NIBLEY CITY
CITY COUNCIL MEETING AGENDA
Thursday, September 1, 2016
6:30 p.m.

Nibley City Hall
455 West 3200 South
Nibley, Utah

1. Opening Ceremonies (Councilmember Ramirez)
2. Call to Order and Roll Call (Chair)
3. Approval of Minutes and Agenda (Chair)
4. Public Comment Period[1] (Chair)

5. Presentation by Utah Local Governments Trust regarding Risk Management

6. PUBLIC HEARING: A public hearing to receive comment concerning a proposed update to the Master Road Plan element of the Nibley City Transportation Master Plan. Specifically, designating that 2600 South between 1200 West and the railroad tracks will be a 66-foot Right-of-Way instead of 80-99-foot ROW

7. Discussion and consideration of Ordinance 16-05: An Ordinance Amending the Nibley City Transportation Master Plan (First Reading)

8. Discussion and consideration of a preliminary plat for Summerfield Place, a 28-lot subdivision located at approximately 2700 South 1000 West (Second Reading)

9. Discussion and consideration of a preliminary plat for Valley View Meadows Subdivision, a conservation subdivision located at approximately 250 West 3400 South (Second Reading)

10. Council and Staff Reports

Adjourn 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.

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[1] *Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.*

Nibley City Council
Agenda Report for
August 1, 2016

Agenda Item #: 5

Description	Presentation by Utah Local Governments Trust regarding Risk Management
Department	City Council
Presenter	Jason Watterson of the Utah Local Governments Trust
Sponsor	n/a
Applicant	n/a
Background	The Utah Local Governments Trust would like to report to the Council regarding the City's performance on risk management related functions. The Trust is the insurance provider for the City and City staff members work with the Trust to implement policies and practices that will result in improved safety and less liability for the City.
Recommendation	Receive the presentation
Financial Impact	Improvements in risk management practices will result in lower insurance premiums for the City, as well as decreased losses related to liabilities, improved safety and better performance.
Reviewed By	City Manager, Public Works Director

Agenda Item #: 6&7

Description	PUBLIC HEARING: A public hearing to receive comment concerning a proposed update to the Master Road Plan element of the Nibley City Transportation Master Plan. Specifically, designating that 2600 South between 1200 West and the railroad tracks will be a 66' Right-of-Way instead of 80-99-foot ROW. Discussion and consideration of Ordinance 16-05: An Ordinance Amending the Nibley City Transportation Master Plan (First Reading)
Department	Planning
Presenter	Shari Phippen, City Planner
Sponsor	NA
Applicant	NA
Background	The Transportation Master Plan, specifically the master road plan included in that document, calls for 2600 South to be developed as an 80-99' ROW along the entire road, from Hwy 165 running west to US 89/91. However, in the area from the railroad tracks west to 1200 West, development has constructed 2600 South as a 66' ROW. So, in this instance, the Plan does not reflect what has been constructed. When the Summerfield Place subdivision came before the City Council earlier in the summer, it was noted that there is a discrepancy between what the Transportation Master Plan calls for along 2600 South and what Summerfield Place was proposing in that area, which was in line with what has been constructed by other subdivisions. The City Council felt that until that discrepancy was resolved, they could not proceed with approving the subdivision. The Council requested that the road master plan element of the larger Plan be updated to reflect what is on the ground in that one particular area. The Planning Commission reviewed and made that change. They also included the changes that the Council made last year with 2980 South and elimination of 1500 West. This was done so that those were formally included on the master road plan map. The Commission had discussions as to the possibility of making 2600 South a 66' ROW all the way from the railroad tracks to US 89/91. However, they felt that a wider ROW was appropriate as traffic enters off of the highway/frontage road, and so west of 1200 West, their recommendation is that 2600 South remain an 80' ROW.
Recommendation	The Council should hold the public hearing and receive comment concerning the updated master road plan. Staff's recommendation, and that of the Planning Commission, is that the amended master road plan be approved, as presented. Staff

	further recommends that the Council waive the second reading and adopt the ordinance on first reading due to the fact that the Council already discussed this change when it was requested of staff. In addition, the Council wanted to make this change before approving the Summerfield Place subdivision. That subdivision is also on this agenda for approval.
Financial Impact	Future costs to the City are higher if the City were to adopt a wider cross section for roads because the City would have more roadway surface to maintain in the future.
Reviewed By	City Planner, Planning and Zoning Commission, City Manager

Agenda Item #: 8

Description	Discussion and consideration of a preliminary plat for Summerfield Place, a 29-lot subdivision located at approximately 2700 South 1000 West
Department	Planning
Presenter	Shari Phippen, City Planner
Sponsor	NA
Applicant	Kelly Loosle
Background	This preliminary plat is for a 28-lot subdivision located at approximately 2700 South 1000 West, just north of the Sunset Parks PUD. • This property is zoned R-2A. The following are the development standards found in Nibley City Code 10-6C, for subdivisions in the R-2A zone, and whether the proposed preliminary plat meets those standards: **Zone Requirement** / **Preliminary Plat** **Min. Lot Size** 12,000 All lots meet or exceed standard **Lot Size Avg.** 14,000+ 14,503 sq ft **Min. Frontage** 100' All lots meet or exceed standard • The subdivision is proposed for development in two phases. Phase 1 will be Lots 1-9 and 22-28, which will build along 1000 West, 2600 South and 1100 West. Phase 2 will be Lots 10-21 and will build on the cul-de-sac. The phasing is acceptable. • **Roads** Our engineering standards, as well as Nibley City Code 11-5-5(E) limit the length of a cul-de-sac to 660'. The cul-de-sac measures 620' to the center of the cul-de-sac, so it is acceptable for street development. The cul-de-sac will be a 60' ROW, which is acceptable for a local road. 1000 West, 1100 West and 2600 South will each be a 66' ROW, which is suitable for neighborhood roads that carry a larger traffic load than the cul-de-sac. • **Stormwater** Stormwater needs for this subdivision will be handled by the Sunrise Meadows ponds. Those ponds were built with this property in mind. Rather than building a separate pond at this site, stormwater will be piped to the regional Sunrise Meadows ponds and this developer will pay for a proportionate share of the cost for those ponds. • **Infrastructure** As part of the submittal of the final plat for each phase, the developer will be required to submit construction drawings related to the infrastructure construction. Those drawings will be reviewed by the City Engineer for compliance with City

	standards and specifications. • **Pedestrian ROW** Nibley City Code 11-5-5(E) requires that cul-de-sacs have a pedestrian ROW from the cul-de-sac, linking it to the nearest public ROW. The plat has the required pedestrian ROW, which will connect the end of the cul-de-sac with 1000 West. • The public hearings were noticed properly. The item was published in the Herald Journal, the Nibley City website, the Utah Public Notice website, and notifications were sent to the property owners within 300' of the proposed subdivision. The public hearing was posted on the subject property. The notices were all done between June 24 and June 27, 2016. • This item was reviewed by the Planning Commission at its June 22, 2016 meeting and they recommend that the Council approve the plat.
Recommendation	Assuming that the Council makes the amendment to the master road plan that is earlier on the evening's agenda, the plat meets all the necessary conditions to receive preliminary approval and allow the developer to proceed to final plat. Staff recommends that the Council grant said approval.
Financial Impact	n/a
Reviewed By	City Planner, City Engineer, Public Works Director, City Manager, P&Z

Agenda Item #: 9

Description	Discussion and consideration of a preliminary plat for Valley View Meadows Subdivision, a conservation subdivision located at approximately 250 West 3400 South (Second Reading)
Department	Planning & Building
Presenter	City Planner
Sponsor	
Applicant	Ironwood Development
Background	When this preliminary plat for this project was previously presented to the City Council and the public hearing held on August 4, 2016, there were concerns expressed about the concentration of the open space, as well as ownership and maintenance of the space. It was suggested that the developer adjust the plat so that the open space would be dispersed between the two ends of the subdivision and that all open space be privately owned, other than a trail right-of-way. The revisions have been made, and the open space is now privately held, other than a trail right-of-way. As part of the final plat, partial deed restrictions will be put in place so that any purchaser of those lots containing open space would be aware of the open space limitations. Additionally, reconfiguring the plat allowed the developer to create an additional building lot. **Phasing** The developer intends to construct the project in one phase. **Open Space/Density Calculations** Project Size: 9.51 acres — Original Lot Yield: 16 lots ROW acreage: 2.07 — Developable Property: 7.44 acres Open Space: 1.86 acres — Percentage of Open Space: 25% Density Bonus: 25% — Lot Yield: 20 lots Avg. Lot Size: 15,311 sq ft — Req. Avg. Lot Size: 13,068 Req. Frontage: 95'- all lots meet or exceed the required frontage. **R-O-W** The right-of-way within the subdivision is proposed to be 60', which our engineering standards dictate is acceptable for local, neighborhood access roads. 450 West runs on the western boundary of this project and the developer will be building their half of 450 West in conjunction with this project. Because it will server a larger traffic load than a local, neighborhood road, the Transportation Master Plan dictates that 450 West will a 66' right of way. This preliminary plat is in line with that right of way cross-section.

	Open Space The developer shows 1.86 acres of open space, the majority of which will be privately held as part of Lots 1-2 and 15-20. They have reserved a section which backs up to Lots 15-20 for dedication to the City, so that the City can put in a 10' path along the existing ditch, which will remain open. **Utilities** The plat proposes a secondary water system for the subdivision, which, if privately held, is permissible, and which the City Engineer will take into account when calculating the amount of required water shares to be dedicated to the City. **Canal** There is an irrigation ditch that runs through the open space. No changes have been made to the ditch since the preliminary plat was first presented to the City. However, since the lot configuration has changed, I have asked the developer to re-present the plat to the NBFIC for their review. **Maintenance** The developer has submitted a letter stating that the open space will be privately held by the owners of the adjacent lots. The deed restrictions which will be prepared and recorded with the final plat and will outline what uses are permissible or prohibited on that open space, based on the uses designated in the City's ordinance. The question about fencing the open space has been raised by several people. The City's conservation subdivision ordinance states that any fencing has to be approved by the Planning Commission, which may approve the fencing, if it is determined to be necessary and appropriate. **Stormwater** The detention for this project is in the open space, which is an acceptable use of the open space. Even though it will be on privately held property, the City will require an access and maintenance easement to the detention portion of the open space. Alternatively, the City could enter into a private maintenance agreement with the property owners where they would be responsible for taking care of the detention pond, which has been done in the past.
Recommendation	Having satisfied the Council's concerns from the August 4, 2016 meeting, staff is of the opinion that this preliminary plat should be approved and the developer allowed to proceed with the development.
Financial Impact	n/a
Reviewed By	City Planner

ORDINANCE 16-05

AN ORDINANCE AMENDING THE NIBLEY CITY TRANSPORTATION MASTER PLAN

WHEREAS, Nibley City has a Multi-Modal Transportation Master Plan which guides the development of a variety of transportation modes; and

WHEREAS, the purpose of the Nibley City Multi-Modal Transportation Master Plan is to plan for current and future transportation needs of the municipality; and

WHEREAS, from time to time, it is necessary to amend the plan to reflect changes that have occurred within the city; and

WHEREAS, the attached document reflects needed changes to the Multi-Modal Transportation Master Plan, specifically regarding the Master Road Plan.

NOW THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL LOCATED AT NIBLEY, UTAH, THAT:

The attached document, entitled "Nibley City Master Roadway Plan" is adopted and

1. All ordinances, resolutions and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

2. Should any provision, clause or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply, The valid part of any provision, clause or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

3. This ordinance shall become effective upon posting as required by law.

Passed by the Nibley City Council this _____ day of _____, 2016.

_____
Shaun Dustin, Mayor

ATTEST:_____
David Zook, City Recorder

Master Roadway Plan

DRAFT

This plan does not allow for creation of a collector road built to the necessary standard, without additional right of way acquisition along the existing 250 West corridor. This cost would need to be assumed by Nibley City as no additional development needs exist in the critical areas (limited right of way and short radius curves). Without building a collector to the necessary standard this alignment has the potential to perpetuate and exacerbate an un-safe condition.

This option designates 450 West as a local road and limits the north/south connectivity of the road. Limiting the north/south connectivity limits the ability of this road to alleviate any through traffic from the 250 West corridor. This plan proposes that if the Scheiss property is developed in the future, then 450 West shall be connected through from 3700 South to the location on 4000 South as shown per this plan.

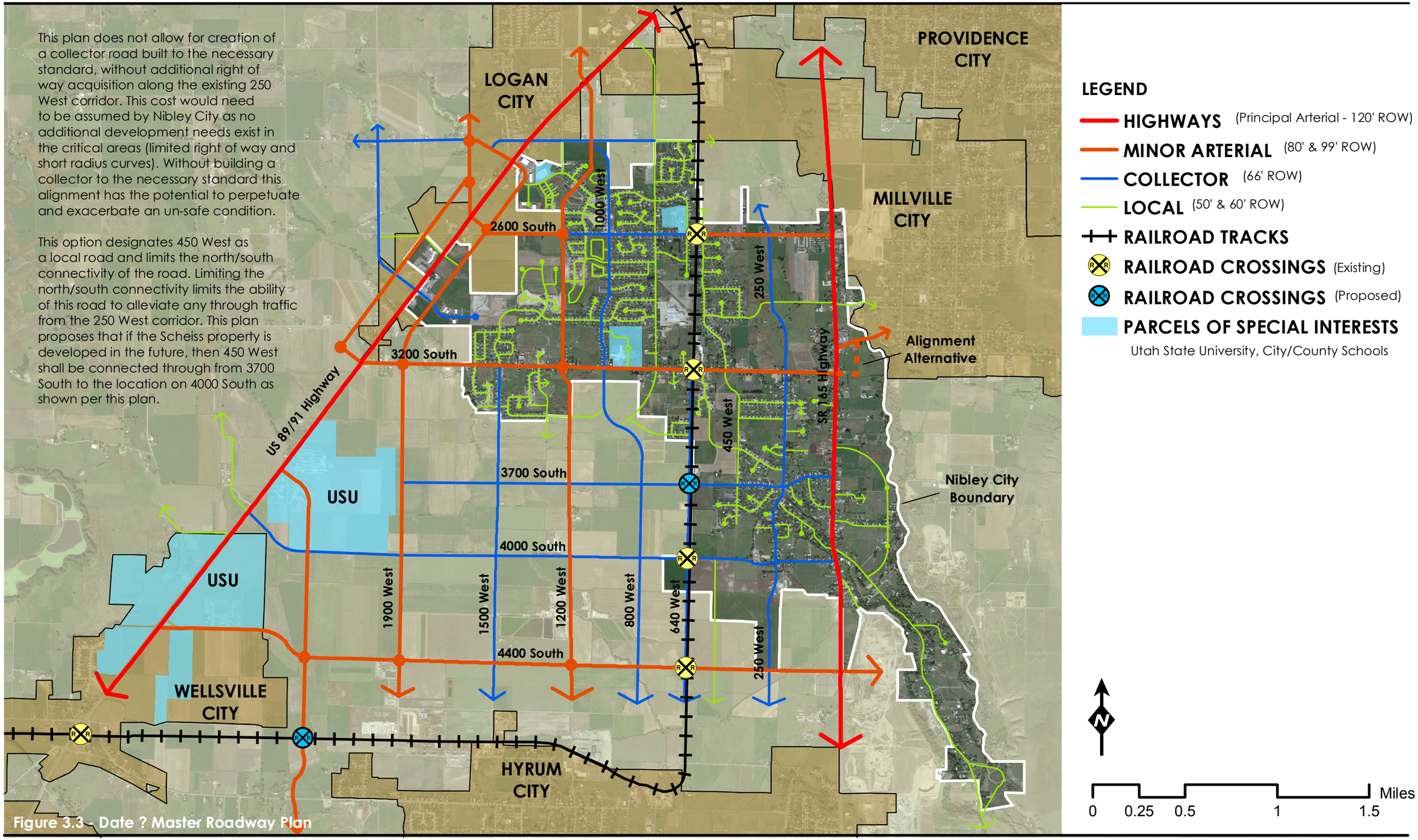


Figure 3.3 - Date ? Master Roadway Plan

LEGAL DESCRIPTION

A PART SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/16 CORNER COMMON TO SECTION 17 & 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE S00°29'27"E 854.26 FEET ALONG THE EAST 1/16 LINE OF SAID SECTION 20;
THENCE ALONG THE NORTH BOUNDARY OF LOTS 19, 18, 17, 16, 15, 14, AND 13 OF SUNSETPARKS P.U.D. THE FOLLOWING FOUR COURSES:
(1) S89°36'13"W 100.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 443.00 FEET;
(2) WESTERLY 242.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'49" TO A POINT OF REVERSE CURVATURE, THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 357.00 FEET;
(3) WESTERLY 195.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'43";
(4) S89°36'20"W 85.05 FEET;
THENCE N00°32'01"W 76.00 FEET;
THENCE S89°36'20"W 62.02 FEET ALONG THE NORTH-NORTH 1/64 LINE OF SAID SECTION 20;
THENCE N00°30'45"W 660.04 FEET ALONG THE WEST-EAST 1/64 LINE OF SAID SECTION 20;
THENCE N89°29'58"E 664.23 FEET ALONG THE NORTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING.

CONTAINING 11.97 ACRES, MORE OR LESS.

GENERAL NOTES

1. LOCATION OF NEAREST BENCHMARK IS NIBLEY CITY "GIBBONS PARK" GPS MONUMENT, ELEVATION 4505.98 FT.
2. PROPOSED STREET SECTIONS AND OTHER IMPROVEMENTS TO MEET NIBLEY CITY STANDARD.
3. AVERAGE LOT SIZE IS 14,417 SQUARE FEET.

LEGEND

- BOUNDARY
- LOT LINE
- STREET RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
  - * 20' ALONG 1000 W., 1100 W., 2600 S.
  - * 5 / 10' AS SHOWN
- BUILDING SETBACK
  - * 30' FRONT
  - * 25' REAR
  - * 10' SIDE
  - * 20' STREET SIDE ON CORNER LOT
- 21"SS — EXISTING SEWER PIPE AND SIZE
- 12"W — EXISTING WATER PIPE AND SIZE
- 24"SD — EXISTING STORM DRAIN PIPE AND SIZE
- 24"IRR — EXISTING IRRIGATION PIPE AND SIZE
- UGP — EXISTING UNDERGROUND POWER
- COM — EXISTING UNDERGROUND COMMUNICATIONS
- F/O — EXISTING UNDERGROUND FIBER OPTIC CABLE
- 8"W — PROPOSED WATER
- 8"SS — PROPOSED SEWER
- SD — PROPOSED STORM DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED ASPHALT
- PROPOSED CURB & GUTTER
- PROPOSED 5' SIDEWALK

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	242.63'	443.00'	31°22'49"	N74°42'22"W	239.61'
C2	195.51'	357.00'	31°22'43"	N74°42'19"W	193.08'

0 25 50 100 Feet
1:600

OWNER/SUBDIVIDER
KELLY LOOSLE
3569 S HWY 23
PO BOX 386
WELLSVILLE, UT 84339
(435) 757-7786
cx@loosle.net

ENGINEER/SURVEYOR
CACHE-LANDMARK ENGINEERING, INC
ATTN: STEVEN EARL, PE, PLS
1011 W 400 N STE 130
LOGAN, UT 84321
(435) 713-0099
searl@cachelandmark.com

CERTIFICATE OF CLEAR TITLE
I CERTIFY THAT I HAVE CLEAR TITLE TO THE SUBJECT PROPERTY. I HAVE SUBMITTED A TITLE REPORT WITH THIS PLAT.

OWNER _____ DATE _____

NO.:	DATE:	DESCRIPTION:

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
8-22-16
STATE OF UTAH

SHEET DESCRIPTION:

PRELIMINARY PLAT

SUMMERFIELD PLACE

1060 W 2600 S
NIBLEY, UT

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 22 AUGUST 2016
SCALE: 1" = 50'
DESIGN BY: S. EARL
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 555-1601
SHEET: C100

Z:\2016 Projects\555-1601 Summerfield Place Subdivision\ACAD\Survey\Preliminary Plat\555-1601 Preliminary Plat (Current) Aug. 8/22/2016 9:08:40 AM, searl

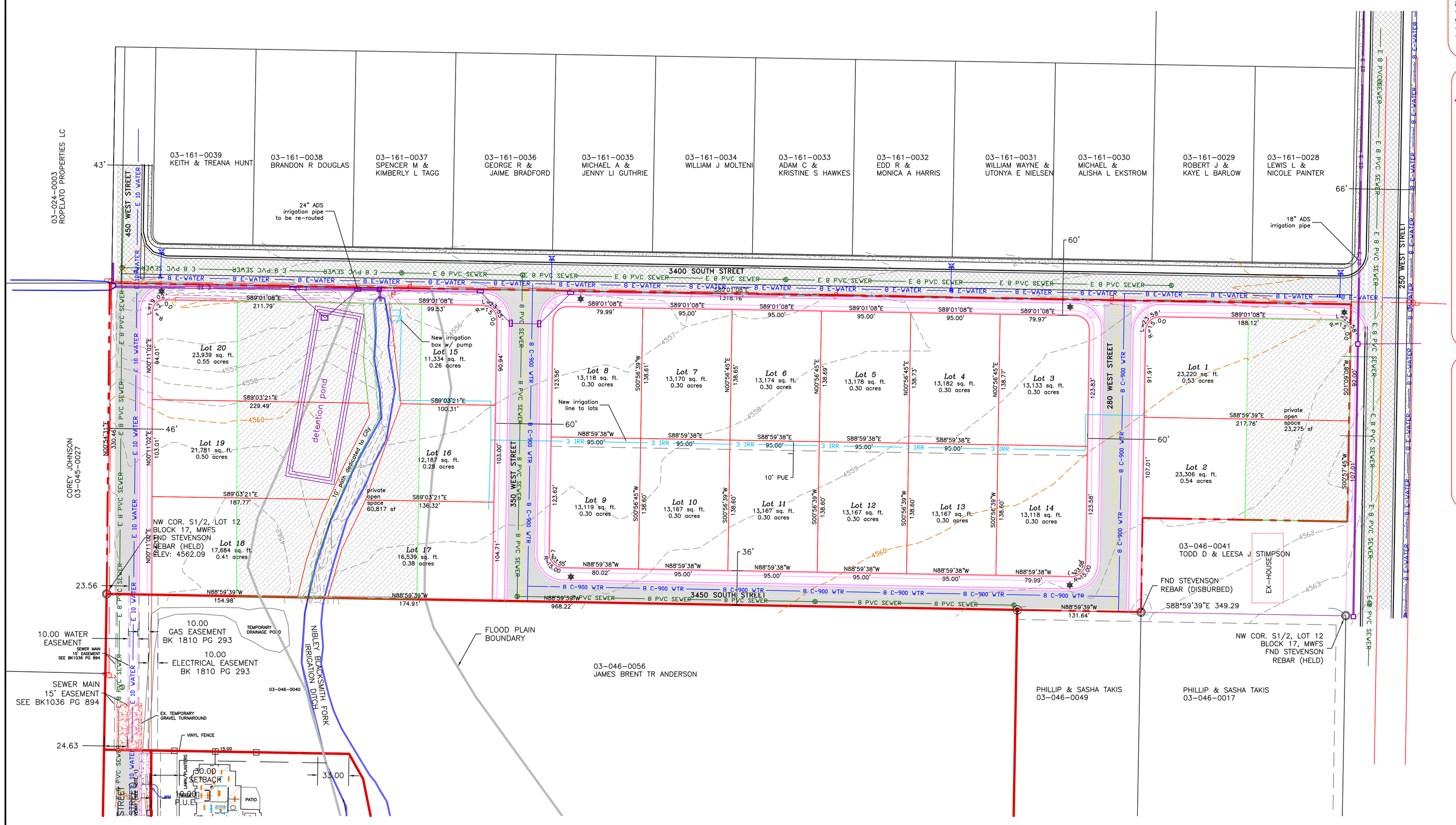
VALLEY VIEW MEADOWS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF 21
AND THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

PRELIMINARY PLAT

0 30 60 120

SCALE: 1"= 120'(11x17 PLAN SET)
SCALE: 1"= 60' (22x34 PLAN SET)



NOTES:

1. Statement of Intent – Subdivide the land into 20. individual building lots with open space.
2. Owner: TLG Properties LLC
   960 West 1000 South
   Logan, Utah 84321
   Developer: Ironwood Development Group LC
   50 East 2500 North
   North Logan, Utah 84341
3. Building setbacks are as follows:
   Front yard = 25 feet
   Side yard:
   All lots = 10 feet from adjacent lot
   Corner lots = 20 feet side on street
   Rear yard = 20 feet
4. The datum for this project is the Nibley City Monument with an Elevation of 4546.58.
5. Lot easements unless otherwise noted are as follows:
   Front yard = 10 feet
   Side yard:
   All lots = 5 feet for interior lots
   Corner lot = 20 feet from street
   Rear yard = 10 feet
6. Contour interval: 1'
7. Subdivision size: 9.51 acres
   Total lots=20
   Open space: 1.93 acres
   Ave lot size=15,292 sf
   To be completed in one phase.
8. Nibley City to pay the cost of upsizing any line greater than 8 inches and any street wider than 60 feet.
9. The National Wetlands Inventory shows wetland along the canal as it passes through the project.
10. Any fences around the open space cannot be opaque.

LEGEND

- BOUNDARY LINE
- EASEMENT (PUE–PUBLIC UTILITY EASEMENT)
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- E 8 PVC SEWER — EXISTING SEWER
- 8 E-WATER — EXISTING WATER
- E SD — EXISTING STORM
- 8 PVC SEWER — PROPOSED SEWER
- 8 C-900 WTR — PROPOSED WATER
- SD — PROPOSED STORM
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE
- EXISTING DITCH
- PROPOSED DITCH RE-ROUTE
- PROPOSED LIGHT

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

THE N/2 OF LT 12 BLK 17 MILLVILLE WEST FIELD SVY CONT 10 AC LESS: BEG AT SE COR OF THE N/2 OF LT 12 & TH W 217.8 FT TH N 100 FT TH E 217.8 FT TH S 100 FT TO BEG CONT 0.50 AC LESS: BEG AT NE COR LT 12 & TH N 89*27'39" E 18.0 FT TH S 0*33'37" W 226.22 FT TH N 89*32'16" W 16.56 FT TO E LN OF LT 12 TH N 0*11'45" E 226.31 FT (230 FT BR) ALG E LN OF LT 12 TO BEG (ENT 655893) NET 9.50 AC

REGISTERED PROFESSIONAL ENGINEER
NO.275617
BRIAN G. LYON
8-16-2016
STATE OF UTAH
SEAL

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

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Date:	REVISIONS / SUBMISSIONS
	REVIEWED :
	CAD FILE :

PROJECT TITLE: VALLEY VIEW MEADOWS SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN

DRAWING TITLE: PRELIMINARY PLAT

DATE : JUNE,2016

DRAWING No. 1

Ironwood Development Group, L.C.
50 East 2500 North, Suite 101
North Logan, Utah 84341

August 18, 2016

City of Nibley Planning Department
455 West 3200 South
Nibley, Utah 84231
Attn: Shari Phippen

Dear Shari:

Per your instruction, we are delivering this letter with our revised preliminary plat in fulfillment of the city's requirement for an open space maintenance plan. As you will see on the revised plat, we will allocate the open space among the individual lot owners, who will themselves own and maintain the open space, so that the city does not have to.

Please note also, that we will be dedicating to the city a ten foot-wide strip of land for a trail, that will run next to the canal.

Please let me know if you have any questions.

Craig Winder
General Counsel