



**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.

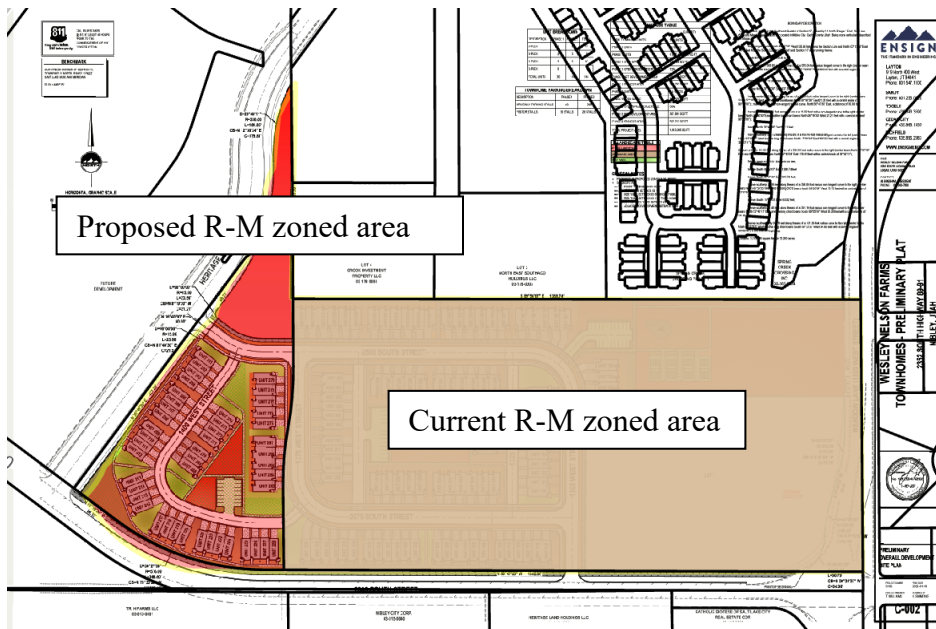
Have residential (RM) zone to the east. And commercial to the west.

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

Denial of 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) with the 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

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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.

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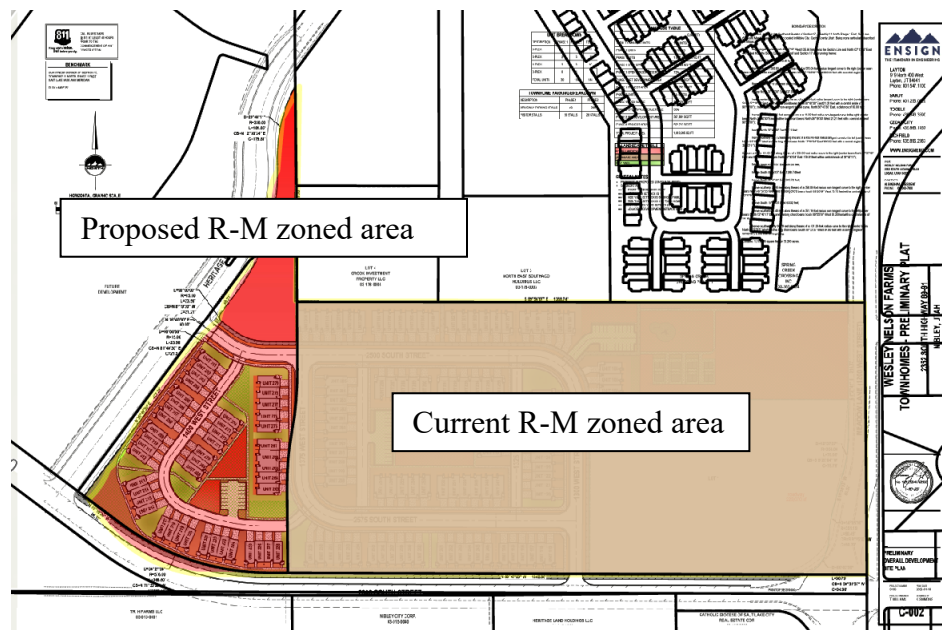
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General Plan Guidance

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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.

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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.



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
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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. 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.

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'

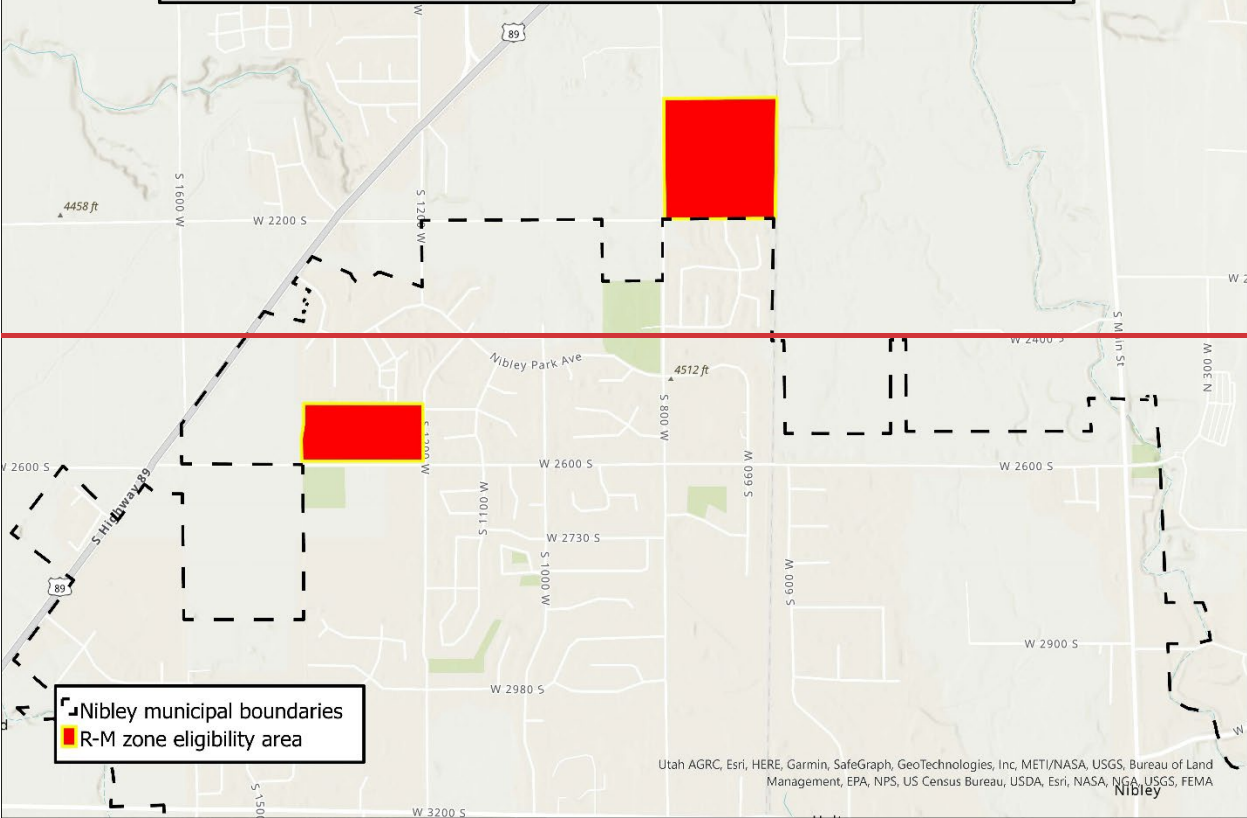
1. Setback and frontage requirements shall apply to each building, and not each dwelling unit

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

F. R-M Application Map

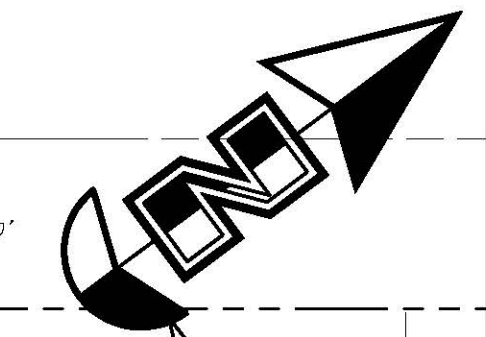
An R-M Zone designation shall only be applied for in the following areas which includes parcels with Tax ID numbers 03-227-0003, 03-001-0013 and 03-001-0010, as of August 1, 2024 and a 5.2-acre portion of Parcel 03-227-0001 and 03-227-0002 as displayed on the R-M Zone Eligibility Area Map contained in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

Nibley City R-M Zone Eligibility Area



US Highway 89

Scale: 1" = 60'

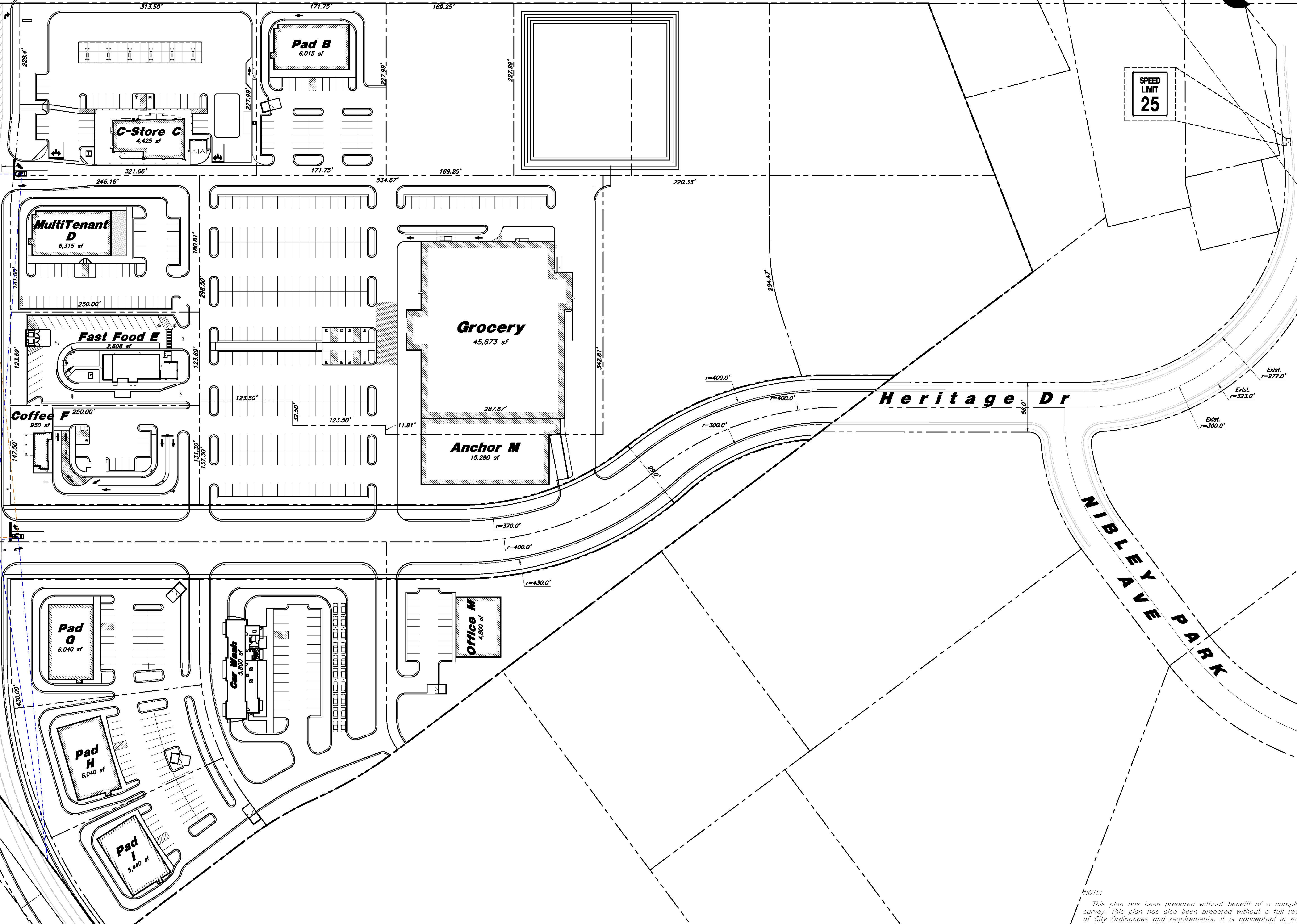


SPEED
LIMIT
25

2600 South Street

Heritage Dr

NIBLEY AVE PARK



Designed by: SY
 Drafted by: SR
 Client Name:
 Bill Goskill
 21-144 CSP-H



Conceptual Site Plan
Nibley Utah
 US Highway 89 & 2600 South Street
 Nibley, Utah

8 Feb, 2024

SHEET NO.
H

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.

Nibley

2352 South Highway 89 /91

01/03/2025 - 01/02/2125

9544350

Rezone, Code Change, or Master
Plan Change Application

c6ca8b40-ca28-11ef-98c8-814b7fc2e2

Plan Check

Active

New

Application Review Status

Final-Review

Not Reviewed

01/03/2025

Fees

Payments

Plan Check	\$500.00	01/03/2025	Online	\$650.00
Public Notice Fee	\$150.00	Total Paid		\$670.80
Subtotal	\$650.00			
Processing Fee	\$20.80			
Total	\$670.80			
Amount Paid	\$670.80			
Total Due	\$0.00			

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

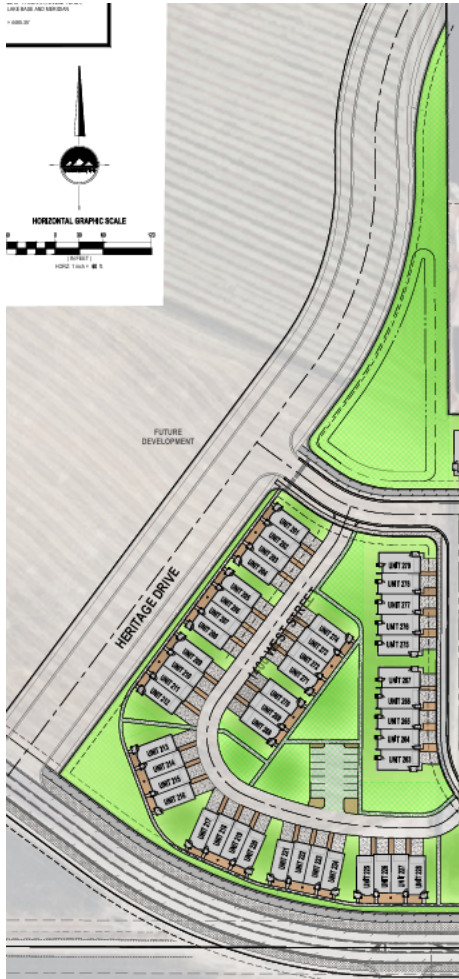
Signature

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.

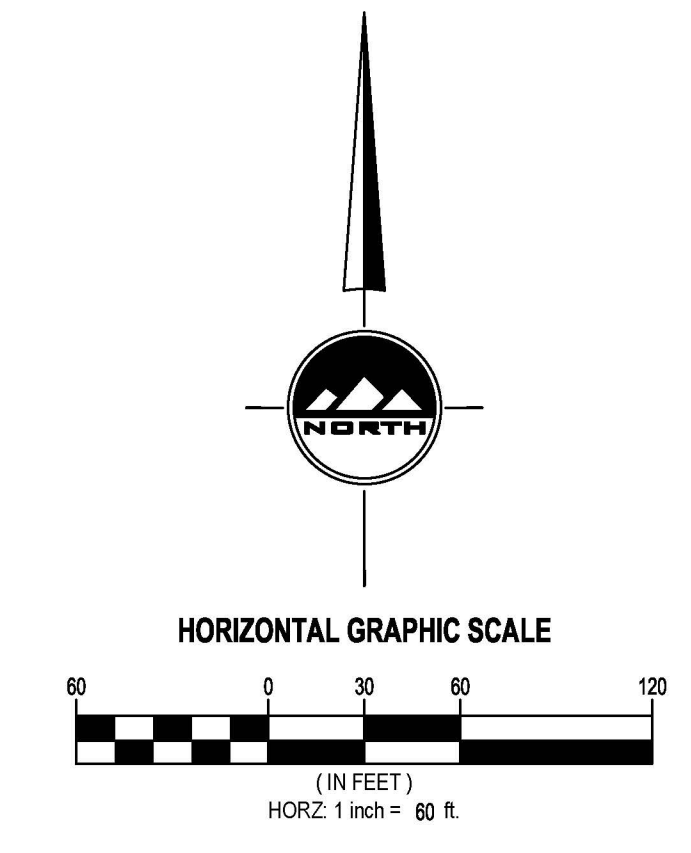
With my signature, I give consent to receive service of process at the email listed on this application.

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



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

BENCHMARK
SOUTHWEST CORNER OF SECTION 17,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4485.35'



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

DESCRIPTION	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	147,381 SQ FT
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	56%
PHASE 2 NET DEVELOPMENT AREA	387,881 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 85°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 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 38°03'11");

thence northerly 181.85 feet along the arc of a 350.00-foot radius curve to the right (center bears North 53°19'30" West and the long chord bears North 12°30'24" East 178.81 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 89°55'55" 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.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

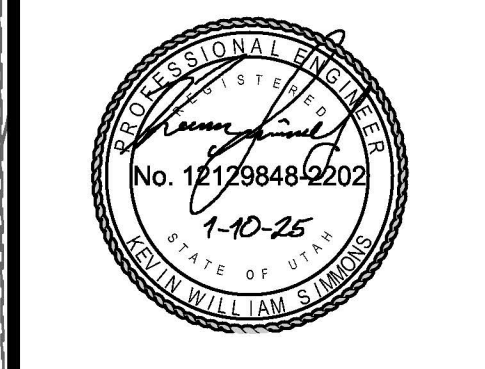
WWW.ENSIGNENG.COM

FOR:
WESLEY NELSON FARMS
2352 SOUTH HIGHWAY 89-91
LOGAN, UTAH 84321

CONTACT:
AL BINGHAM, PRESIDENT
PHONE: 801-243-7800

**WESLEY NELSON FARMS
TOWNHOMES - PRELIMINARY PLAT**

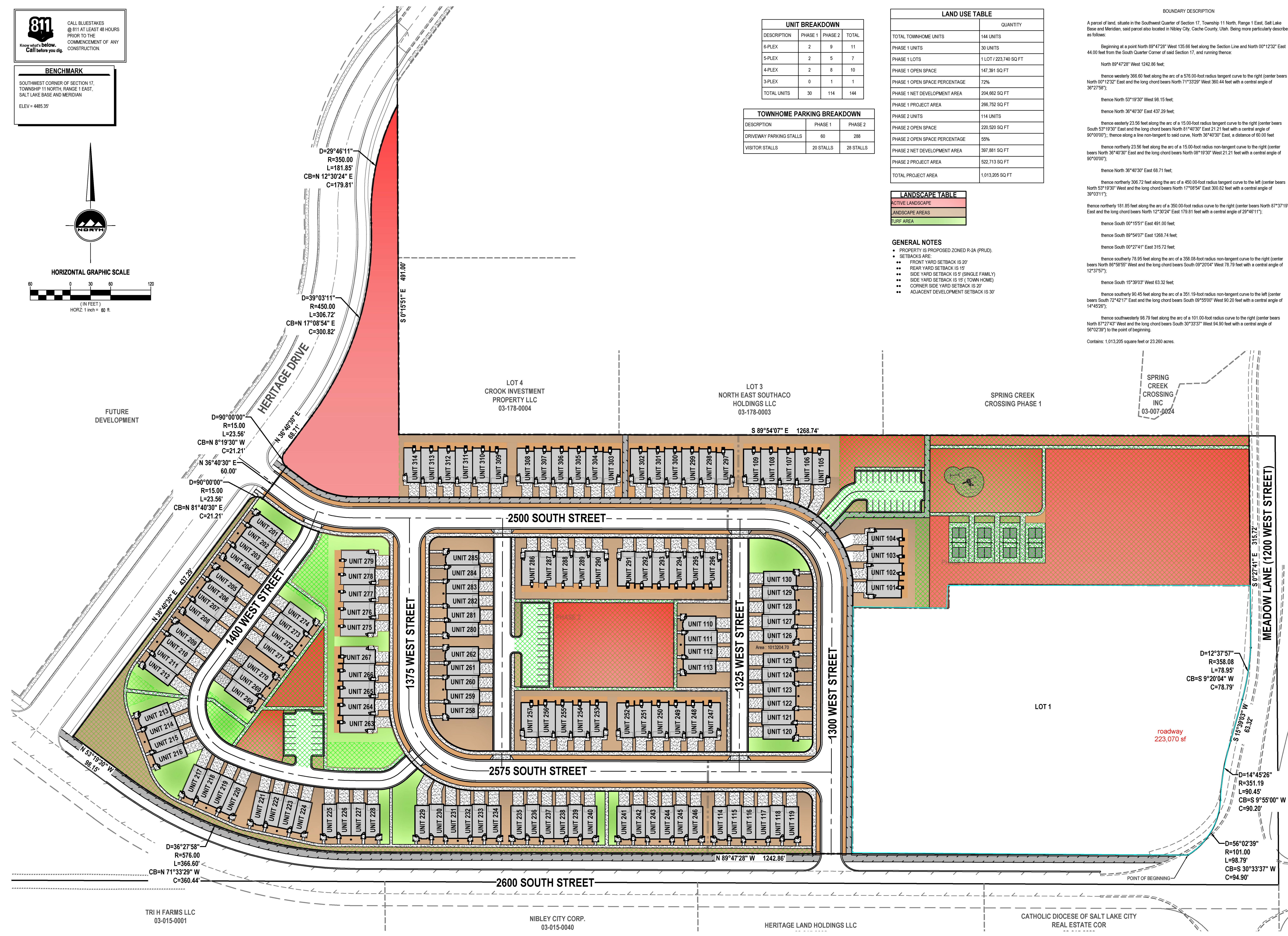
2352 SOUTH HIGHWAY 89-91
NIBLEY, UTAH



**PRELIMINARY
OVERALL DEVELOPMENT
SITE PLAN**

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

C-002



TRI H FARMS LLC
03-015-0001

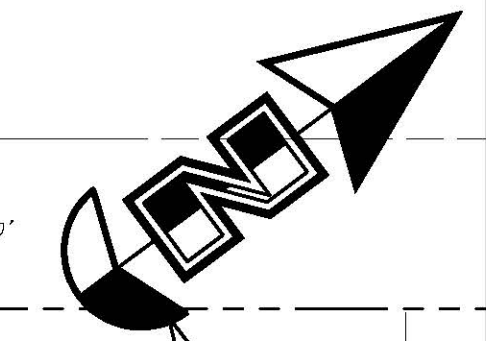
NIBLEY CITY CORP.
03-015-0040

HERITAGE LAND HOLDINGS LLC

CATHOLIC DIOCESE OF SALT LAKE CITY
REAL ESTATE COR

US Highway 89

Scale: 1" = 60'

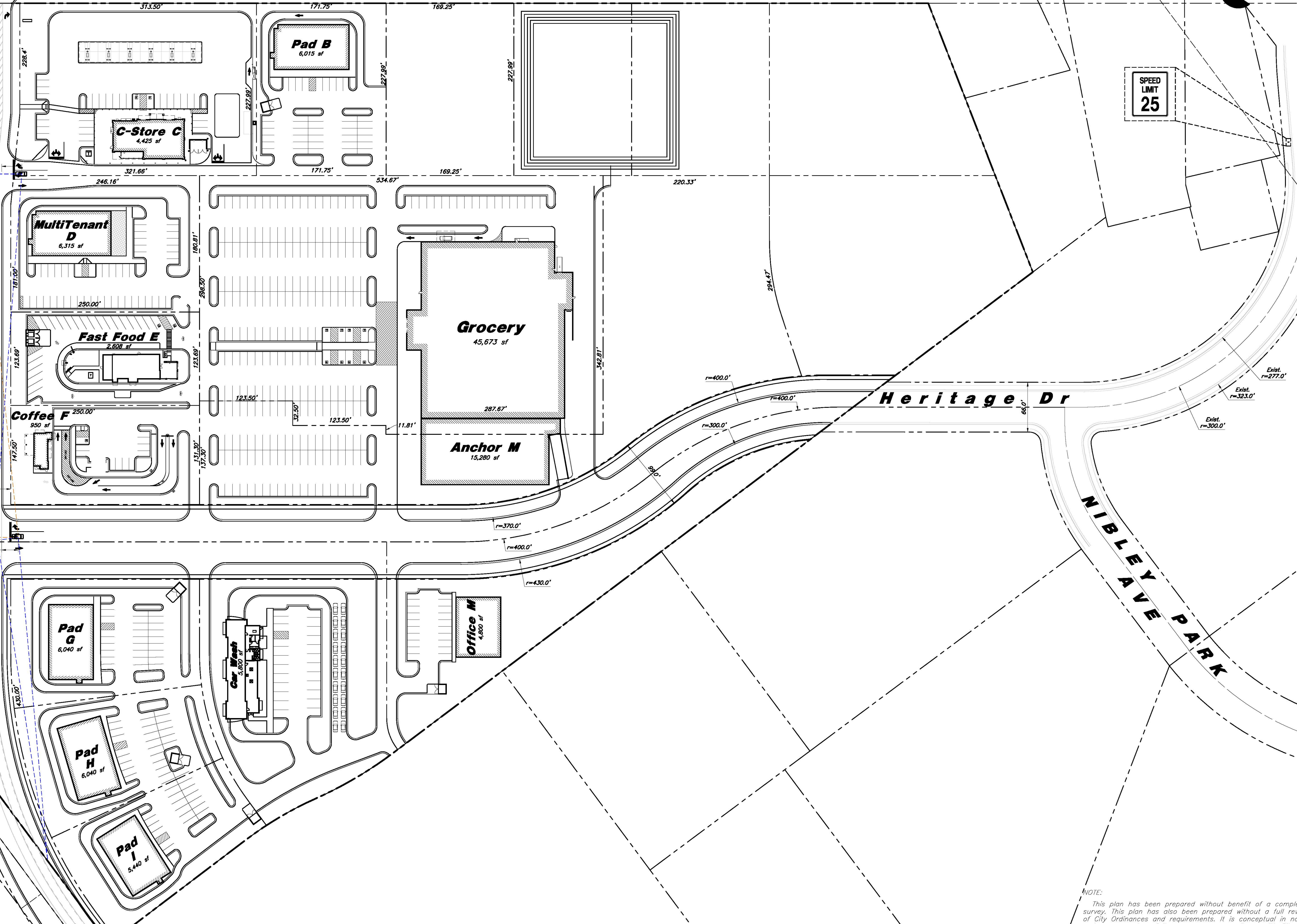


SPEED
LIMIT
25

2600 South Street

Heritage Dr

NIBLEY AVE PARK



Designed by: SY
 Drafted by: SR
 Client Name:
 Bill Goskill
 21-144 CSP-H



Conceptual Site Plan
Nibley Utah
 US Highway 89 & 2600 South Street
 Nibley, Utah

8 Feb, 2024

SHEET NO.
H

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.