Nibley City
Planning Commission Meeting Agenda
Thursday, February 6, 2025
Nibley City Hall
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
Approval of Agenda
Approval of Minutes

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting either in person or electronically via the meeting link provided at www.nibleycity.com .

1. **Public Hearing**: Ordinance 25-07: Amending 19.12.040 Mixed Residential Zone R-M, adding a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S to the R-M application map
2. **Discussion and Consideration**: Recommendation for Ordinance 25-07: Amending 19.12.040 Mixed Residential Zone R-M, adding a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S to the R-M application map
3. **Public Hearing**: Ordinance 25-08: Rezone a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S, from Commercial (C) to Mixed Residential (R-M)
4. **Discussion and Consideration**: Recommendation for Ordinance 25-08: Rezone a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S, from Commercial (C) to Mixed Residential (R-M)
5. **Workshop**: Mixed Residential (R-M) Zone
6. **Workshop**: Flag Lots
7. **Discussion and Consideration:** 2025 Planning Commission Meeting Schedule
8. Staff Report and Action Items

Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. ***No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission****. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.

Nibley City Planning Commission Agenda Item Report

February 6, 2025

Agenda Item #1 & #2: R-M Zone application map addition & Rezone for 1425 W 2600 S

Description

Public Hearing: Ordinance 25-07: Amending 19.12.040 Mixed Residential Zone R-M, adding a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S to the R-M application map

Discussion and Consideration: Recommendation for Ordinance 25-07: Amending 19.12.040 Mixed Residential Zone R-M, adding a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S to the R-M application map

Department

Planning

Action Type

Legislative

Recommendation

Denial of Ordinance 25-07: Amending 19.12.040 Mixed Residential Zone R-M, adding a 5.2 acre portion of Parcel 03-227-0002, located at 1425 W 2600 S to the R-M application map with the findings noted below.

Reviewed By

City Planner, City Engineer, City Manager

Background

**Note that the background information for Items 1-2 and 3-4 are very similar due to the connected nature of each item.*

Al Bingham, authorized representative of Nibley Development LLC, owner of parcel 03-227-0002, located at 1425 W 2600 S, has requested to Rezone an approximately 5.2-acre portion of parcel 03-227-0002. NCC 19.12.040(F) R-M application Map states: R-M Application Map

An R-M Zone designation shall only be applied for in the following areas which includes parcels with Tax ID numbers 03-227-0003, 03-001-0013 and 03-001-0010, as of August 1, 2024.

Therefore, in order for the rezone application to be considered, an amendment to the R-M application map would be necessary, adding the requested rezone area to the application map.

Accompanying the application is a concept plan to illustrate their current intentions for developing the property. The applicant has submitted a preliminary plat application that includes developing the portion of the parcel in this application and the adjacent 18-acre property to the east as a townhome development. It is important to note that approval of the code changes or rezone does not constitute approval of a specific development plan, but may be referenced to understand the applicant's intention for future development.

The property in question was recently rezoned from R-2 (Residential) to Commercial (C) on June 8, 2023. In addition, a Concept Plan for Nibley Marketplace, a Commercial Development that included the property in question and additional property to the west was approved by Nibley City Planning Commission on April 25, 2024. The specific concept plan included 3 retail pads, a car wash and an office building on the property requested to be rezoned adjacent to a larger shopping center which includes a grocery store and additional retail space.

Applicant Statement

What is the need for the proposed zone change?

Change to residential to adjoin the residential RM zone to the east.

What will the public benefit be if the zone change is granted?

Create more first time homebuyer housing opportunities

How does the proposal comply with the goals and policies of the Nibley City General Plan?

Housing opportunities

Is there any annexation of property necessary?

No

Please explain how the anticipated use is appropriate for the surrounding area.

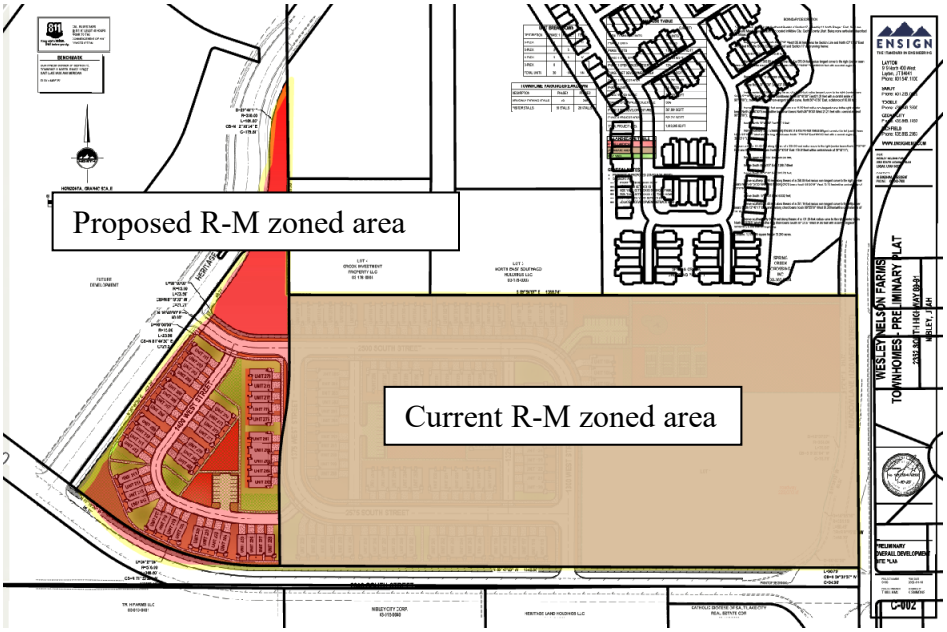
Have residential (RM) zone to the east. And commercial to the west.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

Heritage Drive needs to be built for the commercial development. That needs to be coordinated with Nelson Farms, the commercial developer and the city (TIF).

Site Context

The vacant property, currently used for agriculture is approximately 5.2 acres. To the north is the Spring Creek Crossing townhomes and the Sierra Commercial Business Park, which includes a body care product retail store, a machine shop, and an assistive device manufacturing facility. To the west is a vacant, commercially zoned parcel, that recently received approval for the development of a shopping center, as noted above. To the south is vacant, agricultural property. To the east is an existing single-family neighborhood. The property is serviced by one arterial roadway, 2600 South to the South. The planned Heritage Drive alignment, as approved in the commercial concept plan, noted above, would service the property.



General Plan Guidance

The Future Land Use Map designates this property as "Commercial and medium to high density residential". Other provisions of the General Plan related to this request include:

- *Land Use Goal 1: Encourage development that respects and preserves the character of the City and provides a mix of commercial, residential housing and some light industrial uses. Carefully plan for growth within the City, ensuring that development occurs in suitable locations and can be efficiently served over the long term.*
- *Land Use Goal 2: Guide land use and growth decisions through application of the General Plan, the Future Land Use Map, and relevant goals, principles, and projects.*
- *Commercial and Economic Development Goal 2: Create and maintain a sustainable economic base for Nibley City that will provide tax revenues and increase local employment and convenience of shopping.*
    - *Commercial and Economic Development Principle 2A: Improve, diversify, and increase Nibley's tax base. Seek revenue growth from economic development activities to mitigate residential property tax increases that may be required to offset increased level of services costs.*

In addition, Strategy 4 of the adopted Moderate-Income Housing Plan, an appendix to the General is "Rezone for densities necessary to facilitate the production of moderate-income housing," with a specific benchmark to consider additional areas in which the R-M zone could apply.

Staff Analysis

Both the existing zoning of Commercial (C) and Mixed Residential (R-M) are consistent with the future land use map designation for this parcel, "Commercial and medium to high density residential". The General Plan encourages a mix of commercial, residential and light industrial uses. While it is a strategy of the moderate-income housing plan to rezone for densities necessary to facilitate the production of moderate-income housing, at this point in time, there is very limited commercial development in Nibley City to support Commercial and Economic Development Principle 2A. Commercial potential of this property is apparent with the recent proposal to develop the property with a significant commercial development. Heritage Drive is a planned frontage road of Highway 89/91 that has the potential to further support commercial business access in close proximity to the Highway. While Highway 89/91 provides visibility to businesses and an important connection, access on the Highway is limited to major intersections, which makes a street such as Heritage Drive vital to supporting commercial development.

While there is a demand and need for more housing in Nibley, rezoning the existing commercial property to a residential zone may create a missed opportunity for viable commercial development to service the community.

Considering the context of the site and the guidance provided in the Future Land-Use Map and goals of the general plan, Staff recommends denying both applications for the code change and rezone.

Other considerations

If the City chooses to approve the rezone, Staff recommends that the rezone does not go into effect until the property is subdivided.

Findings

1. The existing Commercial (C) zone designation is compatible with the 'commercial and medium to high density residential' designation of the City's adopted future land use map.
2. The Rezone may limit the potential to attain Commercial and Economic Development Goal 2 to Create and maintain a sustainable economic base for Nibley City that will provide tax revenues and increase local employment and convenience of shopping.
3. The recently approved concept plan for commercial development on the property and its site context demonstrate a potential opportunity for commercial development that would be less likely if rezoned to Mixed Residential (R-M).

Agenda Item #3 & #4: 1425 W 2600 S Rezone- C to R-M

Description

Public Hearing: Ordinance 25-08: Rezone a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S, from Commercial (C) to Mixed Residential (R-M)

Discussion and Consideration: Recommendation for Ordinance 25-08: Rezone a 5.2 acre portion of Parcel 03-227-0002 & 03-227-0001, located at 1425 W 2600 S, from Commercial (C) to Mixed Residential (R-M)

Department

Planning

Action Type

Legislative

Recommendation

Approval of Ordinance 24-09: Rezone Parcel 03-227-0003, located at 1301 W 2600 S, from Residential (R-2) to Mixed Residential (R-M) with the condition and findings below.

Reviewed By

City Planner, City Engineer, Public Works

Background

**Note that the background information for Items 1-2 and 3-4 are very similar due to the connected nature of each item.*

Al Bingham, authorized representative of Nibley Development LLC, owner of parcel 03-227-0002, located at 1425 W 2600 S, has requested to Rezone an approximately 5.2-acre portion of parcel 03-227-0002. NCC 19.12.040(F) R-M application Map states: R-M Application Map

An R-M Zone designation shall only be applied for in the following areas which includes parcels with Tax ID numbers 03-227-0003, 03-001-0013 and 03-001-0010, as of August 1, 2024.

Therefore, in order for the rezone application to be considered, an amendment to the R-M application map would be necessary, adding the requested rezone area to the application map (Item 2).

Accompanying the application is a concept plan to illustrate their current intentions for developing the property. The applicant has submitted a preliminary plat application that includes developing the portion of the parcel in this application and the adjacent 18-acre property to the east as a townhome development. It is important to note that approval of the code changes or rezone does not constitute approval of a specific development plan, but may be referenced to understand the applicant's intention for future development.

The property in question was recently rezoned from R-2 (Residential) to Commercial (C) on June 8, 2023. In addition, a Concept Plan for Nibley Marketplace, a Commercial Development that included the property in question and additional property to the west was approved by Nibley City Planning Commission on April 25, 2024. The specific concept plan included 3 retail pads, a car wash and an office building on the property requested to be rezoned.

Applicant Statement

What is the need for the proposed zone change?

Change to residential to adjoin the residential RM zone to the east.

What will the public benefit be if the zone change is granted?

Create more first time homebuyer housing opportunities

How does the proposal comply with the goals and policies of the Nibley City General Plan?

Housing opportunities

Is there any annexation of property necessary?

No

Please explain how the anticipated use is appropriate for the surrounding area.

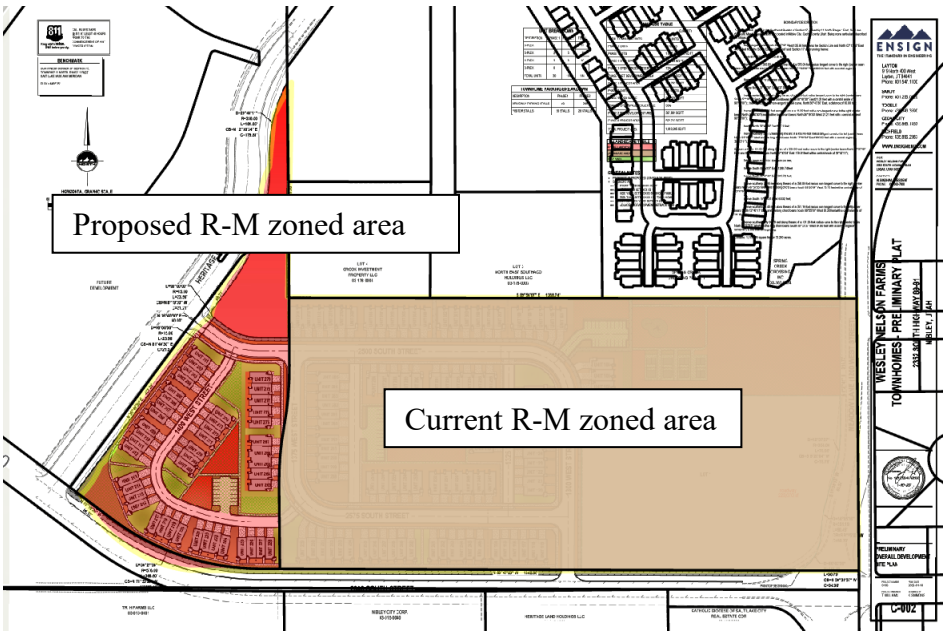
Have residential (RM) zone to the east. And commercial to the west.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

Heritage Drive needs to be built for the commercial development. That needs to be coordinated with Nelson Farms, the commercial developer and the city (TIF).

Site Context

The vacant property, currently used for agriculture is approximately 5.2 acres. To the north is the Spring Creek Crossing townhomes and the Sierra Commercial Business Park, which includes a body care product retail store, a machine shop, and an assistive device manufacturing facility. To the west is a vacant, commercially zoned parcel, that recently received approval for the development of a shopping center, as noted above. To the south is vacant, agricultural property. To the east is an existing single-family neighborhood. The property is serviced by one arterial roadway, 2600 South to the South. The planned Heritage Drive alignment, as approved in the commercial concept plan, noted above, would service the property.



General Plan Guidance

The Future Land Use Map designates this property as "Commercial and medium to high density residential". Other provisions of the General Plan related to this request include:

- *Land Use Goal 1: Encourage development that respects and preserves the character of the City and provides a mix of commercial, residential housing and some light industrial uses. Carefully plan for growth within the City, ensuring that development occurs in suitable locations and can be efficiently served over the long term.*
- *Land Use Goal 2: Guide land use and growth decisions through application of the General Plan, the Future Land Use Map, and relevant goals, principles, and projects.*
- *Commercial and Economic Development Goal 2: Create and maintain a sustainable economic base for Nibley City that will provide tax revenues and increase local employment and convenience of shopping.*
    - *Commercial and Economic Development Principle 2A: Improve, diversify, and increase Nibley's tax base. Seek revenue growth from economic development activities to mitigate residential property tax increases that may be required to offset increased level of services costs.*

In addition, Strategy 4 of the adopted Moderate-Income Housing Plan, an appendix to the General is "Rezone for densities necessary to facilitate the production of moderate-income housing," with a specific benchmark to consider additional areas in which the R-M zone could apply.

Staff Analysis

Both the existing zoning of Commercial (C) and Mixed Residential (R-M) are consistent with the future land use map designation for this parcel, "Commercial and medium to high density residential". The General Plan encourages a mix of commercial, residential and light industrial uses. While it is a strategy of the moderate-income housing plan to rezone for densities necessary to facilitate the production of moderate-income housing, at this point in time, there is very limited commercial development in Nibley City to support Commercial and Economic Development Principle 2A. Commercial potential of this property is apparent with the recent proposal to develop the property with a significant commercial development. Heritage Drive is a planned frontage road of Highway 89/91 that has the potential to further support commercial business access in close proximity to the Highway. While Highway 89/91 provides visibility to businesses and an important connection, access on the Highway is limited to major intersections, which makes a street such as Heritage Drive vital to supporting commercial development.

While there is a demand and need for more housing in Nibley, rezoning the existing commercial property to a residential zone may create a missed opportunity for viable commercial development to service the community.

Considering the context of the site and the guidance provided in the Future Land-Use Map and goals of the general plan, Staff recommends denying both applications for the code change and rezone.

Other considerations

If the City chooses to approve the rezone, Staff recommends that the rezone does not go into effect until the property is subdivided.

Findings

1. The existing Commercial (C) zone designation is compatible with the 'commercial and medium to high density residential' designation of the City's adopted future land use map.
2. The Rezone may limit the potential to attain Commercial and Economic Development Goal 2 to Create and maintain a sustainable economic base for Nibley City that will provide tax revenues and increase local employment and convenience of shopping.
3. The recently approved concept plan for commercial development on the property and its site context demonstrate a potential opportunity for commercial development that would be less likely if rezoned to Mixed Residential (R-M).

Agenda Item #5: R-M Zone

Description

Workshop: Mixed Residential (R-M) Zone

Department

City Planning

Action Type

None

Recommendation

Discuss potential modifications to City Code

Reviewed By

City Planner

Background

Recently, there was an application to assign a zone of Mixed Residential (R-M) to a piece of property at approximately 3701 S 1200 W. The Planning Commission recommended to City Council to zone the property as R-2A and expressed the need to review the R-M zone to ensure its application would be appropriate on a more widespread scale. It was discussed that the Planning Commission should review the ordinance prior to this discussion. Staff has also reviewed the existing ordinance and offers the following considerations for amendments:

1. Consider amending design standard to require or strongly incentivize rear-loaded townhomes and limit driveway widths. Although the existing ordinance encourages rear-loaded garages, they are not required. Designs with front-loading garages have a much less pedestrian-oriented street with continuous driveway access and are often difficult to effectively plow snow. A similar standard could be incorporated into the R-PUD ordinance for consistency.
2. Consider removing the R-M Application Map from section. The R-M application map defines which parcels are eligible to be zoned as R-M. However, the future land use map provides guidance for zoning decisions. This simply adds another layer in the process of considering a rezone that may be unnecessary.

The purpose of this workshop is to discuss these and any other provisions of the code and direct Staff to draft any necessary amendments to code in preparation for consideration. It is a continuation of the discussion held at the January 16 Planning Commission meeting.

Agenda Item #7: Flag Lots

Description

Workshop: Flag Lots

Department

City Planning

Action Type

No Action

Recommendation

Discuss potential modifications to City Code

Reviewed By

City Planner

Background

NCC 19.46 includes regulations for approving new flag lots and allow for construction of new homes on existing flag lots. The City currently owns a property next to City Hall, located at 465 W 3200 S, which is a narrow, deep lot with a small, single-family home in the front of the lot. The City is currently discussing the possibility of subdividing this lot and selling it, as it has limited utility to the City's future expansion plans. However, there are provisions in the NCC 19.46 which prevent the creation of a flag lot in this location. Specifically, NCC 19.46.010(C)(6) states, "New flag lots shall not have access off arterial streets or roadways as listed in Nibley City's General and Master Plans." Because 3200 S is listed as an arterial roadway, a flag lot is not allowed in this location. In addition to this provision, setback provisions and access drive requirements create conditions that make creating a flag lot in this and other similar locations difficult and costly. The purpose of this workshop is to discuss these and any other provisions of the code and direct Staff to draft any necessary amendments to code in preparation for consideration.

19.12.040 Mixed Residential Zone R-M

A. Purpose: The purpose of the Mixed Residential Zone is to provide a variety of housing types to accommodate the diverse housing preferences of the community's existing and future residents that are supported by an appropriate provision of jobs, retail, services, open space and amenities.

B. Definitions: Refer to NCC 19.04 and 19.32.020

C. Use Regulations: See NCC 19.20. Allowed uses in this zone may be provided either separately from or within the same building or lot as other allowed uses, if approved pursuant to an authorized site plan.

D. Space Requirements:

	Single-Family Home	Multi-Family Housing
Minimum Lot Size (sq. ft.)	4,500	-
Maximum Height	40'	50'
Minimum Footage	50'	-
Front Yard	20'	20'
Front Porches	10'	10'
Side Yard	5'	10'
Side Yard Porches, Deck Overhangs	5'	5'
Side Yard Adjacent to Streets	20'	20'
Rear Yard	15'	15'
Maximum Height	40'	

Accessory-Use Setbacks	Single-Family Home	Multi-Family Housing

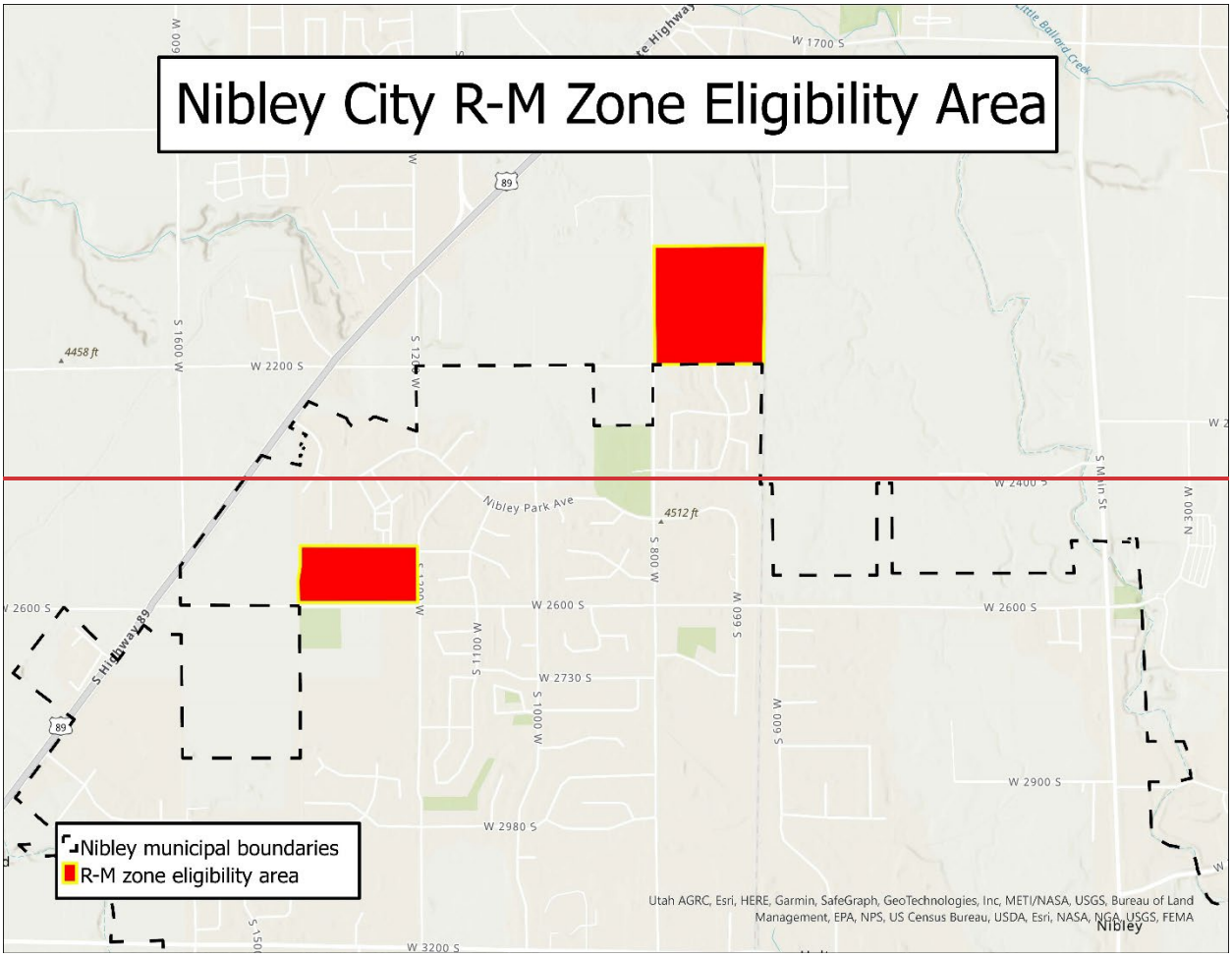
Front Yard	20'	20'
Side Yard	3'	3'
Side Yard Street	20'	20'
Rear Yard	1'	1'
Maximum Height	15'	15'

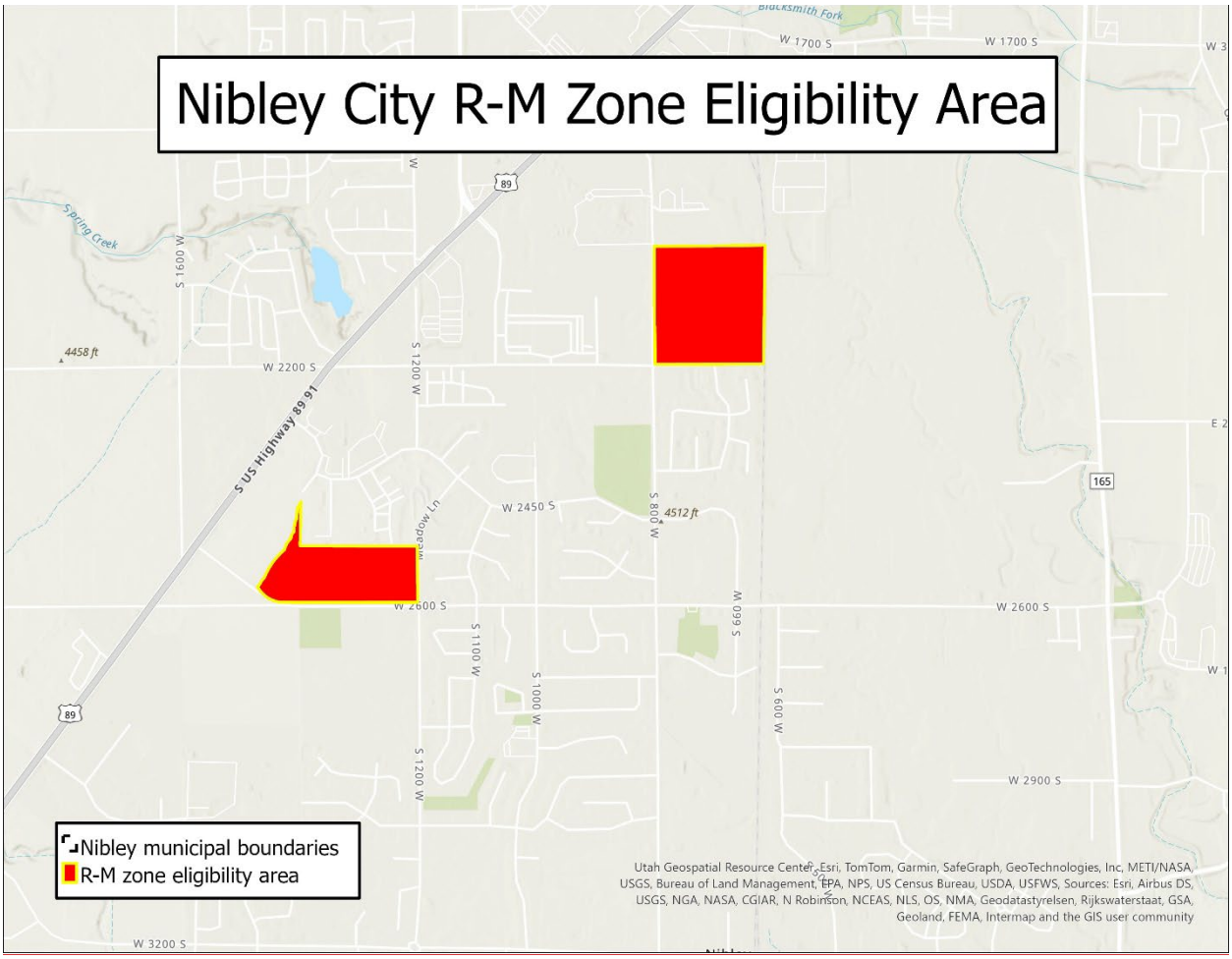
1. Setback and frontage requirements shall apply to each building, and not each dwelling unit

E. Animal And Fowl Unit Regulations: See NCC 19.34.

F. R-M Application Map

An R-M Zone designation shall only be applied for in the following areas which includes parcels with Tax ID numbers 03-227-0003, 03-001-0013 and 03-001-0010, as of August 1, 2024 and a 5.2-acre portion of Parcel 03-227-0001 and 03-227-0002 as displayed on the R-M Zone Eligibility Area Map contained in this section.


Nibley City R-M Zone Eligibility Area
W 1700 S
Little Bolland Creek
89
4458 ft
W 2200 S
S 1600 W
S 1200 W
Nibley Park Ave
4512 ft
S 800 W
W 2400 S
S Main St
N 300 W
W 2600 S
S 660 W
S 1100 W
S 1000 W
S 600 W
W 2730 S
W 2900 S
W 2980 S
W 3200 S
S Highway 89
Nibley municipal boundaries
R-M zone eligibility area
Utah AGRC, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA
Nibley


Nibley City R-M Zone Eligibility Area
Blacksmith Fork
W 1700 S
W 1700 S
Spring Creek
S 1600 W
89
4458 ft
W 2200 S
S 1200 W
S US Highway 89 91
W 2450 S
S 800 W
4512 ft
W 2600 S
W 2600 S
S 1100 W
S 1000 W
S 900 W
S 600 W
165
89
S 1200 W
W 2900 S
Nibley municipal boundaries
R-M zone eligibility area
W 3200 S
Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Nibley

Printed: 01/31/2025

2352 South Highway 89 /91

01/03/2025 - 01/02/2125

9544350

Rezone, Code Change, or Master Plan Change Application

c6ca8b40-ca28-11ef-98c8-814b7fcaf2e2

Plan Check

Active

New

Application Review Status

Final-Review	Not Reviewed	01/03/2025

Fees

Plan Check	$500.00
Public Notice Fee	$150.00
Subtotal	**$650.00**
Processing Fee	**$20.80**
Total	**$670.80**
Amount Paid	**$670.80**
Total Due	**$0.00**

Payments

01/03/2025	Online	$650.00
Total Paid		**$670.80**

Application Form Data

(Empty fields are not included)

First Name
Al (Wesley Nelson Farms)

Last Name
Bingham

Address Street
2352 South Highway 89 / 91

City
Logan

State

Utah

Zip Code
84321

Phone
(801) 243-7800

Email
abingham@momentumloans.com

Is the property owner representative different from the listed property owner
no

Request Type:
Rezone

Rezone Address Street
2352 South Highway 89 /91

Tax I.D. Number(s)
03-227-0003

Area of Rezone Request (Acres)
5.20

Current Zoning (check all that apply)
C- Commercial

Proposed Zoning (check all that apply)
R-M- Mixed Residential

Site Plan and Map (please attach)
rezone.pdf

What is the need for the proposed zone change, code change or master plan change?
Change to residential to adjoin the residential RM zone to the east.

What will the public benefit be if the zone change, code change or master plan change is granted?
Ctreate more first time homebuyer housing opportunities

How does the proposal comply with the goals and policies of the Nibley City General Plan?
Housing opportunities

Is there any annexation of property necessary?
No

Please explain how the anticipated use is appropriate for the surrounding area.
Have residential (RM) zone to the east. And commercial to the west.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

Heritage Drive needs to be built for the commercial development. That needs to be coordinated with Nelson Farms, the commercial developer and the city (TIF).

Please attach a statement from the County treasurer showing the current tax status of the property.

CORE - Parcel #03-227-0003 in 2024-2.pdf

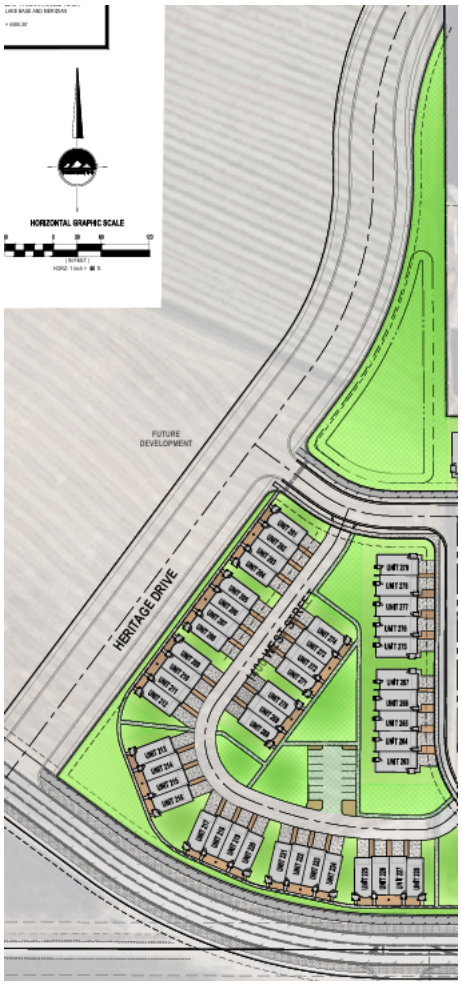
Signature

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Posting. Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

With my signature, I give consent to receive service of process at the email listed on this application.

Al Bingham - 01/03/2025 4:16 pm


HORIZONTAL GRAPHIC SCALE
FUTURE DEVELOPMENT
HERITAGE DRIVE
WEST SHORE

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 4485.35'

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

UNIT BREAKDOWN			
DESCRIPTION	PHASE 1	PHASE 2	TOTAL
6-PLEX	2	9	11
5-PLEX	2	5	7
4-PLEX	2	8	10
3-PLEX	0	1	1
TOTAL UNITS	30	114	144

TOWNHOME PARKING BREAKDOWN		
DESCRPTION	PHASE 1	PHASE 2
DRIVEWAY PARKING STALLS	60	288
VISITOR STALLS	20 STALLS	28 STALLS

LAND USE TABLE	
	QUANTITY
TOTAL TOWNHOME UNITS	144 UNITS
PHASE 1 UNITS	30 UNITS
PHASE 1 LOTS	1 LOT / 223,740 SQ FT
PHASE 1 OPEN SPACE	147,391 SQ FT
PHASE 1 OPEN SPACE PERCENTAGE	72%
PHASE 1 NET DEVELOPMENT AREA	204,662 SQ FT
PHASE 1 PROJECT AREA	266,752 SQ FT
PHASE 2 UNITS	114 UNITS
PHASE 2 OPEN SPACE	220,520 SQ FT
PHASE 2 OPEN SPACE PERCENTAGE	55%
PHASE 2 NET DEVELOPMENT AREA	397,881 SQ FT
PHASE 2 PROJECT AREA	522,713 SQ FT
TOTAL PROJECT AREA	1,013,205 SQ FT

LANDSCAPE TABLE
ACTIVE LANDSCAPE
LANDSCAPE AREAS
TURF AREA

GENERAL NOTES

- PROPERTY IS PROPOSED ZONED R-2A (PRUD).
- SETBACKS ARE:
  - FRONT YARD SETBACK IS 20'
  - REAR YARD SETBACK IS 15'
  - SIDE YARD SETBACK IS 5' (SINGLE FAMILY)
  - SIDE YARD SETBACK IS 15' (TOWN HOME)
  - CORNER SIDE YARD SETBACK IS 20'
  - ADJACENT DEVELOPMENT SETBACK IS 30'

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 17, Township 11 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Nibley City, Cache County, Utah. Being more particularly described as follows:

Beginning at a point North 89°47'28" West 135.66 feet along the Section Line and North 00°12'32" East 44.00 feet from the South Quarter Corner of said Section 17, and running thence:

North 89°47'28" West 1242.86 feet;

thence westerly 366.60 feet along the arc of a 576.00-foot radius tangent curve to the right (center bears North 00°12'32" East and the long chord bears North 71°33'29" West 360.44 feet with a central angle of 36°27'58");

thence North 53°19'30" West 98.15 feet;

thence North 36°40'30" East 437.29 feet;

thence easterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 53°19'30" East and the long chord bears North 81°40'30" East 21.21 feet with a central angle of 90°00'00");; thence along a line non-tangent to said curve, North 36°40'30" East, a distance of 60.00 feet

thence northerly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 36°40'30" East and the long chord bears North 08°19'30" West 21.21 feet with a central angle of 90°00'00");

thence North 36°40'30" East 68.71 feet;

thence northerly 306.72 feet along the arc of a 450.00-foot radius tangent curve to the left (center bears North 53°19'30" West and the long chord bears North 17°08'54" East 300.82 feet with a central angle of 39°03'11");

thence northerly 181.85 feet along the arc of a 350.00-foot radius curve to the right (center bears North 87°37'19" East and the long chord bears North 12°30'24" East 179.81 feet with a central angle of 29°46'11");

thence South 00°15'51" East 491.00 feet;

thence South 89°54'07" East 1268.74 feet;

thence South 00°27'41" East 315.72 feet;

thence southerly 78.95 feet along the arc of a 358.08-foot radius non-tangent curve to the right (center bears North 86°58'55" West and the long chord bears South 09°20'04" West 78.79 feet with a central angle of 12°37'57");

thence South 15°39'03" West 63.32 feet;

thence southerly 90.45 feet along the arc of a 351.19-foot radius non-tangent curve to the left (center bears South 72°42'17" East and the long chord bears South 09°55'00" West 90.20 feet with a central angle of 14°45'26");

thence southwesterly 98.79 feet along the arc of a 101.00-foot radius curve to the right (center bears North 87°27'43" West and the long chord bears South 30°33'37" West 94.90 feet with a central angle of 56°02'39") to the point of beginning.

Contains: 1,013,205 square feet or 23.260 acres.

D=29°46'11" R=350.00 L=181.85' CB=N 12°30'24" E C=179.81'

D=39°03'11" R=450.00 L=306.72' CB=N 17°08'54" E C=300.82'

S 0°15'51" E 491.00'

HERITAGE DRIVE

N 36°40'30" E 68.71'

D=90°00'00" R=15.00 L=23.56' CB=N 8°19'30" W C=21.21'

N 36°40'30" E 60.00'

D=90°00'00" R=15.00 L=23.56' CB=N 81°40'30" E C=21.21'

FUTURE DEVELOPMENT

LOT 4 CROOK INVESTMENT PROPERTY LLC 03-178-0004

LOT 3 NORTH EAST SOUTHACO HOLDINGS LLC 03-178-0003

SPRING CREEK CROSSING PHASE 1

SPRING CREEK CROSSING INC 03-007-0024

S 89°54'07" E 1268.74'

2500 SOUTH STREET

1400 WEST STREET

1375 WEST STREET

1325 WEST STREET

1300 WEST STREET

MEADOW LANE (1200 WEST STREET)

2575 SOUTH STREET

2600 SOUTH STREET

N 36°40'30" E 437.29'

N 53°19'30" W 98.15'

N 89°47'28" W 1242.86'

S 0°27'41" E 315.72'

S 15°39'03" W 63.32'

D=12°37'57" R=358.08 L=78.95' CB=S 9°20'04" W C=78.79'

D=14°45'26" R=351.19 L=90.45' CB=S 9°55'00" W C=90.20'

D=56°02'39" R=101.00 L=98.79' CB=S 30°33'37" W C=94.90'

D=36°27'58" R=576.00 L=366.60' CB=N 71°33'29" W C=360.44'

POINT OF BEGINNING

LOT 1

roadway 223,070 sf

PHASE 2

PHASE 1

Area : 1013204.70

UNIT 314 UNIT 313 UNIT 312 UNIT 311 UNIT 310 UNIT 309 UNIT 308 UNIT 307 UNIT 306 UNIT 305 UNIT 304 UNIT 303 UNIT 302 UNIT 301 UNIT 300 UNIT 299 UNIT 298 UNIT 297 UNIT 109 UNIT 108 UNIT 107 UNIT 106 UNIT 105

UNIT 201 UNIT 202 UNIT 203 UNIT 204 UNIT 205 UNIT 206 UNIT 207 UNIT 208 UNIT 209 UNIT 210 UNIT 211 UNIT 212 UNIT 213 UNIT 214 UNIT 215 UNIT 216 UNIT 217 UNIT 218 UNIT 219 UNIT 220 UNIT 221 UNIT 222 UNIT 223 UNIT 224 UNIT 225 UNIT 226 UNIT 227 UNIT 228

UNIT 279 UNIT 278 UNIT 277 UNIT 276 UNIT 275 UNIT 267 UNIT 266 UNIT 265 UNIT 264 UNIT 263 UNIT 274 UNIT 273 UNIT 272 UNIT 271 UNIT 270 UNIT 269 UNIT 268

UNIT 285 UNIT 284 UNIT 283 UNIT 282 UNIT 281 UNIT 280 UNIT 262 UNIT 261 UNIT 260 UNIT 259 UNIT 258

UNIT 286 UNIT 287 UNIT 288 UNIT 289 UNIT 290 UNIT 291 UNIT 292 UNIT 293 UNIT 294 UNIT 295 UNIT 296

UNIT 110 UNIT 111 UNIT 112 UNIT 113

UNIT 257 UNIT 256 UNIT 255 UNIT 254 UNIT 253 UNIT 252 UNIT 251 UNIT 250 UNIT 249 UNIT 248 UNIT 247

UNIT 130 UNIT 129 UNIT 128 UNIT 127 UNIT 126 UNIT 125 UNIT 124 UNIT 123 UNIT 122 UNIT 121 UNIT 120

UNIT 104 UNIT 103 UNIT 102 UNIT 101

UNIT 229 UNIT 230 UNIT 231 UNIT 232 UNIT 233 UNIT 234 UNIT 235 UNIT 236 UNIT 237 UNIT 238 UNIT 239 UNIT 240 UNIT 241 UNIT 242 UNIT 243 UNIT 244 UNIT 245 UNIT 246 UNIT 114 UNIT 115 UNIT 116 UNIT 117 UNIT 118 UNIT 119

TRI H FARMS LLC 03-015-0001

NIBLEY CITY CORP. 03-015-0040

HERITAGE LAND HOLDINGS LLC

CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE COR

ENSIGN
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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WWW.ENSIGNENG.COM

FOR:
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LOGAN, UTAH 84321

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WESLEY NELSON FARMS
TOWNHOMES - PRELIMINARY PLAT
2352 SOUTH HIGHWAY 89-91
NIBLEY, UTAH

PROFESSIONAL ENGINEER No. 12129848-2202 1-10-25 STATE OF UTAH TYLER WILLIAM WILLIAMS

PRELIMINARY OVERALL DEVELOPMENT SITE PLAN

PROJECT NUMBER	PRINT DATE
9196	2025-01-10
PROJECT MANAGER	DESIGNED BY
T.WILLIAMS	K.SIMMONS

C-002

US Highway 89

Scale: 1" = 60'

60 0 60' 120'

N

2600 South Street

Heritage Dr

NIBLEY AVE PARK

SPEED LIMIT 25

Pad B
6,015 sf

C-Store C
4,425 sf

MultiTenant D
6,315 sf

Fast Food E
2,608 sf

Coffee F
950 sf

Grocery
45,673 sf

Anchor M
15,280 sf

Office M
4,800 sf

Car Wash
3,800 sf

Pad G
6,040 sf

Pad H
6,040 sf

Pad I
5,440 sf

313.50' 171.75' 169.25' 228.4' 205.5' 227.99' 227.99' 227.99' 26.6' 321.66' 171.75' 169.25' 534.67' 220.33' 246.16' 430.00' 180.81' 181.00' 250.00' 294.47' 123.69' 123.69' 123.50' 32.50' 123.50' 287.67' 342.81' 11.81' 147.50' 131.30' 137.30' 80.0' 21.9' 430.00' 65.0'

r=400.0' r=400.0' r=300.0' 990' r=370.0' r=400.0' r=430.0'

Exist. r=277.0' Exist. r=323.0' Exist. r=300.0'

NOTE:
This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

NO.	DATE	DESCRIPTION

Designed by: SY
Drafted by: SR
Client Name:
Bill Gaskill

21-144 CSP-H

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Conceptual Site Plan

Nibley Utah
US Highway 89 & 2600 South Street
Nibley, Utah

8 Feb, 2024

SHEET NO.
H