

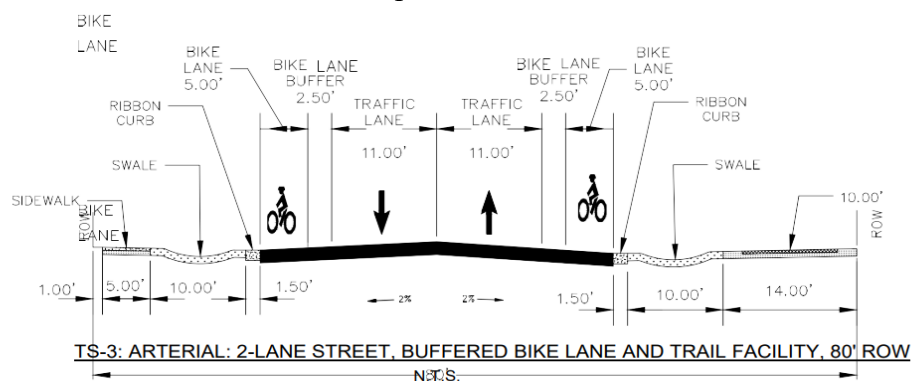


Nibley Farms Preliminary Plat

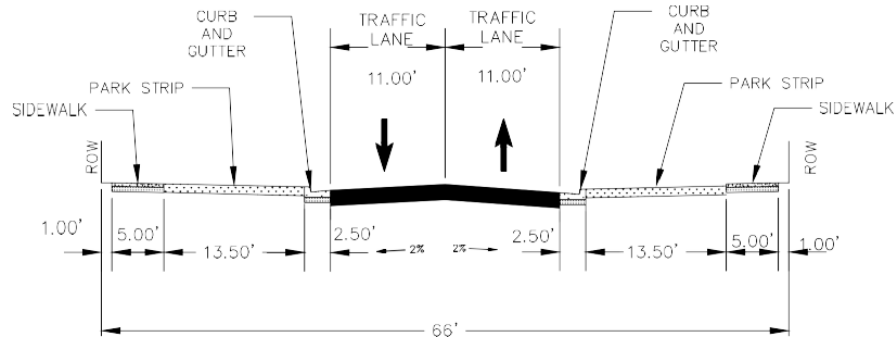
Planning and Zoning Review Comments

Key:	Need more detail or not completed
	Completed
	New Comment

1. Lots meet minimum size, frontages, and setbacks **Done**
2. Rural Preservation Calculations are accurate as listed on the plat **Done**
3. Plat needs more details on Phasing: **Done, but have question listed in red**
 - a. A plan outlining how the subdivider intends to phase construction of the project, if phasing is intended. NCC 21.08.010 (c) (10)
 - i. I see Phase 1, are there any other intended phases?
 - ii. Will need to ensure there are two working access once a development contains 30 homes or more.
 - b. What phase is open space land intended to be developed? The normal requirement is that open space is developed with the adjacent phase.
 - c. **Phasing is more defined and generally looks proportional. Why so many phases? Staff is concerned about construction of infrastructure for each phase.**
4. Make sure canals are all shown on the plat. **Done, still under review by Canal Company**
 - a. 1200 W canal is missing
 - i. **Currently under review to see if it can be abandoned**
5. Transportation Master Plan and Trails
 - a. Build out 1200 W to TS-3 in Transportation Master Plan on West Side of the road



- b. Build out 1500 W to TS-9 in Transportation Master Plan on East Side of the road



TS-9: COLLECTOR: 2-LANE STREET, NO BIKE FACILITY, 66' ROW
N.T.S.

- c. Sidewalk and other improvements needs to go to the south of the property for 1500 W and 1200 S (New Comment)
- d. Developer may need to add deceleration lanes at each access point along 1200 W
- e. Transportation Master Plan shows 1300 W continuing South: Done



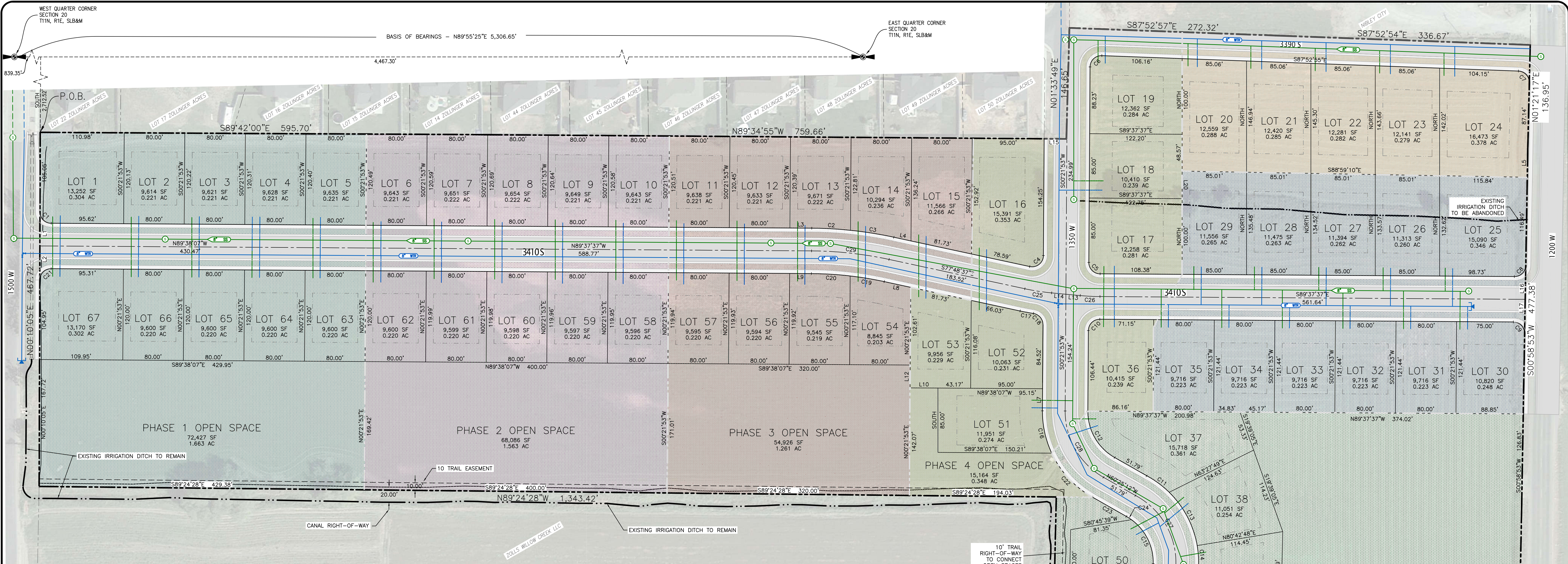
- f. Trail Master Plan shows a trail along the canal: Done



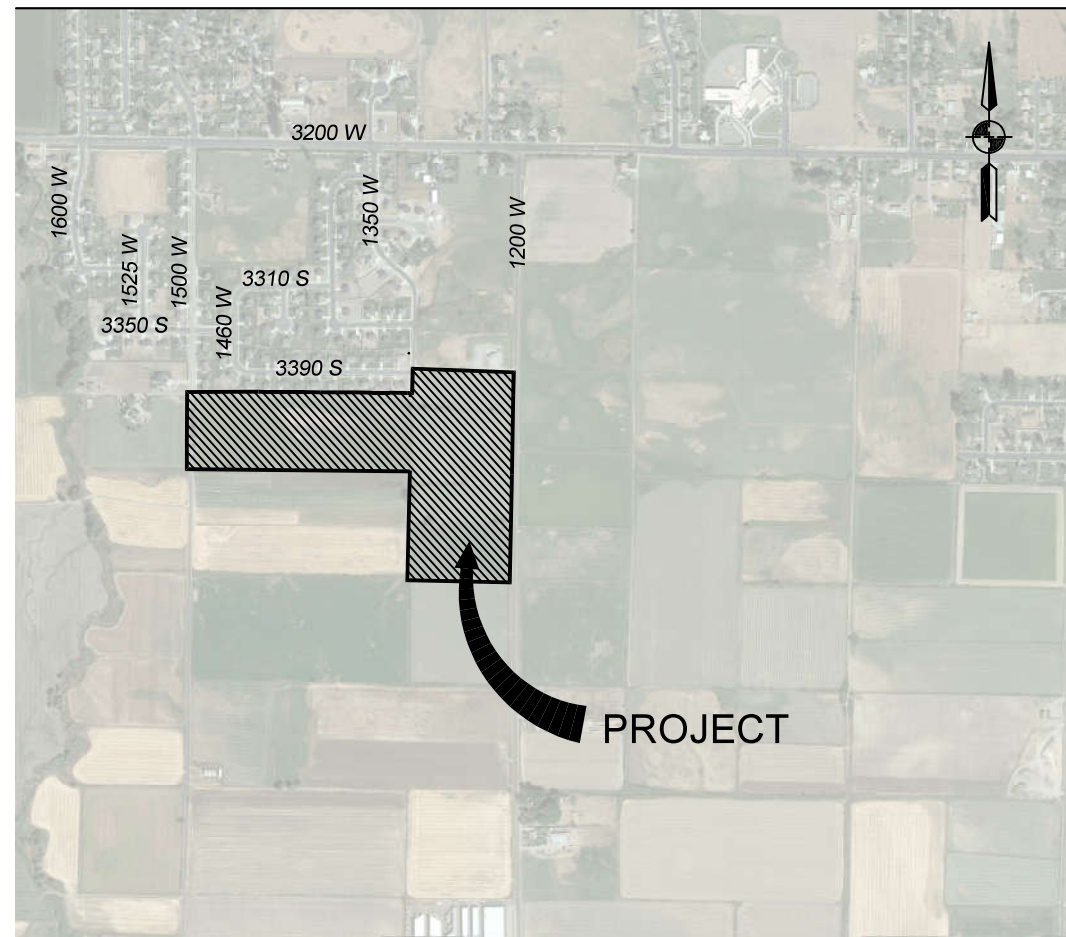
6. Get Utility layout approved by City Engineer and Public Works Departments

- a. Sewer and Water need to be shown on the south side of 1500 W to the end of the development
 - i. Still not there.
 - b. Need to show any existing utility lines and connection points
 - i. This includes power lines, and other utility lines on or within 100' of the project
- 7. No legal description of the property, names, and addresses of the owner and subdivider are listed on the Plat. Half Done
 - a. Legal description is on the plat. Name and address are not there.
- 8. Staff has concerns about stormwater because of the high ground water and grading of subdivision
- 9. No Sensitive Areas Designation Plan Map as required in [21.10.020 \(D\)\(3\)](#)
 - a. Map has not been turned in.
- 10. Maintenance Plan and Open Space Plan need the following: Done
 - a. The proposed Ownership of the Open Space Land;
 - i. The Developer, at the Mayor's Request, is proposing that the City own the open space. The City would then have the ability to lease out the property for ag use or use for future development as park space. This is allowed under [NCC 21.10.020 \(K\)\(3\)](#)
 - 1. "Nibley City may at its sole discretion opt to take ownership of Open Space Land at the subdivision approval stage. The developer shall landscape the property with sod, grass, trees and an irrigation system or other natural landscape features as appropriate as determined by the City Council."
 - 2. Based on this code, the City Council has say over whether the City take ownership and how it is developed, but the Planning Commission should make a recommendation
 - b. The party that will be responsible for maintenance of the Open Space Land;
 - i. This would be the City under the current proposal
 - c. The proposed use of the Open Space Land and how each parcel of Open Space Land meets
 - i. The City would decide how the land would be used over the short term and long term. The City could lease out the property in the short term but put in a park sometime in the future.
 - d. What Standards does it comply with;
 - e. The proposed concept plan for landscaping of the Open Space Land.
- 11. Open Space: All Open Space Parcels must meet three of the criteria in [21.10.020 \(I\)](#) Done
 - a. Open Space meets 1, 2, (3,) and 5
 - i. 3 is dependents on the City's Plan

- b. At least 25% of the board is adjacent to a road or has trail access
 - c. Proposed uses comply with Code, but will
- 12. Will need a Tree Planting Plan for Final Phase as required in [21.12.170 Street Trees](#)
 - a. New plan will not upload
 - b. Trees along 1500 W and 1200 W?
- 13. A trail needs to be added to connect 3410 S to proposed trail at midway of the block according to 21.12.060 Blocks, Connectivity and Trail Standards (F)(3)



VICINITY MAP
N.T.S.



NOTES

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ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 5 FEET

ZONING INFORMATION

ZONE: R-2

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TABULATIONS

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MINIMUM LOT SIZE	7,800 sf	8,845 sf
AVERAGE LOT SIZE	9,200 sf	10,552 sf
FRONTAGE	80'	80'

Size of parcel - 1415332.74 sf - 32.49 ac
Net developable (city default) = 32.49 ac x 0.8 = 26.0 ac
Net developable (calculated) = 32.49 ac - 4.85 = 27.64 ac
Max number of homes 27.64 x 2 = 55

Open space required = 27.64 x 0.40 = 11.06
Open space provided = 11.36 ac
Open space ratio = 11.36 / 27.64 = .411
Incentive multiplier = 1.35

Max number of homes = 1.35 x 55 = 74 homes

67 lots designed
Min width = 80 ft

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C28	500.00'	103.12'	102.94'	N83°43'07"W	11°49'00"
C29					

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L6	S01°19'57"W	37.46'	L16	S00°58'53"W	44.84'
L7	S00°21'53"W	29.21'	L17	S00°58'53"W	45.16'
L8	S77°48'37"E	35.75'	L18	N88°40'03"W	30.00'
L9	S89°37'37"E	28.76'	L19	N88°40'03"W	30.00'
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BOUNDARY DESCRIPTION

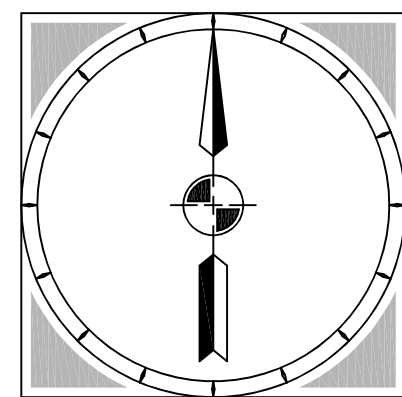
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PARCEL CONTAINS 32,492 ACRES, OR 1,415,343 SQUARE FEET

BASIS OF BEARINGS

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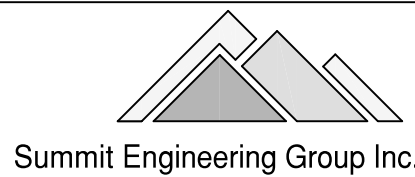


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(SCALE IN FEET)

PROJECT
C19-025

SHEET
1 OF 2

ISSUE DATE
09-04-19

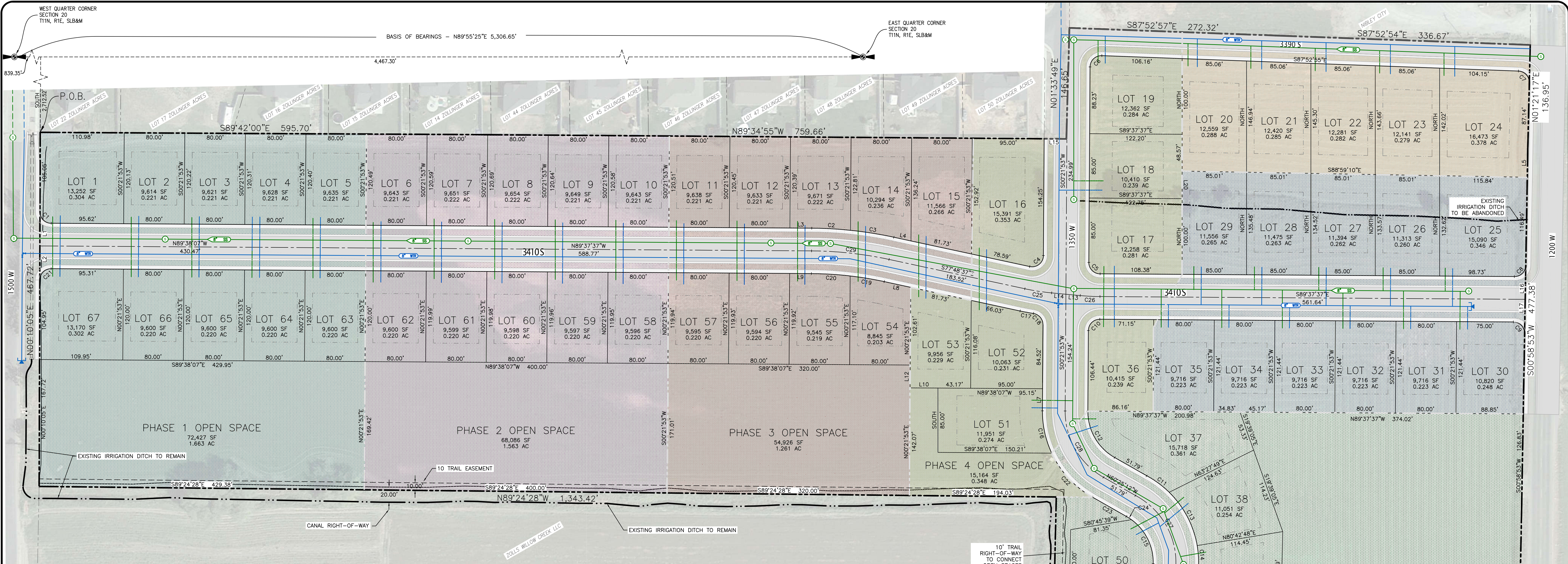


Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
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P: 435-854-9229 • F: 435-854-9231

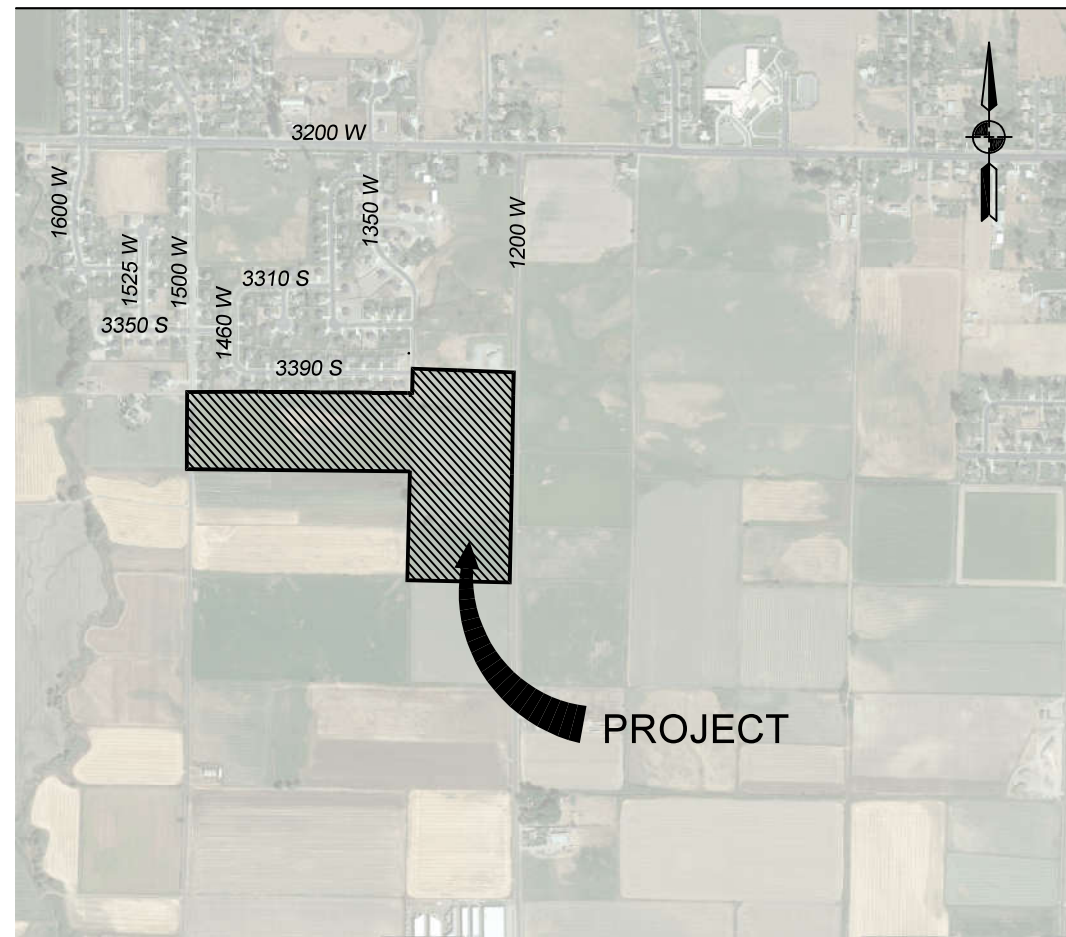
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NIBLEY FARMS PRELIMINARY PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M,
NIBLEY CITY, CACHE COUNTY, UTAH



VICINITY MAP
N.T.S.



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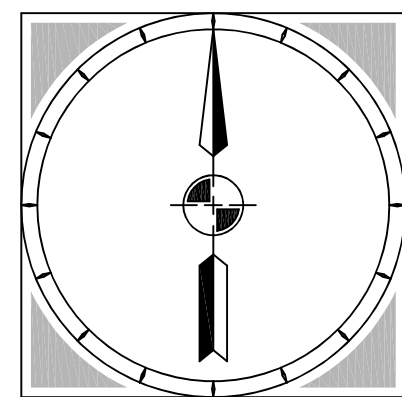
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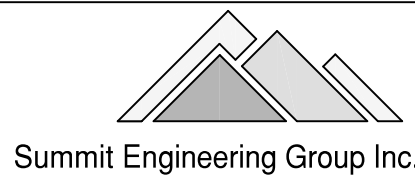


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SHEET
1 OF 2

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NIBLEY CITY, CACHE COUNTY, UTAH

Preliminary Maintenance Plan for Open Space

Nibley Farms

Introduction

This Preliminary Maintenance Plan for Open Space is for the proposed Nibley Farms subdivision containing 67 lots and approximately 32.49 acres. The proposed open space layout is shown on the attached Preliminary Plat.

Applicable Code Section:

21.10.020 Rural Preservation Subdivision

L.2.Preliminary Maintenance Plan: A Preliminary Maintenance Plan shall be turned in with the preliminary plat for proposed maintenance of OpenSpace Land within the subdivision. This plan shall outline the following:

- a) The proposed Ownership of the Open Space Land;
- b) The party that will be responsible for maintenance of the OpenSpace Land;
- c) The proposed use of the OpenSpace Land and how each parcel of OpenSpace Land meets the standards listed within this section;
- d) The size of each OpenSpace Land parcel; and
- e) The proposed concept plan for landscaping of the OpenSpace Land.

General

Nibley Farms has two main sections of open space that are connected via walkable trail. This walkable trail is intended to interconnect with future publicly and privately built trails extending throughout the city. The total open space is 11.36 acres with 5.41 acres in the west parcel and 5.95 acres in the east parcel.

Both parcels are situated adjacent to undeveloped land, creating both a peaceful pathway from 1200 West to 1500 West. As adjacent land develops, the city has a significant opportunity to either match what has been done on this property or to further develop the property to more active recreational uses.

Proposed Ownership

We propose to deed the open space property to Nibley City by phase with the recording of each plat. The amount of land is significant enough and the connectivity to both trails and sidewalk opens the property up to city-wide use but makes the areas especially accessible and usable to this development as well as the Zollinger Acres development to the north and future development on the eastern portion of the Pete Riggs property.

Proposed Usage

The property as proposed, provides immediate use as a walkable route with grazing or farming opportunities. The city has prioritized land adjacent to canals as trail routes. This provides a tranquil setting for walking, jogging or bike riding.

Accomplishes:

- Walkability with connectivity through street connections and outlets for future trail connections
- Preservation of rural use – specifically the open canal and agricultural ground.
- Options for future city improvements and conversion of portions, if not all, to a more active open space use.

Maintenance

Maintenance would follow the ownership of the open space property. Requirements for the trail include crack sealing of the asphalt surface, usually in conjunction with the preventive maintenance of a nearby street and usually every couple of years. A seal coat would also typically be applied every few years, also following the city's standard asphalt pavement maintenance plan. The areas directly adjacent to the hard surface trail would typically be cut two or three times per year.

The remainder of the open space area would likely be leased to a local farming or grazing operation for a nominal amount in exchange for the lessee operating and maintaining the area in accordance with the city's lease requirements.

Protection

The open space parcels will be protected via protective easement in accordance with the City Council's requirement.

Standards

The proposed open space are designed to meet the requirements outlined in sections 1, 2 and 5. Depending on future city plans, section 3 will also apply.

21.10.020 Rural Preservation Subdivision

- l) OpenSpace Land Design Standards: OpenSpace Land shall be located and designed within the Rural Preservation Subdivision to add to the visual amenities of neighborhoods and the surrounding area by maximizing the visibility of OpenSpace Land. Designated OpenSpace Land within a Rural Preservation Subdivision shall also comply as defined in this section, permitted uses as listed in this section, and meet three (3) or more of the following standards:

1. **Significant Areas and Natural Landscape:** OpenSpace Land shall include the most unique and sensitive resources and locally significant features of the property within the subdivision. Specifically, meadows, waterways and wetlands as defined in this Ordinance, and tree stands and contain a minimum of 0.5 acres. Other uses include berms, wildlife corridors and/or habitat and must extend a minimum of 15' on each side of the feature. This OpenSpace Land may also contain historic buildings and/or sites, archeological sites, and cultural features. The maintenance plan shall outline how the property will be preserved and maintained. The maintenance plan must specify what type of feature(s) that is being preserved and how the property will be maintained.

2. Contiguous Land: OpenSpace Land within a Rural Conservation Subdivision shall be contiguous within the subdivision, or to other OpenSpace Land in adjacent subdivisions or developments to provide for large and integrated OpenSpace Land areas within the City.
3. Agricultural Land: Privately held OpenSpace Land that is used for agricultural purposes as defined in this Ordinance and is 0.5 acre or greater in size.
4. Buffering: OpenSpace Land shall be designed to provide buffers and to protect scenic views as seen from existing public rights-of-way and from public parks or trails. Buffering area along public rights-of-way or street must be at least thirty (30') feet wide. Buffering must be landscaped, at the sole cost of the developer and shall provide for every hundred (100) linear feet of buffer, six (6) trees and fifteen (15) shrubs. Tree and shrub species must be approved by the City's arborist or the City's Park Director. Trees and shrubs shall be planted within thirty (30) feet of the right-of-way or public park. Irrigation shall be provided by the developer and shall be designed and installed to Nibley City Standards for City parks current at the time of approval of Final Plat. OpenSpace buffer areas shall be under single ownership.
5. Pedestrian Access: Developer shall provide pedestrian access to OpenSpace Land which is open to public or owners' association member use. Access methods can be a trail, park, recreation space, or neighborhood gathering space.
6. Recreation Space: OpenSpace Land maybe designated as recreation space or park space, including maintained grass, trails, picnic areas, playgrounds, sports fields or other recreation and park amenities. These recreation spaces are conditional upon the City Council's approval, and amenities must be approved by the City Council before final approval of the maintenance plan can be given. Publicly and owners' association owned openspaces shall be fully developed and operational in conjunction with each phase of the subdivision as a percentage of the total developed value of the subdivision (for example, if 25% of the dollar value of the development is being constructed, then a minimum of 25% of the dollar value of the built-out Recreation Space must be developed). The determination of value, construction sequencing, and acceptance criteria shall be specified in the development agreement; until improvements are accepted by the City for the attendant phase, no permits shall be issued for subsequent phases.
7. Stormwater Basin: These facilities must be built to Nibley City Design Standards and Specifications, must contain a tree for every 300 square feet and planted and clustered around the perimeter basin area; an irrigation system must be installed, and be planted with grass, natural vegetation and shrubs. The stormwater basin can be a local or regional basin and must be owned and maintained by Nibley City.