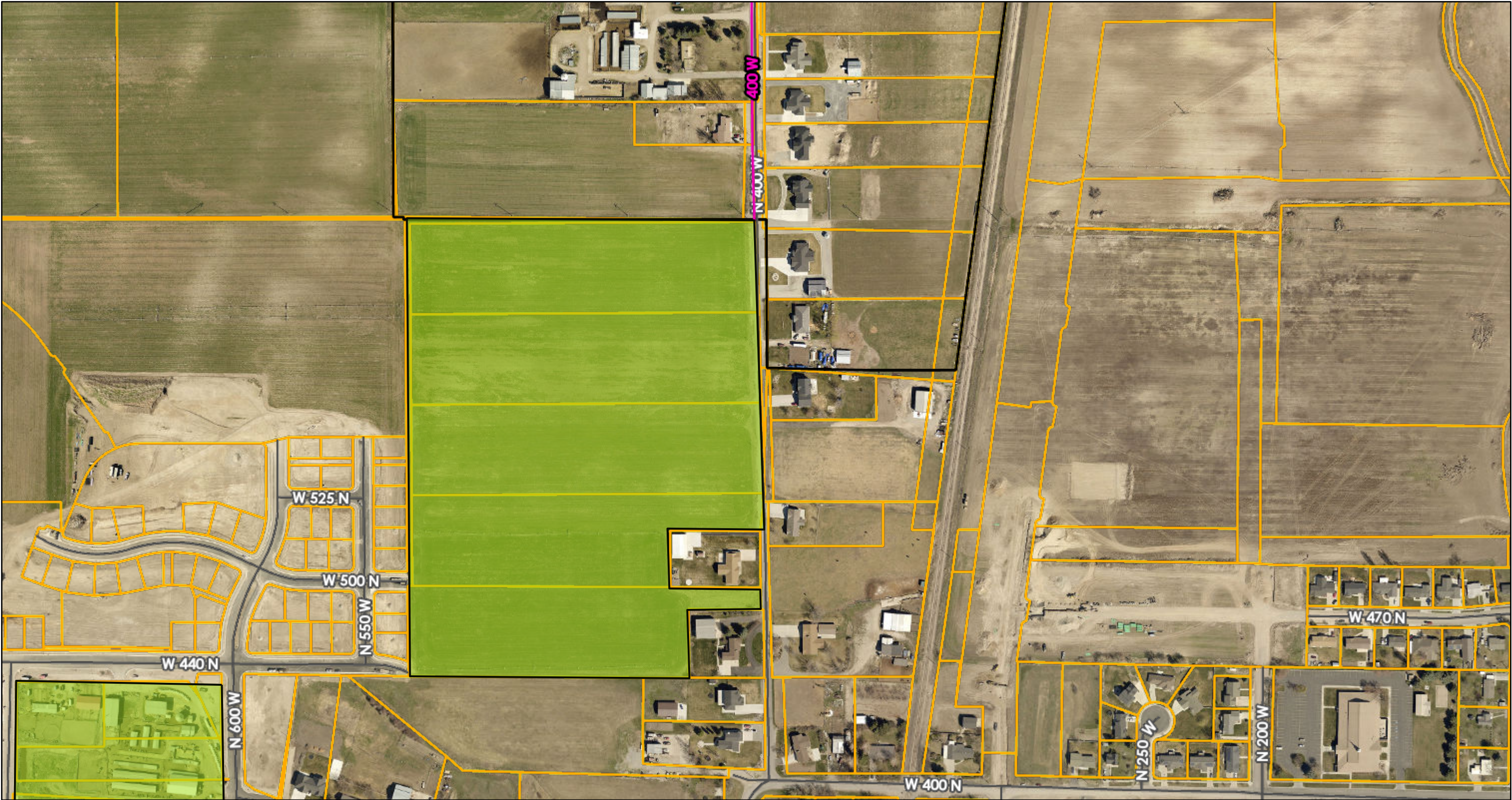
PRELIMINARY LANDSCAPING

PROJECT TITLE

DATE : JAN,2023

DRAWING No.

Parcel Map



2/6/2023, 7:13:40 AM

- Override 1

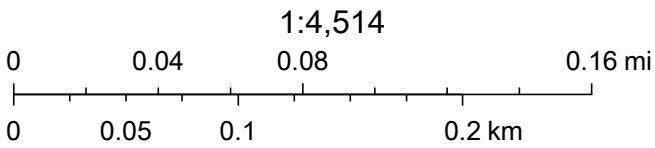
Class B Surface Type

ASPHALT
- GRAVEL

DIRT

Municipal Boundaries
- County Boundary

Cache Parcels



Maxar