



NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, October 24, 2019 – 6:30 p.m.
Nibley City Hall 455 West 3200 South, Nibley, Utah

1. Opening Ceremonies (Councilmember Beus)
2. Call to Order and Roll Call (Chair)
3. Approval of Minutes and Agenda (Chair)
4. Public Comment Period¹ (Chair)
5. Department Report: Planning
6. Discussions and Consideration of the Final Plat and Development Agreement for Phase 1 of the Mount Vista Subdivision, located at 600 West and 3400 South
7. Workshop: Discussion with Visionary Homes regarding the development of 95 acres east of City Hall as a Town Center
8. Council and Staff Reports

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (435) 752-0431.

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
October 24, 2019**

Agenda Item #5

Description	Department Report: Planning
Department	Planning
Presenter	Stephen Nelson, Nibley City Planner
Recommendation	Receive the report and provide comments
Reviewed By	City Manager, City Planner

Background

Nibley City Planner, Stephen Nelson will provide a presentation regarding planning and ongoing planning projects.

Agenda Item #6

Description	Discussions and Consideration of the Final Plat and Development Agreement for Phase 1 of the Mount Vista Subdivision, located at 600 West and 3400 South
Department	Planning
Presenter	Stephen Nelson, Nibley City Planner
Recommendation	Move to approve the findings presented in the staff report and to approve the Final Plat for Phase 1 of Mount Vista Subdivision, located at 600 West and 3400 South
Reviewed By	Mayor, City Manager, Public Works Director, City Engineer, City Planner

Background:

Background

Mountain Vista Subdivision Final Plat Phase 1 is a Rural Preservation Subdivision application proposed by Visionary Homes. The project is located between 450 W and 640 W and located around 3575 S.

Mount Vista Phase 1	
Total Gross Acres	7.18

Total Open Space Land	2.05
Total Lots	14

The lots sizes, description, frontages, and setback comply with the Nibley City code and the approved preliminary plat. Staff also finds that the street layout matches the approved preliminary plat and is compliant with the Nibley City standards and Transportation Master Plan. The plat also contains the information required by NCC 21.08.20

Access and Fire Turnaround

The developer will need to provide a second access to the development until the road is completed and connected to 450 W. The applicant has provided plans for the access.

Utility Lines and Construction Drawings

Nibley City staff and engineers have reviewed the construction drawings and sent a list of questions and changes that would be required. The applicant has responded to each of those notes. Staff is currently reviewing their responses to ensure compliance.

Open Space and Maintenance Plan

The Developer has provided an update to the maintenance plan that encompasses the entire development. Nibley City Code requires that the following items be addressed in the final maintenance plan.

NCC 21.10.020 (L)(3)

Final Maintenance Plan: The developer shall submit a plan outlining maintenance and operations of the Open Space Land and providing for and addressing the means for the permanent maintenance of the Open Space Land within the proposed Rural Preservation Subdivision application for the subdivision. The developer shall provide a final maintenance plan with the final plat and the plan shall contain the following:

1. Ownership agreements for Open Space Land;
2. A description of the use of the Open Space Land and how that use complies with this section;

3. The establishment of necessary regular and periodic operation and maintenance responsibilities for the various kinds of Open Space Land (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.);
4. The estimated staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the Open Space Land, and the operation of any common facilities located thereon, on an ongoing basis, including means for funding long-term capital improvements as well as regular yearly operating and maintenance costs; and
5. The landscaping plans for parcels that will be owned by an owners association or by the City.
6. Approval: The Final Maintenance Plan must be approved by the City Council prior to or concurrent with final plat approval for the subdivision. The Final Maintenance Plan shall be recorded against the property within the subdivision and shall include provisions for the City's corrective action rights as set forth herein. Any changes or amendments to the Final Maintenance Plan must be approved by the City Council.

Ownership:

Every parcel of open space, except for three and five, will be owned and maintained by the Mount Vista Homeowners Association. Parcels three and five are proposed to be owned by Nibley City.

A Description of Use:

A description of the proposed uses are contained within the maintenance plan and remain largely the same as proposed during the preliminary plat. The parcel in phase one will be planted with natural grasses and have trial access.

Estimated Cost and Maintenance Needs:

The developer is currently evaluating the estimated cost for maintenance. The Developer has included the following statement in the maintenance plan:

All long-term maintenance and improvement projects will be funded by HOA fees as well as a reinvestment fee that will be collected from each homeowner at the time of closing. The monthly HOA fee is planned to be \$25.00 per home, and the reinvestment fee will be 0.25% of each home purchase price. With this fee schedule in place, the HOA for this subdivision will have a robust financial ability to manage the proposed facilities without concern.

Insurance Requirements

All insurance requirements for the maintenance company will be provided by the maintenance company to AM prior to signing any contracts. The HOA will maintain liability insurance on the common areas that are privately owned at an initial cost of \$119.00 per month. The liability insurance will be paid for out of the HOA's monthly budget from membership dues.

Landscaping Plans:

The developer has turned in all landscaping plans as required. The planting plans have been reviewed by staff and notes have been sent to the developer, which they have responded to. After further review by the developer and staff, it is recommended that the developer installs irrigation for the Open Space with natural plantings. During the preliminary plat review, the City Council recommended that the developer forgo the installation of an irrigation system in the natural plated areas in order to gain a playground or other improvements in the proposed city park. After further review by staff and consulting with a JUB landscape architect, the staff's recommendation is to require the irrigation of all-natural grasses in order to help establish it and to maintain it during the summertime. This raises some questions about how they will water, mainly, will it be culinary or secondary water, and what the irrigation system will look like.

Development Agreement

Staff has drafted a development agreement that has been sent to the applicant for their review. A final version will be presented to the City Council during the meeting.

There are some key provisions within the proposed development agreement. One of the primary ones is payment to the City to plant street trees within the development once occupancy is given to a home. This is to allow the homeowner to take care of the tree once it has been planted.

Recommended Findings for Mount Vista Final Plat Phase 1:

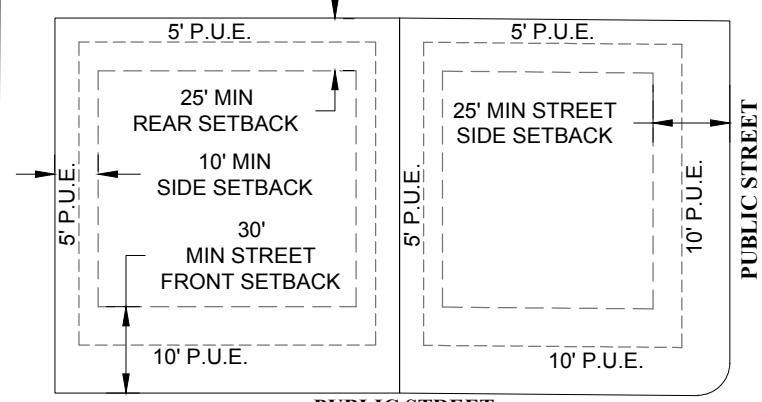
1. The lots, streets, and layout match the approved preliminary plat and comply with Nibley City Code
2. The Plat needs the following updates:
 - a. Note 5 needs to be edited or removed to reflect the development agreement
3. Maintenance Plan complies with Nibley City Code Requirements
 - a. Staff needs to approve irrigation construction plans
4. Second Temp Access for the project must be installed before construction
5. Construction Drawings must be signed by and approved by the City Engineer.



VICINITY MAP

- NTS
- NOTES:**
- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
 - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES, AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
 - AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.
 - STREET TREES MUST BE INSTALLED PER REQUIREMENTS OF NIBLEY CITY CODE BEFORE A BUILDING PERMIT WILL BE ISSUED.
 - VERTICAL DATA SHOWN HEREON IS BASED ON THE NAVD88 ELEVATION OF 4546.58 PUBLISHED BY CACHE COUNTY ON AN ALUMINUM CAP MONUMENT MARKING THE GPS MONUMENT "NIBL" LOCATED NEAR THE FRONT OF THE NIBLEY CITY PUBLIC WORKS BUILDING.
 - PARCEL A (OPEN SPACE) IS A NON-BUILDABLE LOT HEREBY DEDICATED AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON PARCEL A SHALL BE ACCESSIBLE TO PUBLIC USE.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	233.00	52°25'06"	213.17	N27°03'55"E 205.81
C2	200.00	21°21'20"	74.55	N11°32'12"E 74.11
C3	167.00	21°21'20"	62.25	N11°32'12"E 61.89
C4	15.00	89°54'15"	23.54	N44°05'36"W 21.20
C5	70.00	89°57'17"	109.90	S45°58'38"W 98.96
C6	100.00	90°01'50"	157.13	N45°56'22"E 141.46
C7	130.00	25°50'06"	58.62	N13°55'03"E 58.12
C8	130.00	27°56'49"	63.41	N40°48'30"E 62.78
C9	130.00	25°07'50"	57.02	N67°20'50"E 56.56
C10	130.00	11°02'31"	25.05	N85°26'01"E 25.01
C11	15.00	90°05'45"	23.59	N45°54'24"E 21.23
C12	130.00	89°57'17"	204.10	N45°58'38"E 183.77
C13	233.00	21°21'33"	86.86	S11°32'09"W 86.36



OWNER(S)/SUBDIVIDER

VISIONARY HOMES
50 East 2500 North
North Logan, UT 84341

DATE OF PREPARATION

AUGUST 7th, 2019

LOWEST ALLOWABLE FINISHED FLOOR ELEVATION (SEE NOTE #6 FOR DATUM)														
LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14
BASEMENT FFE	4546.0	4548.4	4549.0	4542.0	4541.0	4540.0	4538.5	4537.0	4537.0	4538.3	4539.0	4540.0	4539.4	4539.0

ENGINEER & SURVEYOR

CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS CARLISLE, PLS
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84322
435-213-3762

ENGINEER'S APPROVAL I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE. CITY ENGINEER _____ DATE _____	ATTORNEY APPROVAL APPROVED AS TO FORM THIS _____ DAY OF _____ 20_____. CITY ATTORNEY _____ DATE _____
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UTILITY COMPANIES

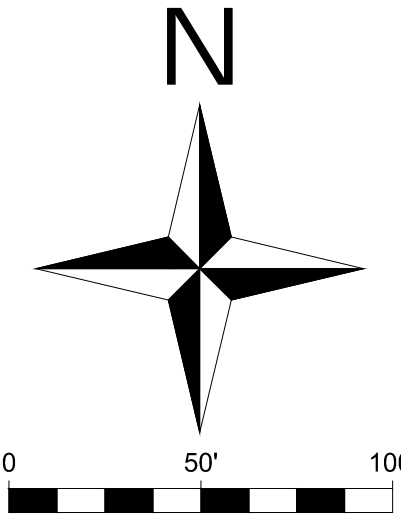
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

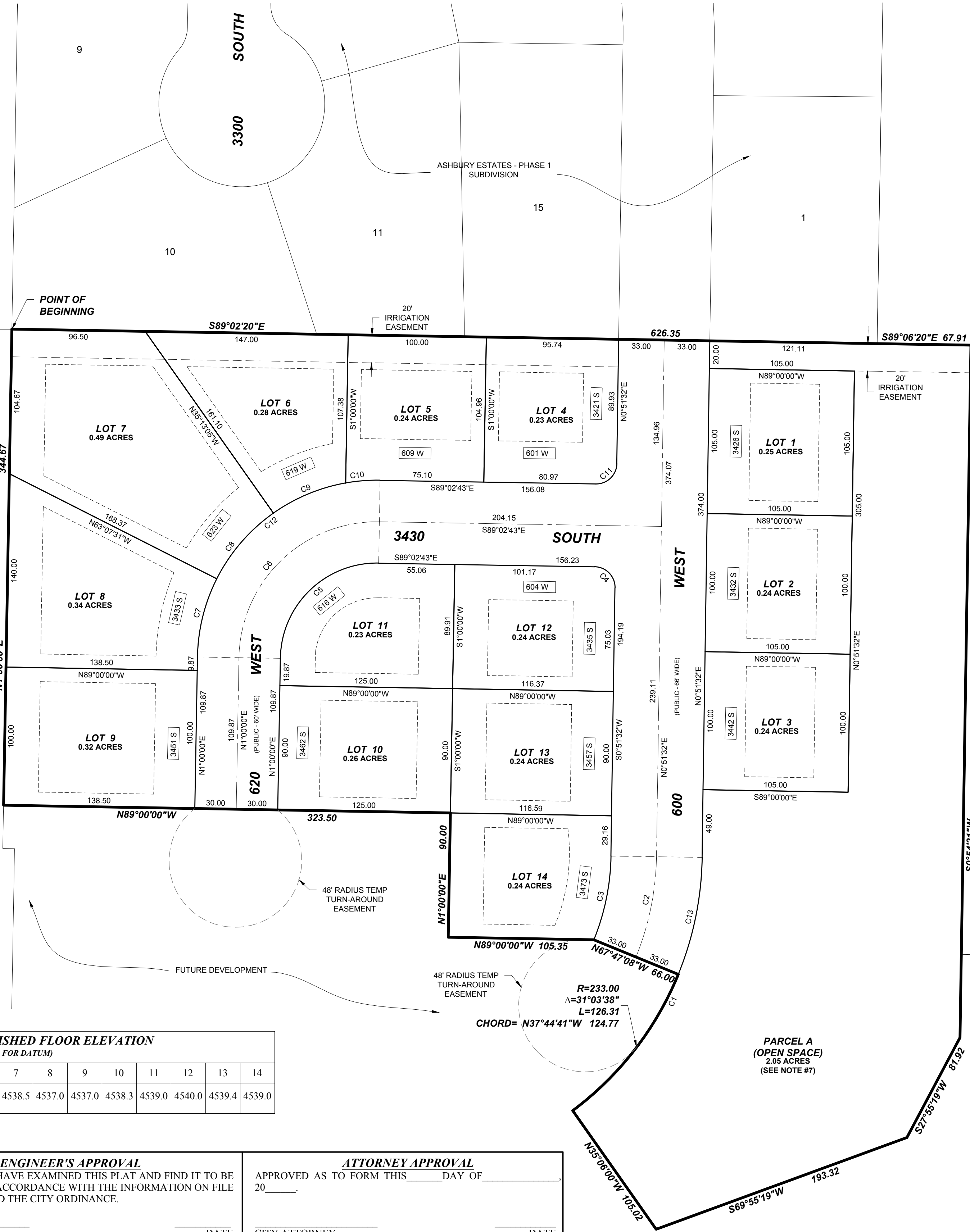
FINAL PLAT OF MOUNT VISTA SUBDIVISION PHASE 1

LOCATED IN A PORTION OF LOT 7, BLOCK 17, MILLVILLE WEST FIELD FARM SURVEY
NW1/4 OF SECTION 28, T11N, R1E, S.L.B.&M.
NIBLEY CITY, UTAH



APPLE CREEK
SUBDIVISION
PHASE 1

COREY B. JOHNSON
1808/432



PARCEL A
(OPEN SPACE)
2.06 ACRES
(SEE NOTE #7)

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT OF WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE _____ DATE _____
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 7, Block 17, MILLVILLE WEST FIELD FARM SURVEY, located in the NW1/4 of Section 28, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Nibley, Utah, more particularly described as follows:
Beginning at the intersection of the easterly line of the Union Pacific Railroad (formerly Oregon Short Line Railroad) and the southerly line of ASHBURY ESTATES PHASE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located South 2,614.76 feet and East 1,081.97 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B. & M. (Basis of Bearing: N0°27'11"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S89°02'20"E along the south line of said Subdivision 626.35 feet to the southwest corner of Lot 35, Phase 1, APPLE CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S89°06'20"E (plat: S89°05'23"E) along said lot & Plat 67.91 feet to a point located 67.00 feet east of the Northwest Corner of the East 1/2 of Lot 7, Block 17, MILLVILLE WEST FIELD FARM SURVEY; thence S0°54'21"W parallel with, and 67.00 feet easterly of the west line of the East 1/2 of said Lot 501.37 feet; thence S27°55'19"W 81.92 feet; thence S69°55'19"W 193.32 feet; thence N35°06'00"W 105.02 feet; thence Northeasterly along the arc of a 233.00 foot radius non-tangent curve (radius bears: N36°43'30"W) to the left 126.31 feet through a central angle of 31°03'38" (chord: N37°44'41"E 124.77 feet); thence N67°47'08"W 66.00 feet; thence N89°00'00"W 105.35 feet; thence N1°00'00"E 90.00 feet; thence N89°00'00"W 323.50 feet to the easterly right-of-way line of said railroad; thence N1°00'00"E along said easterly line 344.67 feet to the point of beginning.
Contains: 7.18+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

MOUNT VISTA SUBDIVISION PHASE 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

(SIGNATURE)
BY: _____
(PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID SAID CORPORATION EXECUTED THE SAME. _____ ACKNOWLEDGED TO ME THAT

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
NIBLEY CITY MAYOR _____ DATE _____
NIBLEY CITY RECORDER _____ DATE _____

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.
PLANNING COMMISSION CHAIR _____ DATE _____

FINAL PLAT OF MOUNT VISTA SUBDIVISION PHASE 1

LOCATED IN A PORTION OF LOT 7, BLOCK 17, MILLVILLE WEST FIELD FARM SURVEY
NW1/4 OF SECTION 28, T11N, R1E, S.L.B.&M.
NIBLEY CITY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ CACHE COUNTY RECORDER

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net





FINAL MAINTENANCE PLAN
FOR THE
MOUNTAIN VISTA SUBDIVISION

LOCATED AT APPROXIMATELY

3530 SOUTH 450 W

NIBLEY, UT

September 30, 2019



Introduction

The following maintenance plan was prepared in accordance with section 21.10.020(L)(3) of the Nibley city municipal code. The intent of this document is to outline the ownership and maintenance plans for the open space that is proposed as a part of the Mountain Vista Rural Preservation Subdivision. A copy of the landscape plan is attached as exhibit 'A' to the end of this document.

Open Space Ownership

Each parcel of open space contained within this subdivision will be owned by the Mountain Vista Home-Owners Association, except for the parcel 3 and potentially parcel 5. The proposed open space parcels will be subject to a perpetual access easement granting the public access to the open space parcels and accompanying amenities. The city has expressed interest in the park parcel in phase 2 becoming a public park. If that is the case, the parcel for the park will be deeded to the city after the phase 2 plat is recorded.

Maintenance Responsibility

For all open space parcels privately owned by the Association, all maintenance will be the responsibility of said entity, or its assigns. The management company that will be contracted with is Advantage Management (AM). They will be responsible for establishing the necessary HOA dues and collecting said dues in order to pay the maintenance company of their choosing. All maintenance of the HOA owned parcels will be done by a private maintenance company that is contracted through AM. The HOA for this subdivision will not have any employees.

All long-term maintenance and improvement projects will be funded by HOA fees as well as a reinvestment fee that will be collected from each homeowner at the time of closing. The monthly HOA fee is planned to be **\$25.00** per home, and the reinvestment fee will be **0.25%** of each home purchase price. With this fee schedule in place, the HOA for this subdivision will have a robust financial ability to manage the proposed facilities without concern.

Insurance Requirements

All insurance requirements for the maintenance company will be provided by the maintenance company to AM prior to signing any contracts. The HOA will maintain liability insurance on the common areas that are privately owned at an initial cost of **\$119.00** per month. The liability insurance will be paid for out of the HOA's monthly budget from membership dues.

Maintenance Plan

Open Space Area 1: This parcel will be maintained once per week by the maintenance company. Maintenance will include lawn mowing and trimming and general cleanup. Trees will be pruned and trimmed as needed.

Open Space Area 2: This parcel will need to be maintained on a less regular basis as the native grasses are slower growing. We anticipate that mowing by the maintenance company will need

to happen 2-3 times through the growing season. General cleanup will take place as needed. Trail repairs will also take place on an as needed basis.

Open Space Area 3: This parcel as per city code (21.10.020(I)(7)) will be owned and maintained by the city.

Open Space Area 4: This parcel will be maintained once per week by the maintenance company. Maintenance will include lawn mowing and trimming and general cleanup.

Open Space Area 5: it is anticipated that this parcel will become a public park and will be owned and maintained by the city.

Open Space Area 6: This parcel will need to be maintained on a less regular basis as the native grasses are slower growing. We anticipate that mowing by the maintenance company will need to happen 2-3 times through the growing season. General cleanup will take place as needed. Trail repairs will also take place on an as needed basis.

Open Space Description and Standards

Each parcel of proposed open space must meet three of the seven criteria listed in section 21.10.020(I) of the Nibley City code. The following paragraphs detail how each parcel meets the required criteria to be considered as open space.

Open Space Area 1: Area 1 will be landscaped in such a way that it will provide a small, but still useable park area. The area will be manicured grass with deciduous and evergreen trees densely planted to create an area that is not only a great visual buffer for those on the go, but also an inviting area to stop at during a leisurely walk with the kids. This area meets criteria 2, 5, and 6.

Open Space Area 2: Area 2 encompasses 5.4 acres and preserves a significant feature on the property which is the hillside that traverses the north-south along the entire project. There will be a public trail that will traverse the parcel for approximately 1200 feet. While enjoying the trail and accompanying corridor, which is up to 320 feet wide, trail users will enjoy native grass landscapes. The parcel will also provide a large swath of open space that runs nearly the length of the project from north to south. With the elevation differences on this parcel it lends itself well to be the sledding hill for kids from this neighborhood and surrounding neighborhoods. This area meets criteria 1, 2, 5, and 6.

Open Space Area 3: This parcel contains the storm water storage area. The parcel will be landscaped per all code requirements to be eligible to be counted towards the required open space area. The landscape requirement for this area is significant requiring 1 tree per 300 square feet. While creating our planting plan it became obvious that with the constraints on this pond parcel it was going to be difficult to plant the required number of trees on this parcel without planting inside of the required future road easement, or in the pond itself. In trying to keep with the intent of the code, the 104 required trees that are not able to be planted in this parcel will be planted in open space areas 1, 5, and 6.

This parcel is just under 1 acre (0.94 ac) and will function as a recreation space for residents. The sidewalks and nearby trail system provide pedestrian access to make this accessible. This parcel meets criteria 5, 6, and 7.

Open Space Area 4: This parcel is a trail corridor connection to the property to the south of the proposed subdivision. This parcel meets criteria 2, 5, and 6.

Open Space Area 5: The park parcel. This 2-acre parcel provides great public access to a large park area. The city's park master plan shows this park as being in an area that is not currently being served by a city park. Residents of the Mountain Vista Subdivision, as well as neighboring property owners will enjoy the recreation space that this park provides. This parcel would be an excellent candidate for a local city park if the city chose to pursue that option. This parcel will be fully landscaped with trees and manicured grass. This parcel meets criteria 2, 5, and 6.

Open Space Area 6: This parcel will provide a contiguous open space connection to the neighboring parcels to the north. This area will also provide buffering between this subdivision and the larger lots to the east, it will also provide buffering between this subdivision and traffic on 450 West street. The sidewalk along the entire south side of the parcel will provide access for the public to enjoy this hillside parcel. This parcel meets criteria 2, 4, and 5.

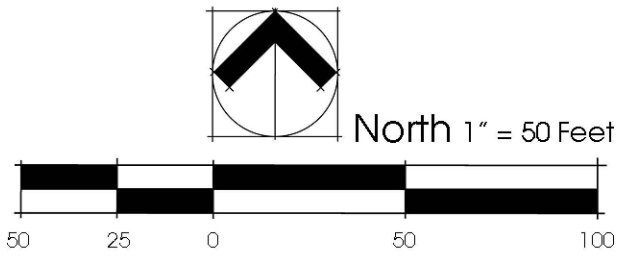
Exhibit 'A'
Landscape Plan



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Cetis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

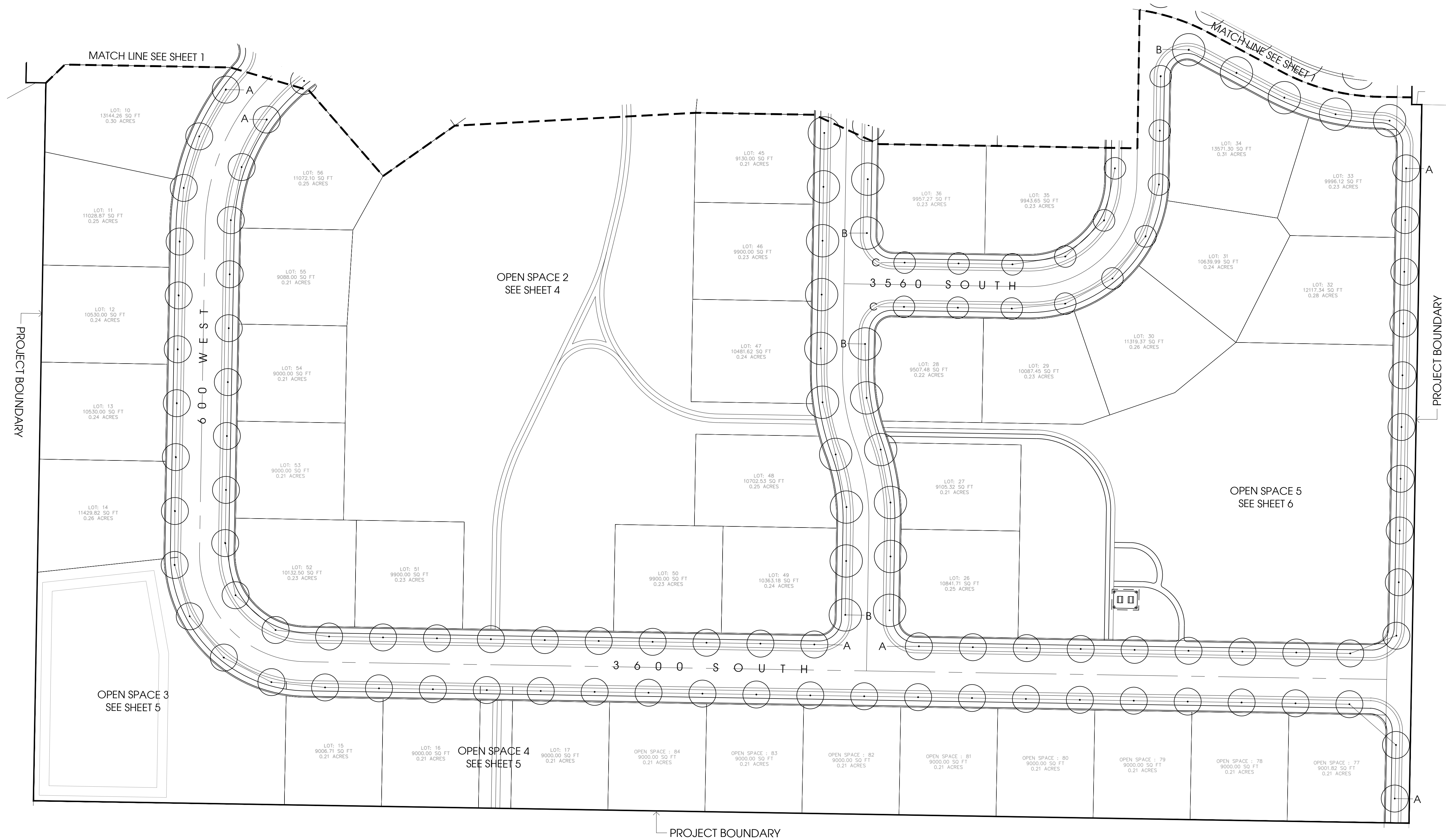
- Planting Notes . Street Trees
- Street trees are to be located at approximately 50 feet on center and as shown on the plan.
 - Street trees are to be installed by the Developer when home is built and occupied.
 - If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
 - Street trees shall be centered in the park strip between the sidewalk and curb.
 - All park strips are to be planted with lawn—either seed or sod is acceptable. Planting is the responsibility of the homeowner and is to be maintained by the homeowner.
 - Refer to the Planting Specification.



17 SEPTEMBER 2019
SHEET 1
Street Tree Plan

MOUNTAIN VISTA

Ironwood Construction . 50 East 2500 North . North Logan, Utah

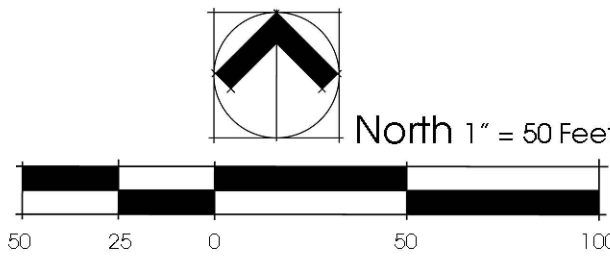


Plant List

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.

Planting Notes . Street Trees

- Street trees are to be located at approximately 50 feet on center and as shown on the plan.
- Street trees are to be installed by the Developer when home is built and occupied.
- If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
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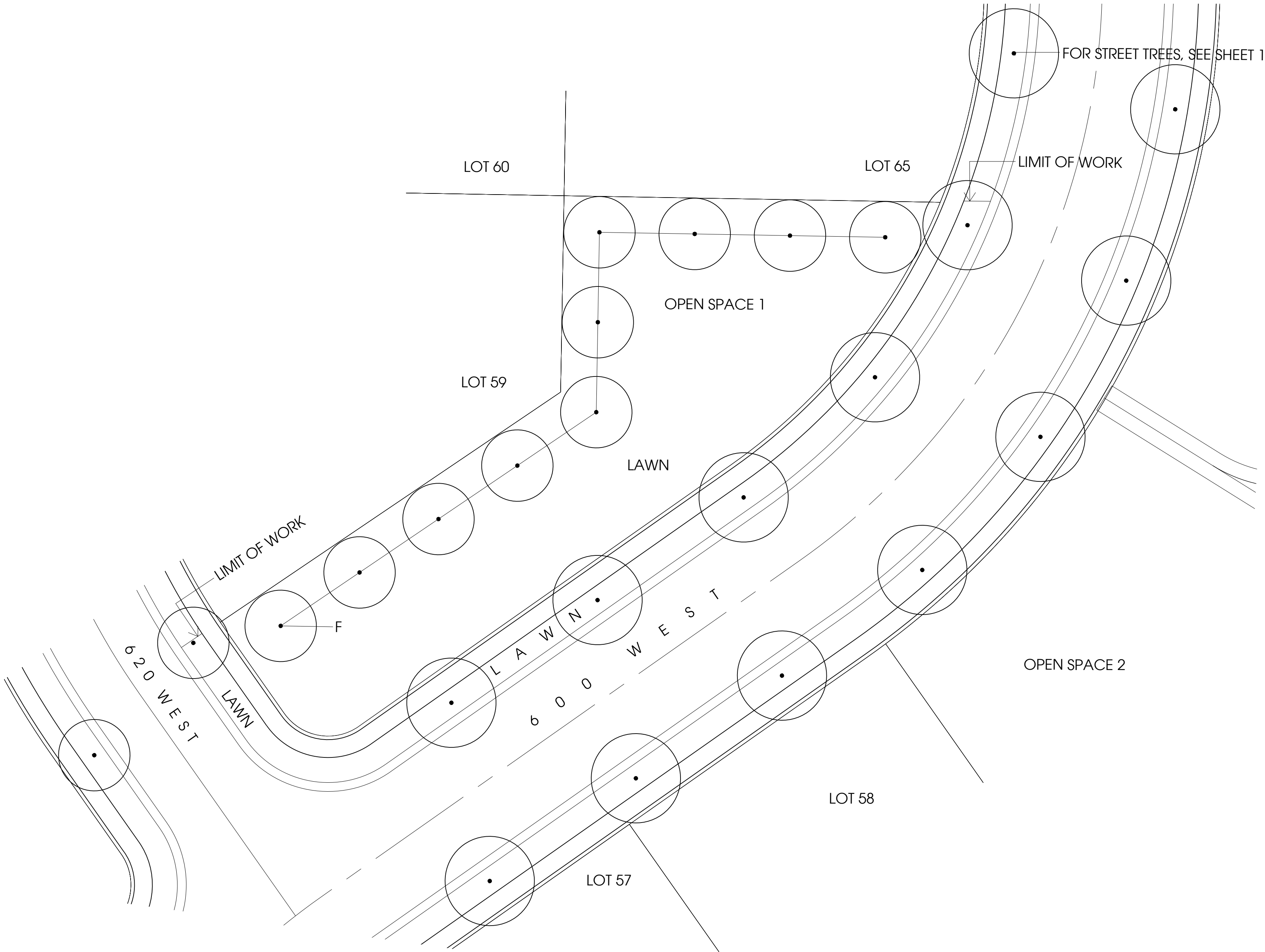


17 SEPTEMBER 2019
SHEET 2
Street Tree Plan

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Cetlis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

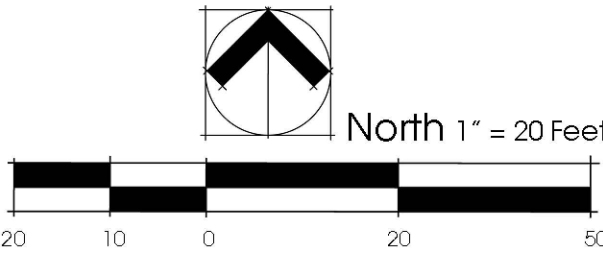
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1.

Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2.

Backfill for all planting pits shall be native material excavated from the pit.
3.

All lawn areas shall be installed with sod consisting of primarily *Poa praetensis*; *Kentucky Bluegrass* species.
4.

Refer to Planting Specification.



17 SEPTEMBER 2019

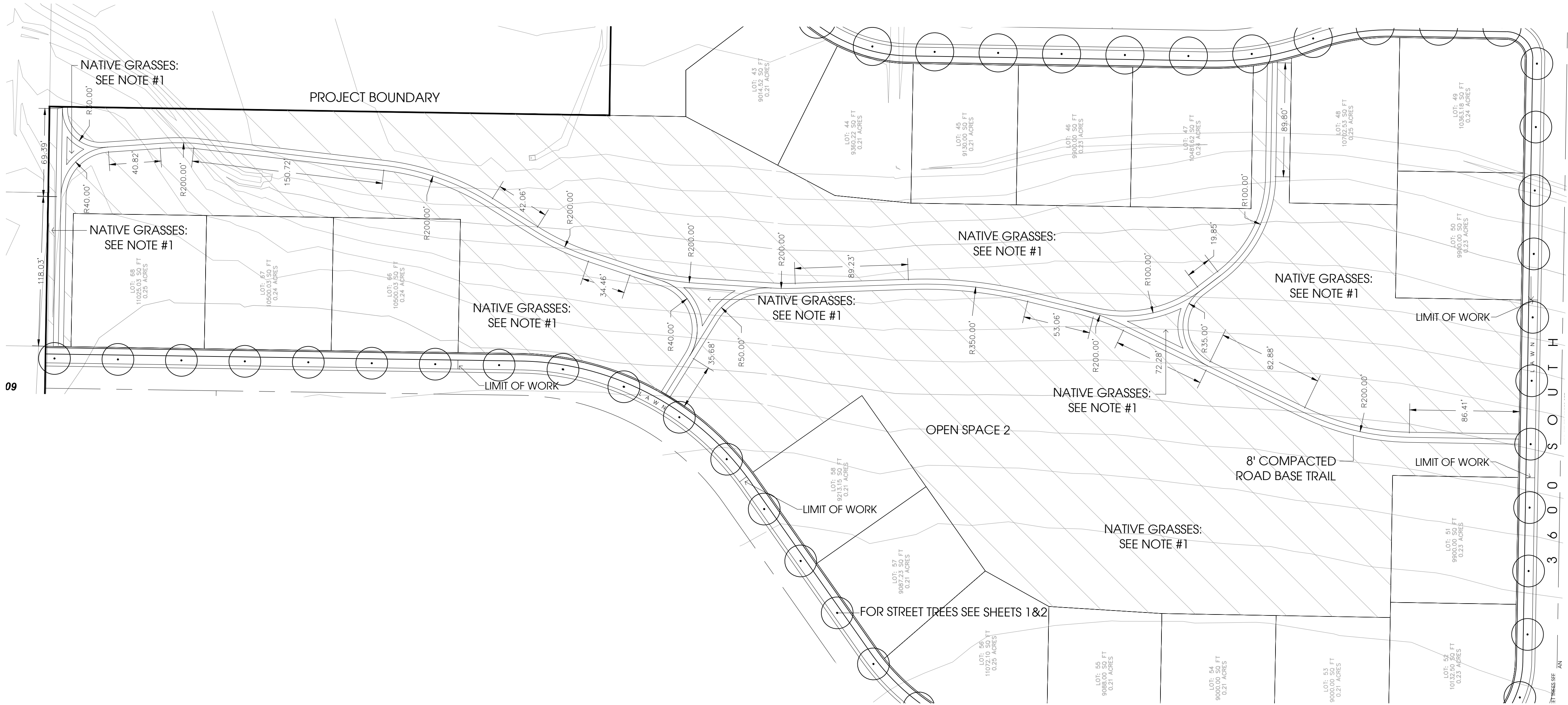
SHEET 3

Planting Plan: OPEN SPACE 1

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

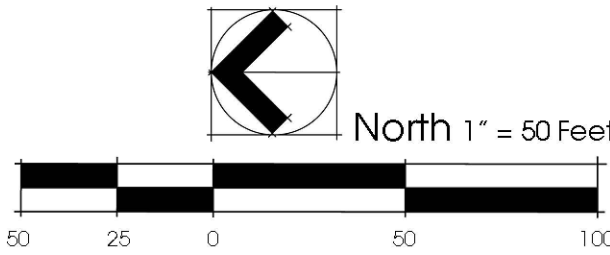
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.

Native Grasses Seed Mix

KEY	BOTANICAL NAME	COMMON NAME	P.L.S lbs./acre
	Distichlis spicata	Inland Saltgrass	7.0
	Bouteloua rothrockii	Rothrock's Grama	2.0
	Festuca pratensis	Meadow Fescue	8.0

Planting Notes . OS- 2 and OS-6

1. Preserve native vegetation to maximum extent possible. Where the existing vegetation is disturbed during construction, re-seed these areas with the seed mix specified on this drawing.
2. Provide and place four (4) inches of topsoil over all areas designated to receive sod prior to commencement of planting operations.
3. Backfill for all tree planting pits shall be native material excavated from the pit.
4. All lawn in park strips shall be installed with sod consisting of primarily *Poa praeatensis*, *Kentucky Bluegrass* species.
5. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 4
Planting Plan: OPEN SPACE 2

MOUNTAIN VISTA

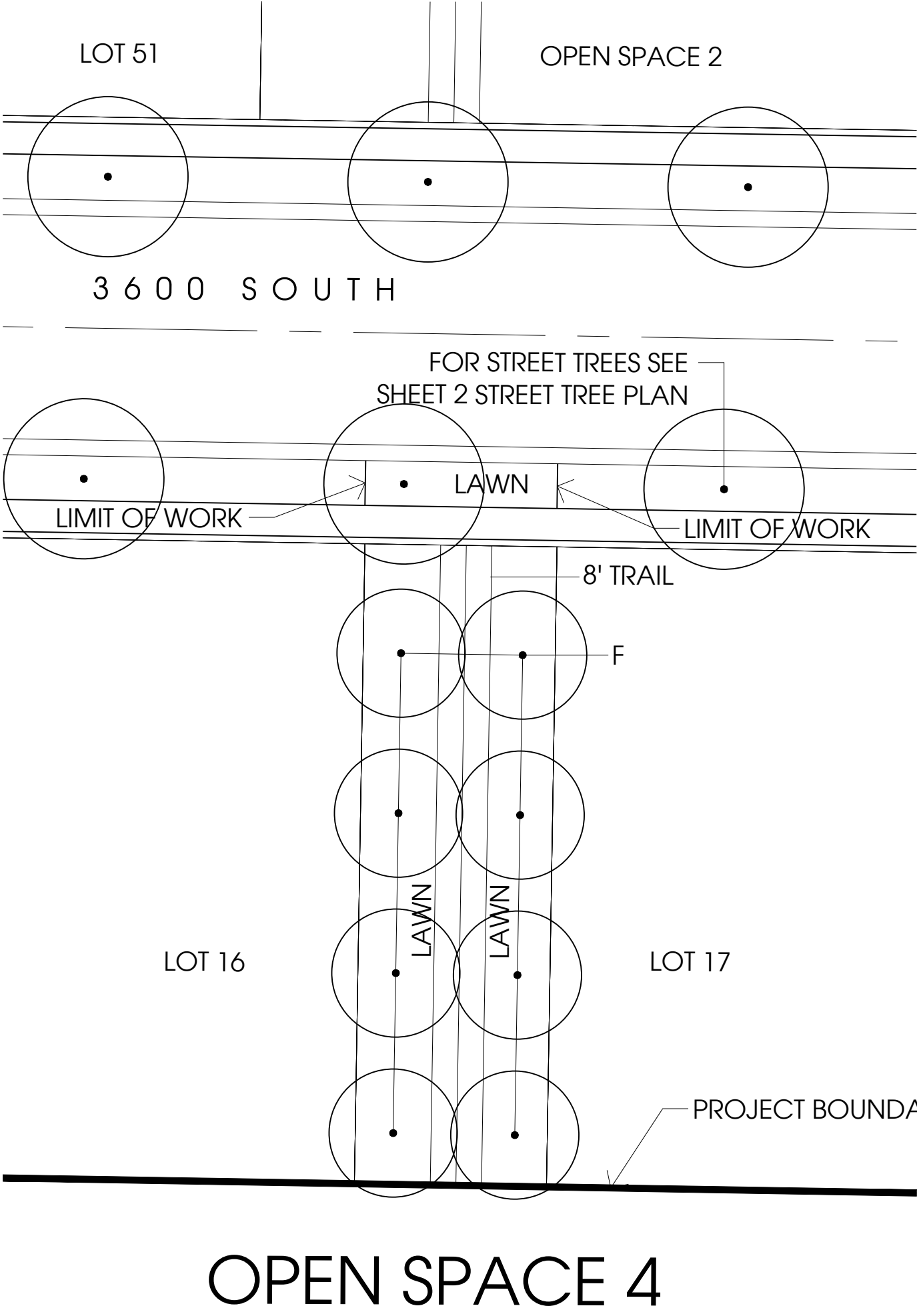
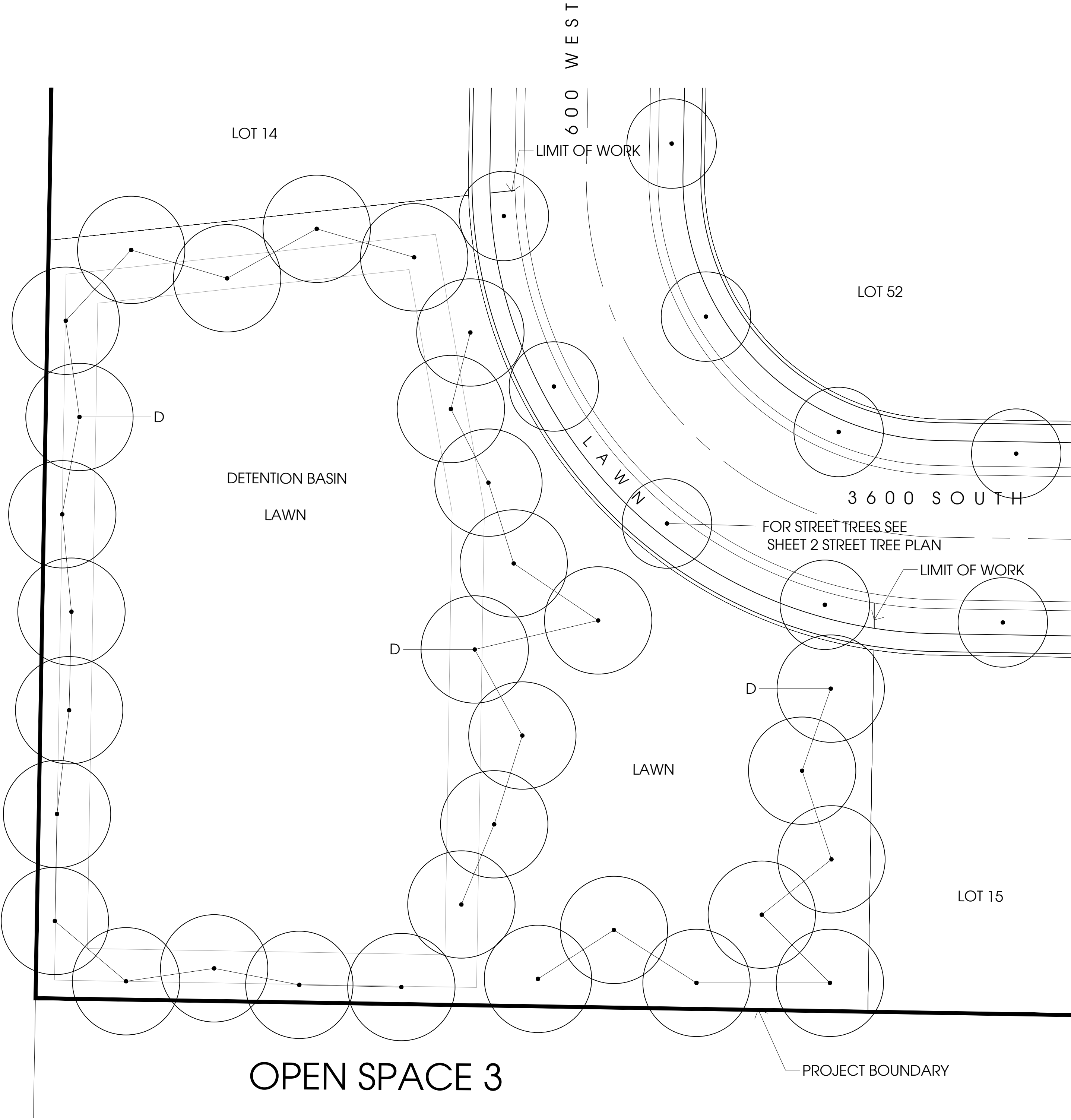
Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



R. MICHAEL KELLY
CONSULTANTS

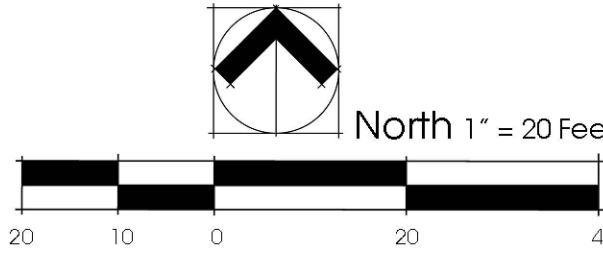
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

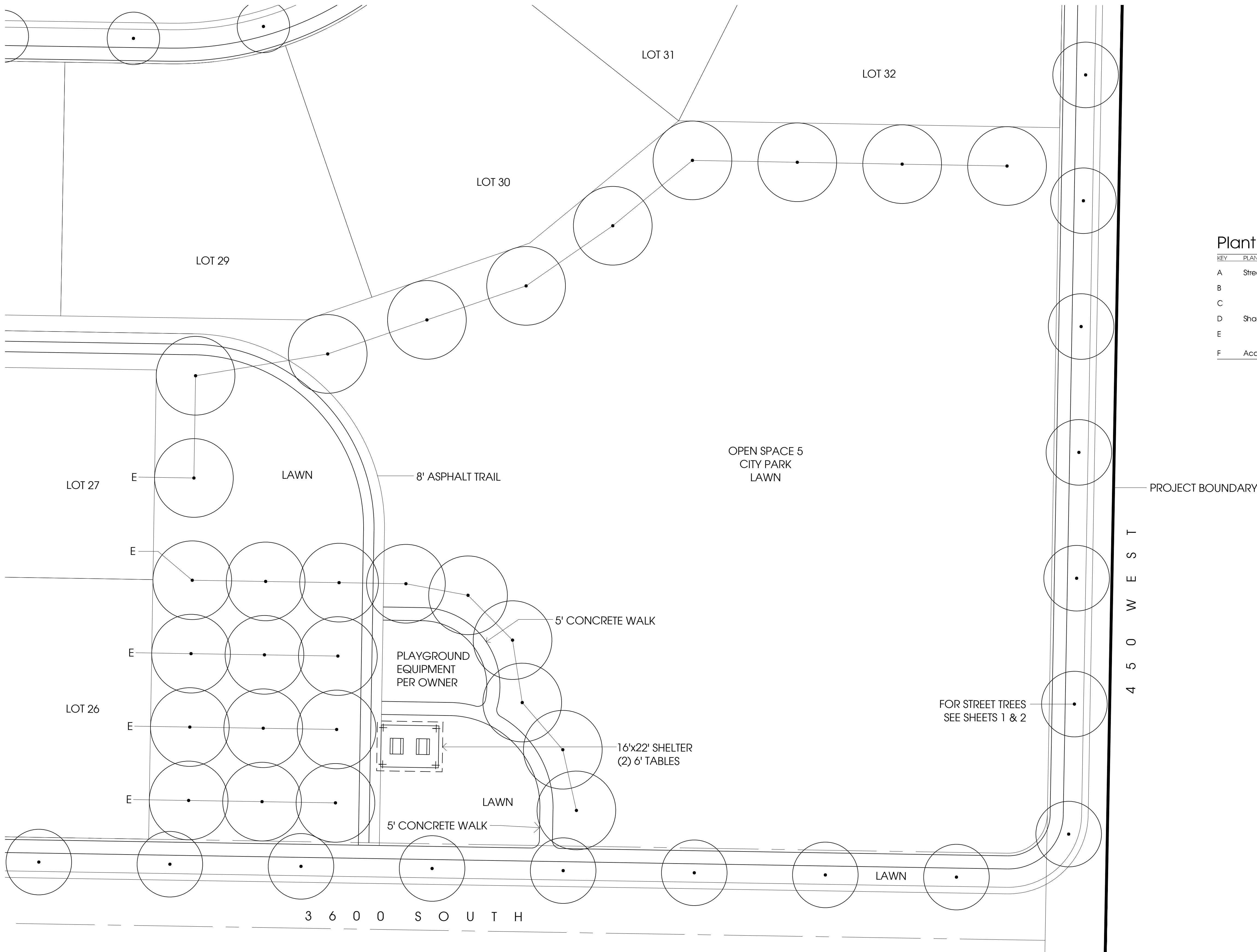
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. All lawn areas shall be installed with sod consisting of primarily *Poa pratensis* Kentucky Bluegrass species.
 4. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 5
Planting Plan: OPEN SPACE 3, OPEN SPACE 4

MOUNTAIN VISTA

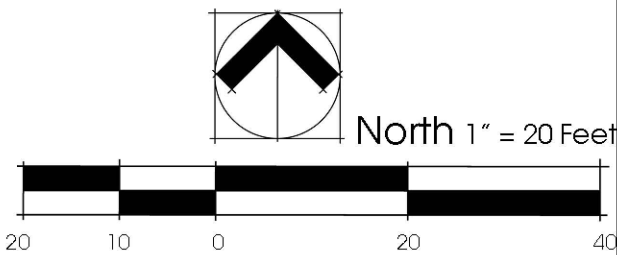
Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Cetis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

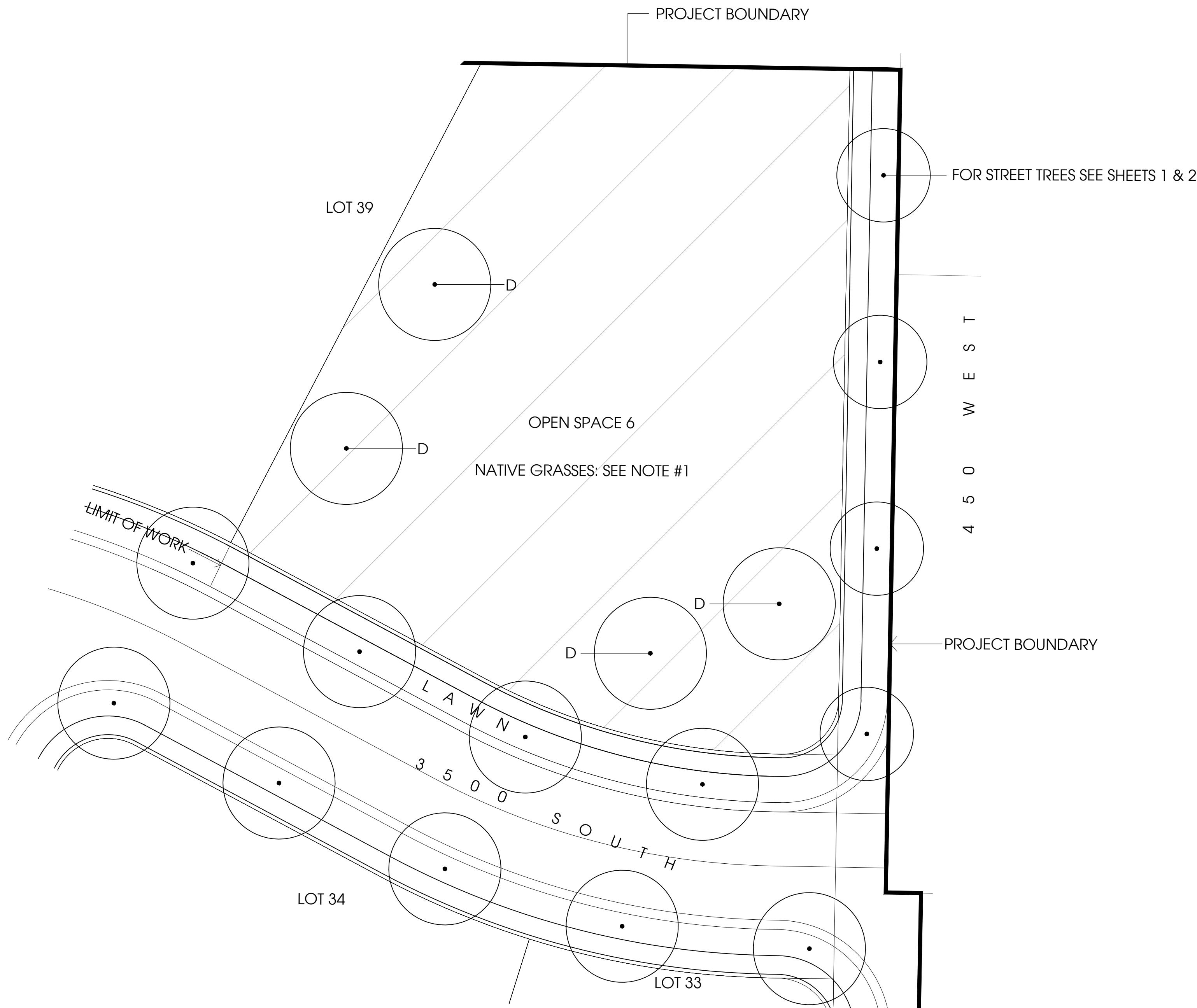
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. All lawn areas shall be installed with sod consisting of primarily *Poa praeferensis*, *Kentucky Bluegrass* species.
 4. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 6
Planting Plan: OPEN SPACE 5

MOUNTAIN VISTA

Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

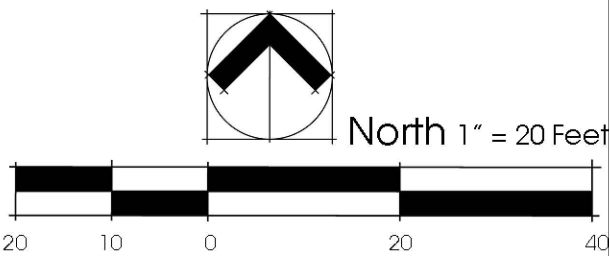
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer f. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

Native Grasses Seed Mix

KEY	BOTANICAL NAME	COMMON NAME	PLS lbs./acre
	Distichlis spicata	Inland Saltgrass	7.0
	Bouteloua rothrockii	Rothrock's Grama	2.0
	Festuca pratensis	Meadow Fescue	8.0

Planting Notes . OS- 2 and OS-6

1. Preserve native vegetation to maximum extent possible. Where the existing vegetation is disturbed during construction, re-seed these areas with the seed mix specified on this drawing.
2. Provide and place four (4) inches of topsoil over all areas designated to receive sod prior to commencement of planting operations.
3. Backfill for all tree planting pits shall be native material excavated from the pit.
4. All lawn in park strips shall be installed with sod consisting of primarily *Poa pratensis*, *Kentucky Bluegrass* species.
5. Refer to Planting Specification.



17 SEPTEMBER 2019

SHEET 7

Planting Plan: OPEN SPACE 6

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



R. MICHAEL KELLY
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955

NIBLEY CITY DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement"), entered into this ____ day of _____, 20____, between _____, hereinafter referred to as "Developer" and Nibley City, here in after referred to as "City", and

WHEREAS, Mount Vista Phase 1, hereinafter referred to as "the Development" has been approved for construction; and

WHEREAS, plans for the Development are on file with Nibley City and are incorporated by reference herein; and

WHEREAS, it is necessary for the interest of the public welfare that improvements made be constructed in accordance with the specifications set forth in said plans and as provided by Nibley City ordinances and Design Standards; and

WHEREAS, Developer desires to record a final plat of the Development in order to obtain building permits and construct structures after the necessary infrastructure is installed, approved and accepted; and

WHEREAS, in accordance with said Nibley City ordinances, including Section 11-5 of the Nibley City Code, the Developer is required to furnish security for the completion of all improvements or complete all improvements prior to recording a final plat.

NOW THEREFORE, to induce Nibley City to approve said plans and allow use of city-owned utilities and access and/or other improvements, the Developer does hereby unconditionally promise and agree with Nibley City as follows:

1. Developer hereby acknowledges receipt of a copy of the Nibley City Subdivision Ordinance. Developer hereby acknowledges that Developer has read the Subdivision Ordinance (or that an agent of Developer has), and that Developer understands the provisions of the Subdivision Ordinance and that Developer will fully and completely comply with the provisions and requirements therein contained.

2. In accordance with Nibley City Code 21.14, Developer shall tender to Nibley City an Improvement Completion Assurance in the amount of \$630,240.82. In the event that Developer shall fail or neglect to fulfill the obligations under this Agreement, Nibley City shall have the right to construct or cause to be constructed said streets and other improvements as shown on said plans as required by Nibley City ordinances and Design Standards, and upon completion of said improvements Developer, as secured, shall be liable to pay to, and indemnify Nibley City for, the final total cost incurred by Nibley City, including but not limited to, engineering, legal and contingent costs, together with any damages which Nibley City may

sustain on account of the failure of Developer to carry out and execute all of the provisions of this Agreement which said sums are secured by the Improvement Bond.

3. The Developer shall complete all improvements contained within the approved construction drawings, landscape and maintenance plan, and final plat.

4. Developer shall pay the \$450.00 for each sewer manhole collar and \$350.00 for each water valve collar for their future installation.

5. Developer shall supply the City with water rights or shares as set forth in Nibley City Code Section 21.12.020 for the Development, as follows: 20.61 Acre-ft. of water shares from Black Smith Fork Irrigation Company or an equivalent amount of acre feet from another irrigation company located in Nibley City. Developer shall provide said shares to the City before the commencement of construction.

6. Open Space Land in the Development and indicated on the approved plat shall be managed and maintained as outlined in the attached Maintenance and Landscape Plans which is incorporated herein as Exhibit "A."

- a. Open Space located within phase one shall be developed as part of the phase and must be completed within one year of the City issuing a notice to proceed with the Development.

7. Developer shall ensure that Street Trees are planted and maintained in the Development in accordance with Nibley City Code and the attached Street Trees Plan which is incorporated herein as Exhibit "B."

- a. The Developer shall pay the City a sum equal to \$250 per required tree for the development as shown in the attached Street Tree Plan. The total required trees for Phase 1 is 33 trees. The total amount due to Nibley City is \$8,250.00
- b. The City shall use the Tree Payment to select, purchase, plant and maintain trees planted in the parks strip of the Development.
- c. The City shall plant trees for each lot within one year of the home being granted occupancy

8. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto mentioned and permitted successors and assigns; provided, however that this Agreement cannot be assigned, transferred or conveyed by either party, without the express, written consent of the other party.

9. In the event that either of the parties to this Agreement shall be in default or breach of this Agreement, said party shall be liable to pay all reasonable attorney's fees, court costs and other related costs and expenses incurred by the non-defaulting or non-breaching party in pursuing its rights hereunder or under the laws of the State of Utah.

10. Developer shall comply with all applicable federal, state, county and City requirements, regulations and laws for each aspect of this Development, including payment of fees and compliance with design and construction standards. Nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all such applicable laws, ordinances and requirements as now existing and as enacted and/or amended.

11. Developer shall provide a Warranty Bond in the sum equal to ten percent (10%), a total of \$63,024.08, of the estimated costs of all improvements installed in the Development as estimated by the City Engineer for the period of Developer's warranty on the improvements in the Development. Security in amounts more than 10% may be required by the City Manager if it is deemed appropriate and necessary. The Warranty Bond shall meet all the criteria outlined in Nibley City Code Chapter 21.14.

12. Developer shall not engage in any construction or disturbance of soil in the development prior to issuance of the Notice to Proceed by the Public Works Director.

13. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto mentioned and permitted successors and assigns; provided, however, that this Agreement cannot be assigned, transferred or conveyed by either party, without the express, written consent of the other party.

14. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

15. Time is of the Essence. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

16. Mutual Drafting. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

17. Entire Agreement. This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all parties.

18. Recordation and Running with the Land. This Agreement shall be recorded in the chain of title for the Development. This Agreement shall be deemed to run with the land.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

NIBLEY CITY

DEVELOPER

By: DAVID N. ZOOK
Its: City Manager

By:

By: Jeff Jackson

STATE OF UTAH)
 :SS
County of Cache)

On this ____ day of _____, 2017, personally appeared before me DAVID N. ZOOK, City Manager, the signer of the within instrument, who duly acknowledged to me that he executed the same as City Manager for Nibley City Corporation.

NOTARY PUBLIC

STATE OF UTAH)
 : SS
County of Cache)

On the ____ day of _____, 2017, personally appeared before me, SHAUN DUSTIN, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC



Native Grasses Seed Mix

BOTANICAL NAME	COMMON NAME	P.L.S. lbs./acre
Distichlis spicata	Inland Saltgrass	7.0
Bouteloua rothrockii	Rothrock's Grama	2.0
Festuca pratensis	Meadow Fescue	8.0



Distichlis spicata



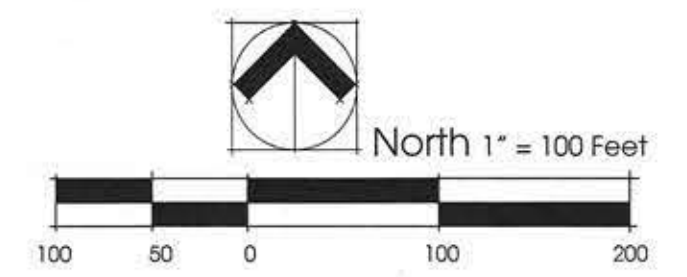
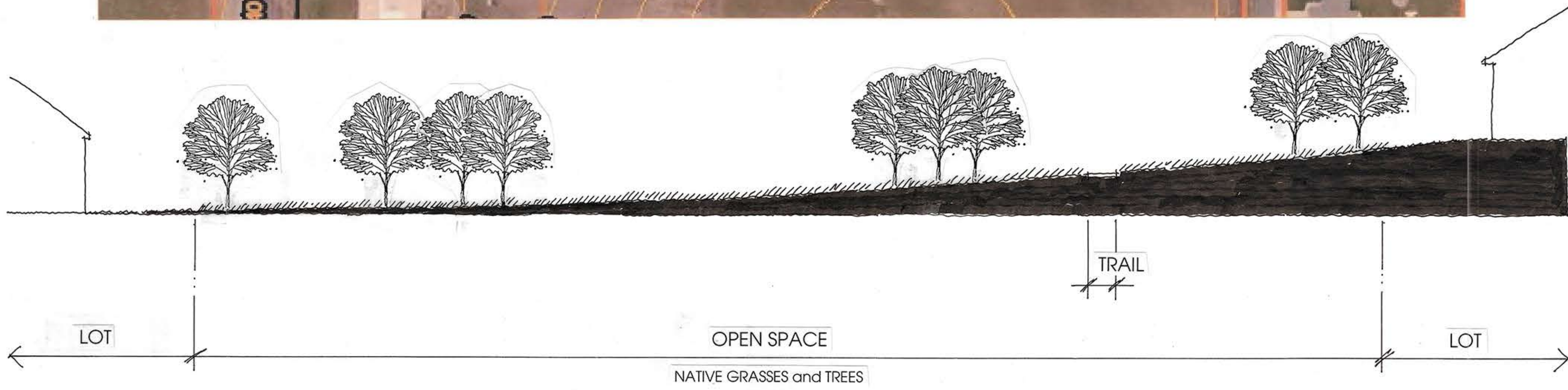
Bouteloua rothrockii



Festuca pratensis

Preliminary Plant List

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
Orange circle	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
Blue circle	Street Trees	Fraxinus p.l. 'Palmore'	Palmore Ash	2" cal.
Green circle	Street Trees	Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
Dark green circle	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
Light green circle	Shade Trees	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
Purple circle	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.



3 JULY 2019
Conceptual Planting Plan

MOUNTAIN VISTA

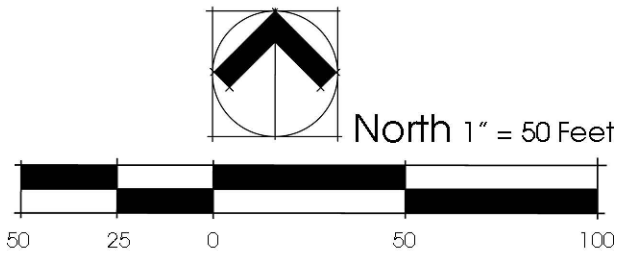
Ironwood Construction, 50 East 2500 North, North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
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D	Shade Trees	Cetis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

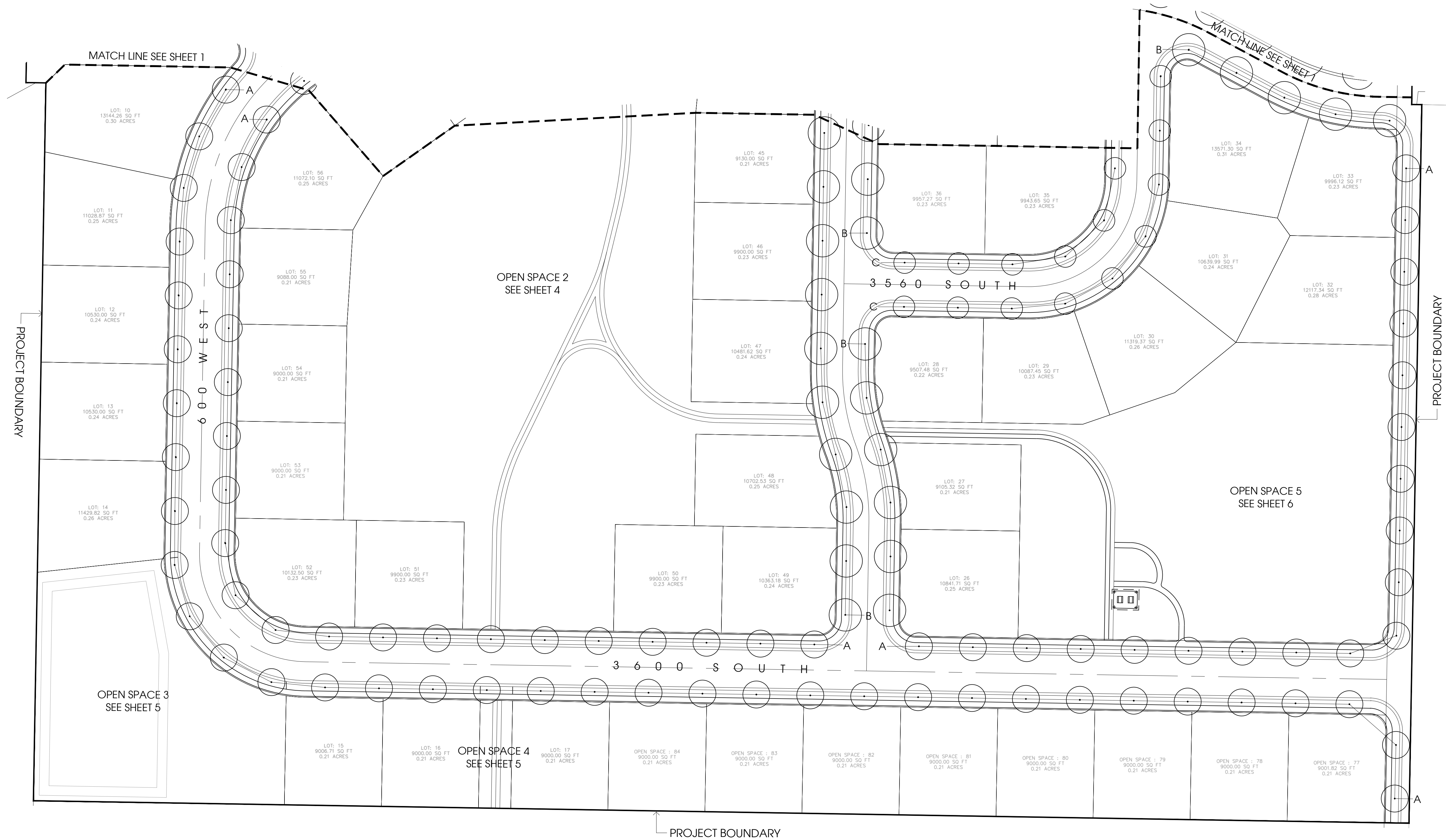
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17 SEPTEMBER 2019
SHEET 1
Street Tree Plan

MOUNTAIN VISTA

Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah

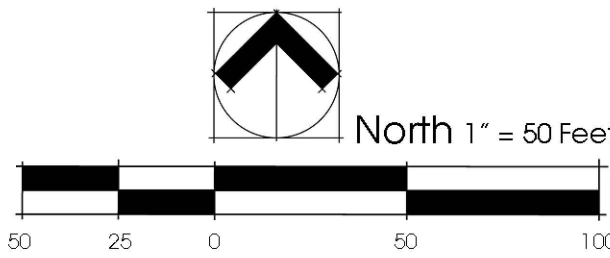


Plant List

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
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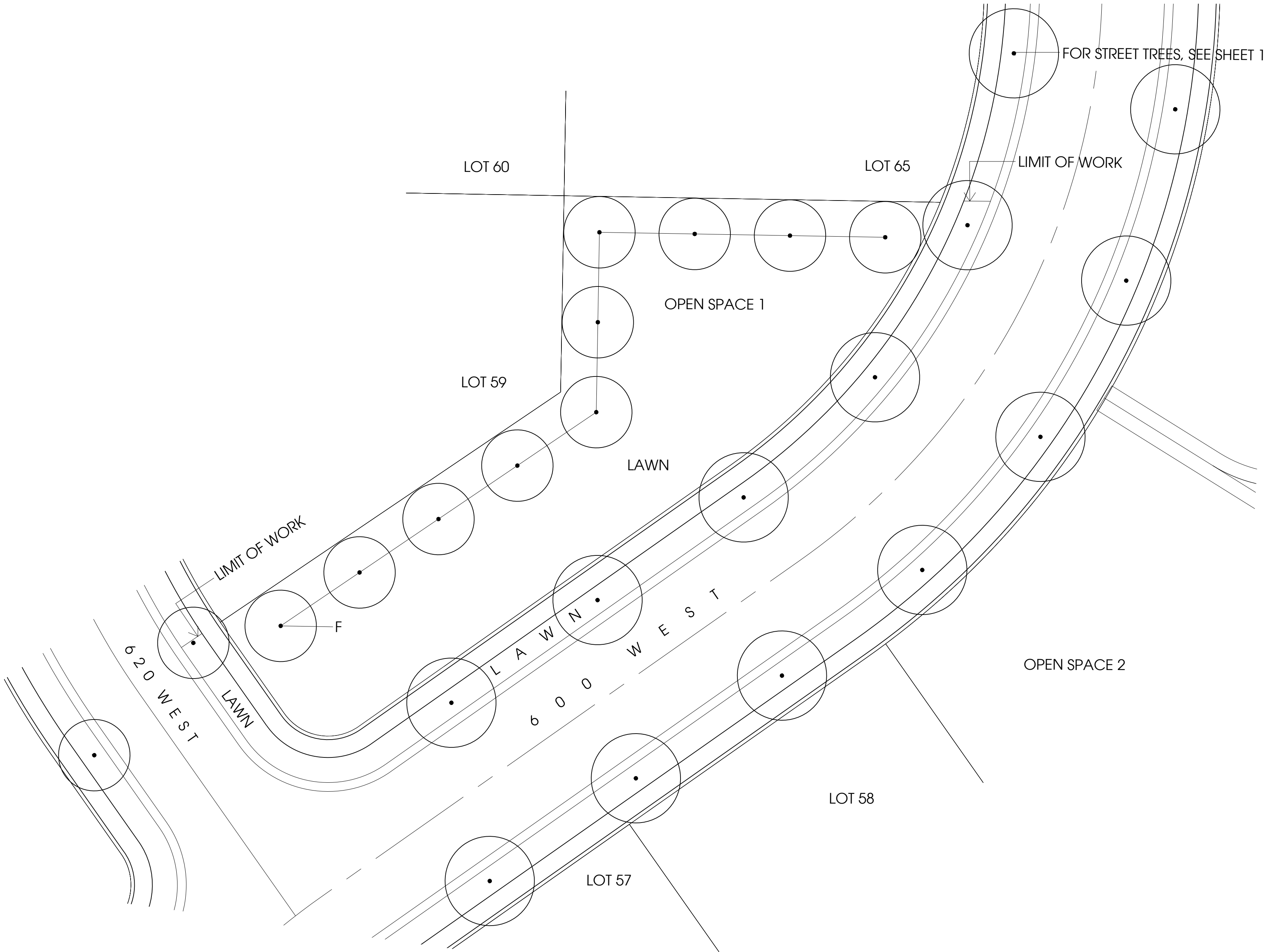


17 SEPTEMBER 2019
SHEET 2
Street Tree Plan

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

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E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

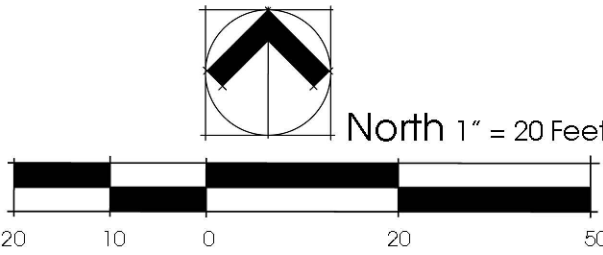
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1.

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2.

Backfill for all planting pits shall be native material excavated from the pit.
3.

All lawn areas shall be installed with sod consisting of primarily *Poa praeetensis*; *Kentucky Bluegrass* species.
4.

Refer to Planting Specification.



17 SEPTEMBER 2019

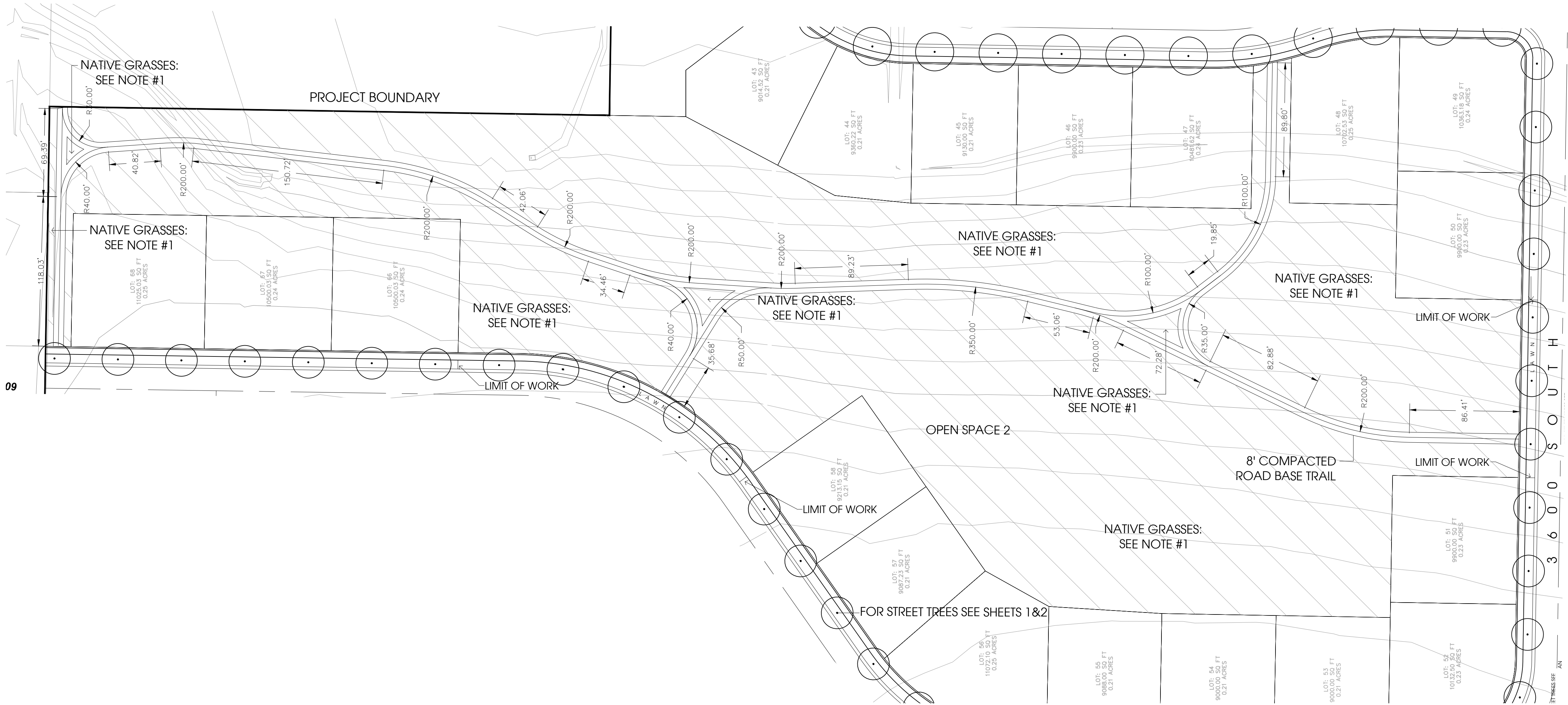
SHEET 3

Planting Plan: OPEN SPACE 1

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

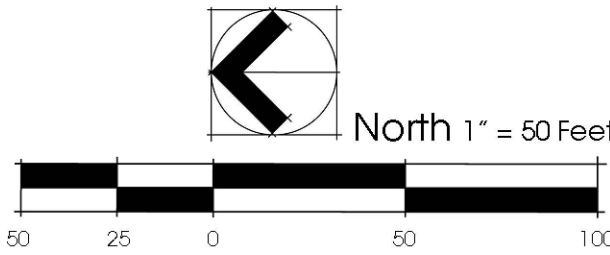
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C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

Native Grasses Seed Mix

KEY	BOTANICAL NAME	COMMON NAME	P.L.S lbs./acre
	Distichlis spicata	Inland Saltgrass	7.0
	Bouteloua rothrockii	Rothrock's Grama	2.0
	Festuca pratensis	Meadow Fescue	8.0

Planting Notes . OS- 2 and OS-6

1. Preserve native vegetation to maximum extent possible. Where the existing vegetation is disturbed during construction, re-seed these areas with the seed mix specified on this drawing.
2. Provide and place four (4) inches of topsoil over all areas designated to receive sod prior to commencement of planting operations.
3. Backfill for all tree planting pits shall be native material excavated from the pit.
4. All lawn in park strips shall be installed with sod consisting of primarily *Poa praeatensis*, *Kentucky Bluegrass* species.
5. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 4
Planting Plan: OPEN SPACE 2

MOUNTAIN VISTA

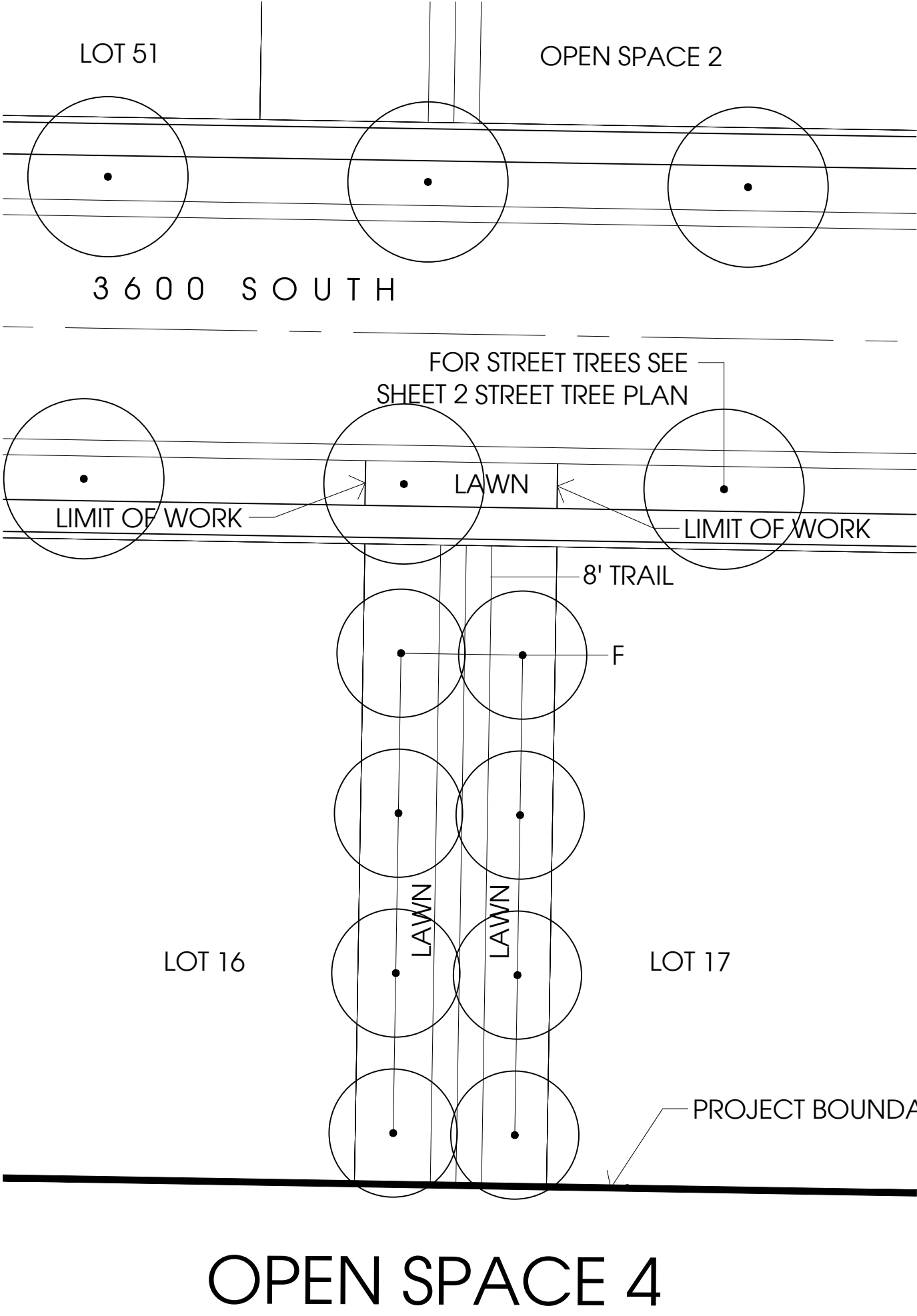
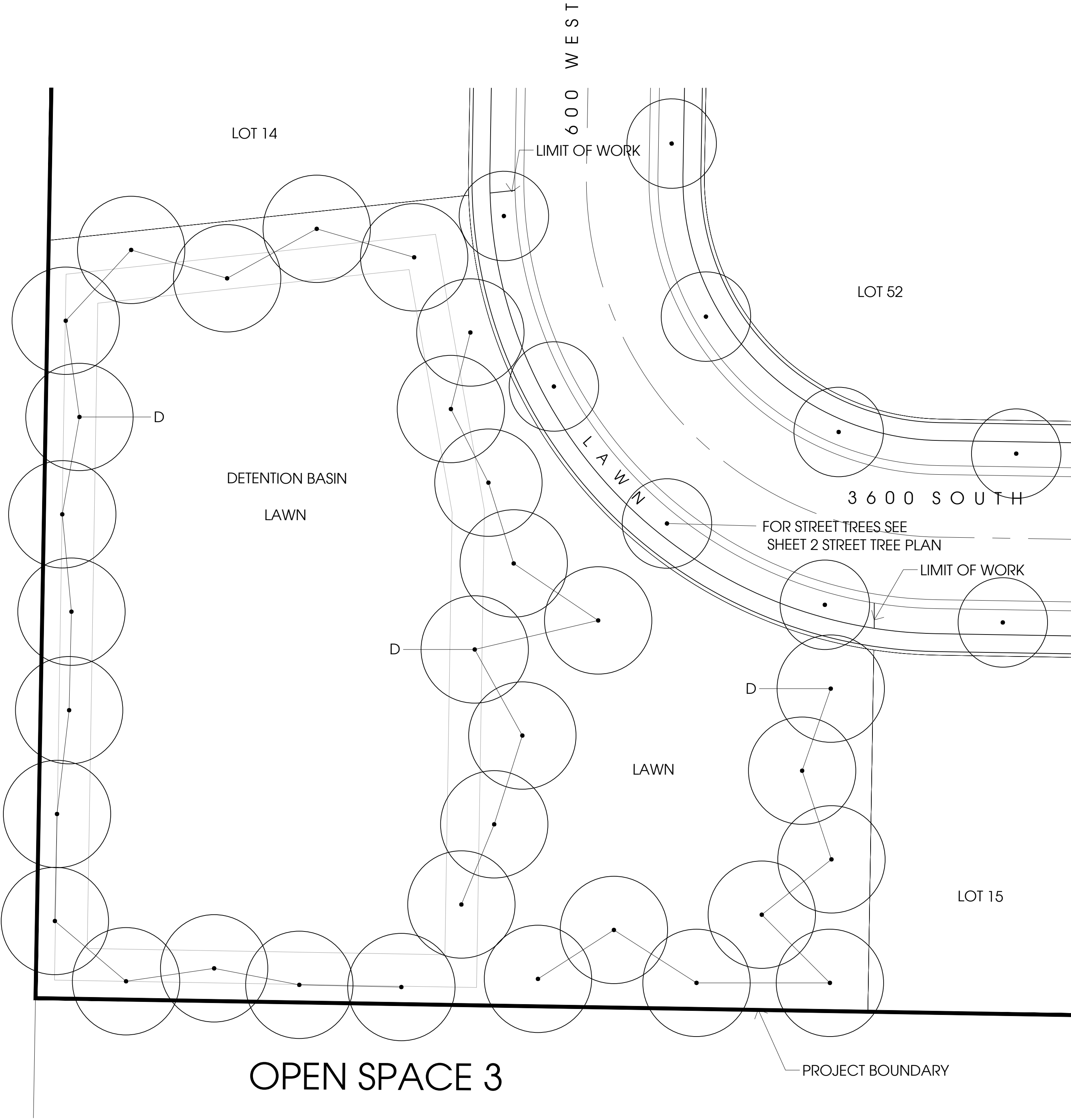
Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



R. MICHAEL KELLY
CONSULTANTS

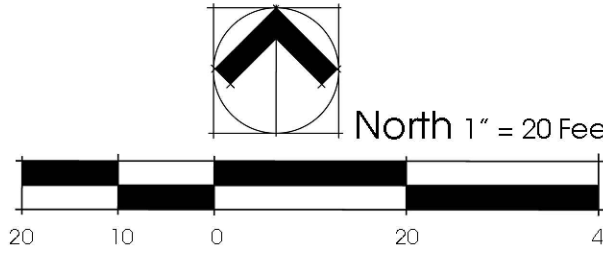
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

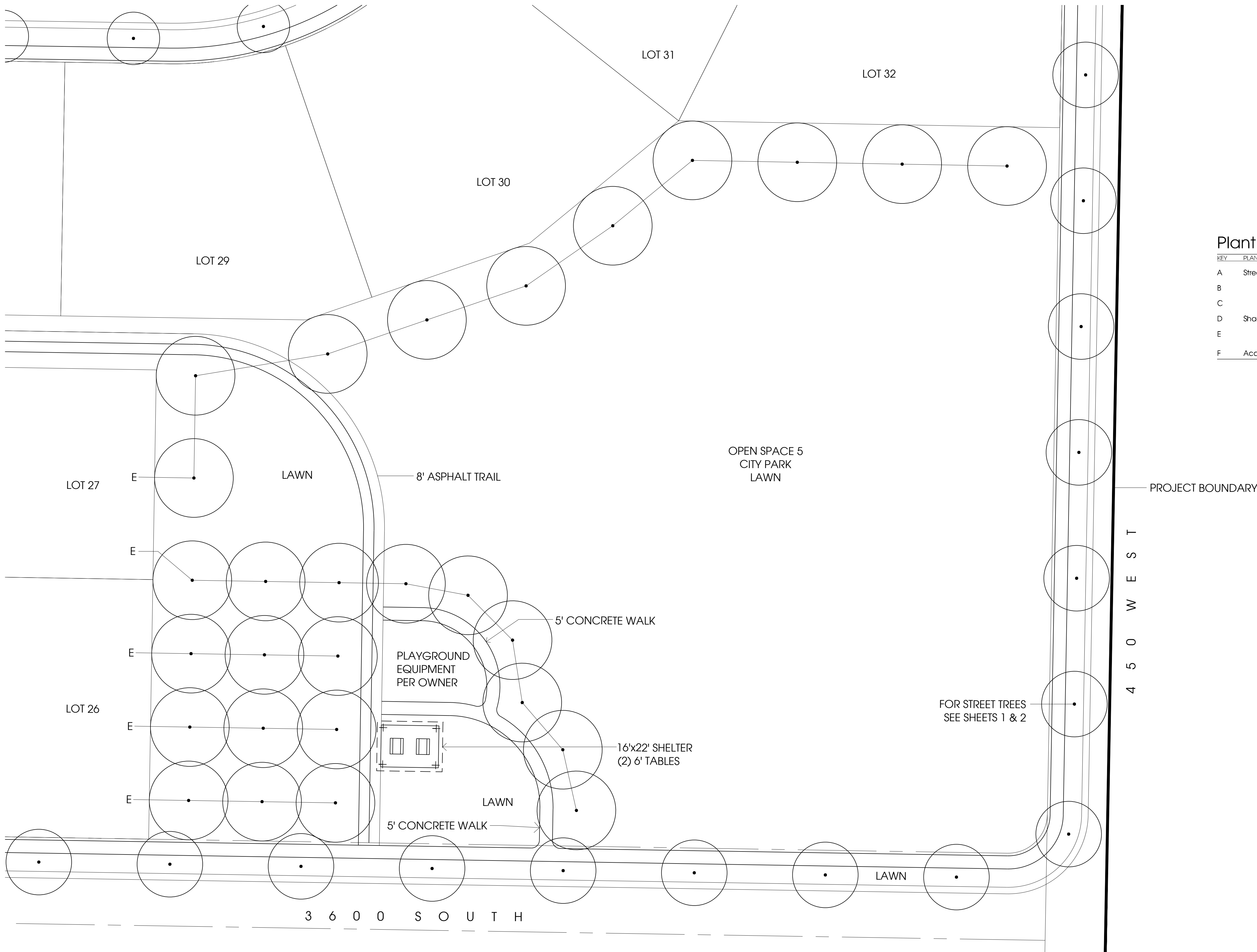
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 - Backfill for all planting pits shall be native material excavated from the pit.
 - All lawn areas shall be installed with sod consisting of primarily *Poa pratensis* Kentucky Bluegrass species.
 - Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 5
Planting Plan: OPEN SPACE 3, OPEN SPACE 4

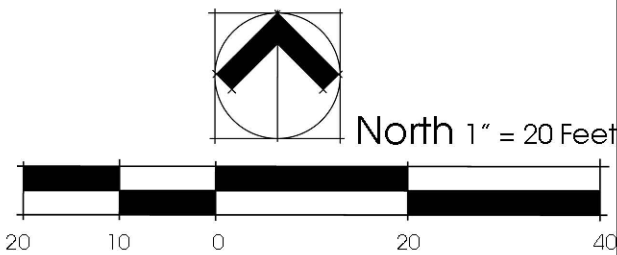
MOUNTAIN VISTA

Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction				
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Cetis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

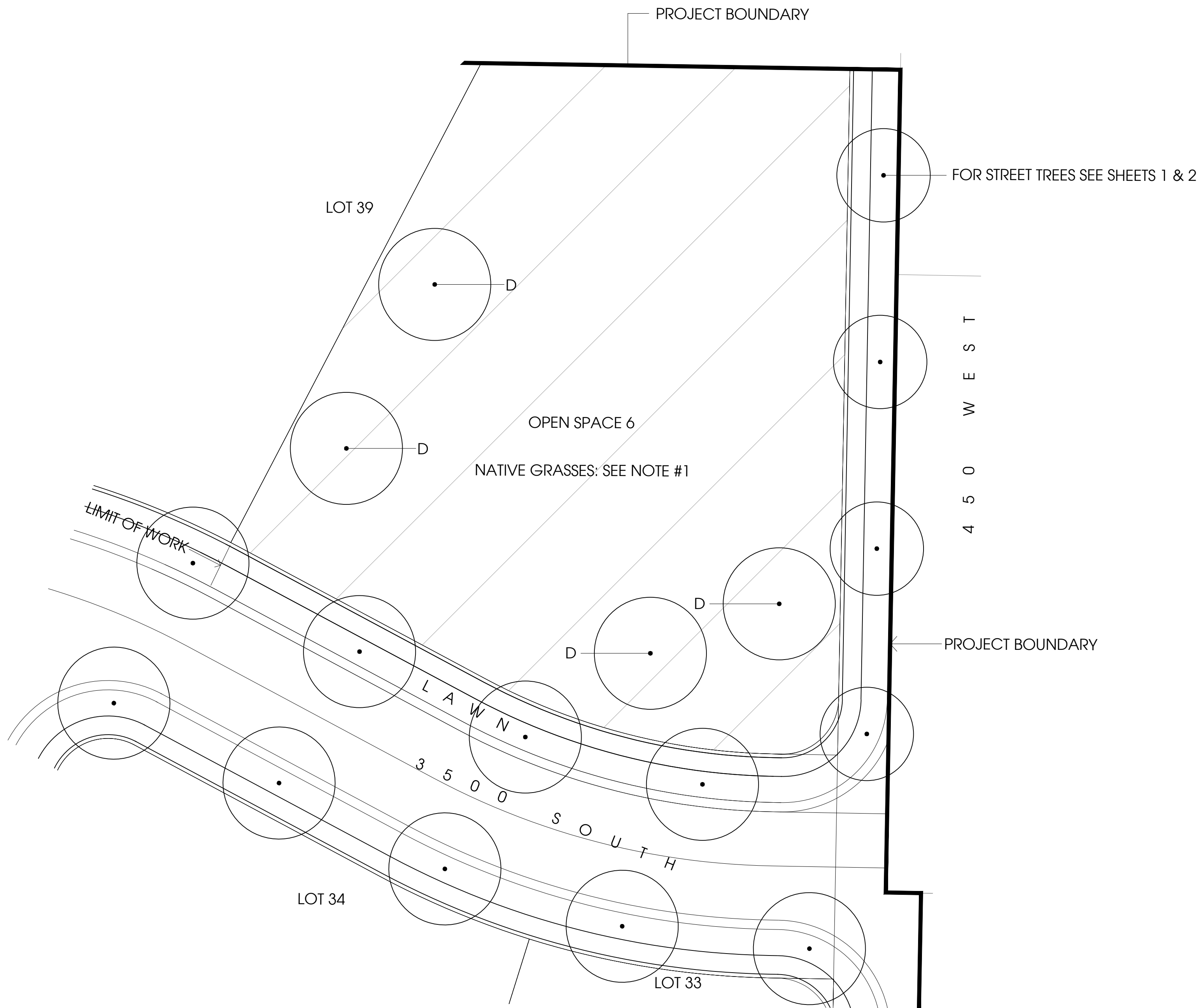
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. All lawn areas shall be installed with sod consisting of primarily *Poa praeferensis*, *Kentucky Bluegrass* species.
 4. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 6
Planting Plan: OPEN SPACE 5

MOUNTAIN VISTA

Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

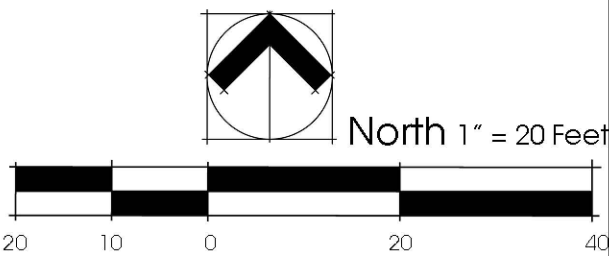
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer f. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

Native Grasses Seed Mix

KEY	BOTANICAL NAME	COMMON NAME	P.LS lbs./acre
	Distichlis spicata	Inland Saltgrass	7.0
	Bouteloua rothrockii	Rothrock's Grama	2.0
	Festuca pratensis	Meadow Fescue	8.0

Planting Notes . OS- 2 and OS-6

1. Preserve native vegetation to maximum extent possible. Where the existing vegetation is disturbed during construction, re-seed these areas with the seed mix specified on this drawing.
2. Provide and place four (4) inches of topsoil over all areas designated to receive sod prior to commencement of planting operations.
3. Backfill for all tree planting pits shall be native material excavated from the pit.
4. All lawn in park strips shall be installed with sod consisting of primarily *Poa pratensis*, *Kentucky Bluegrass* species.
5. Refer to Planting Specification.



17 SEPTEMBER 2019

SHEET 7

Planting Plan: OPEN SPACE 6

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



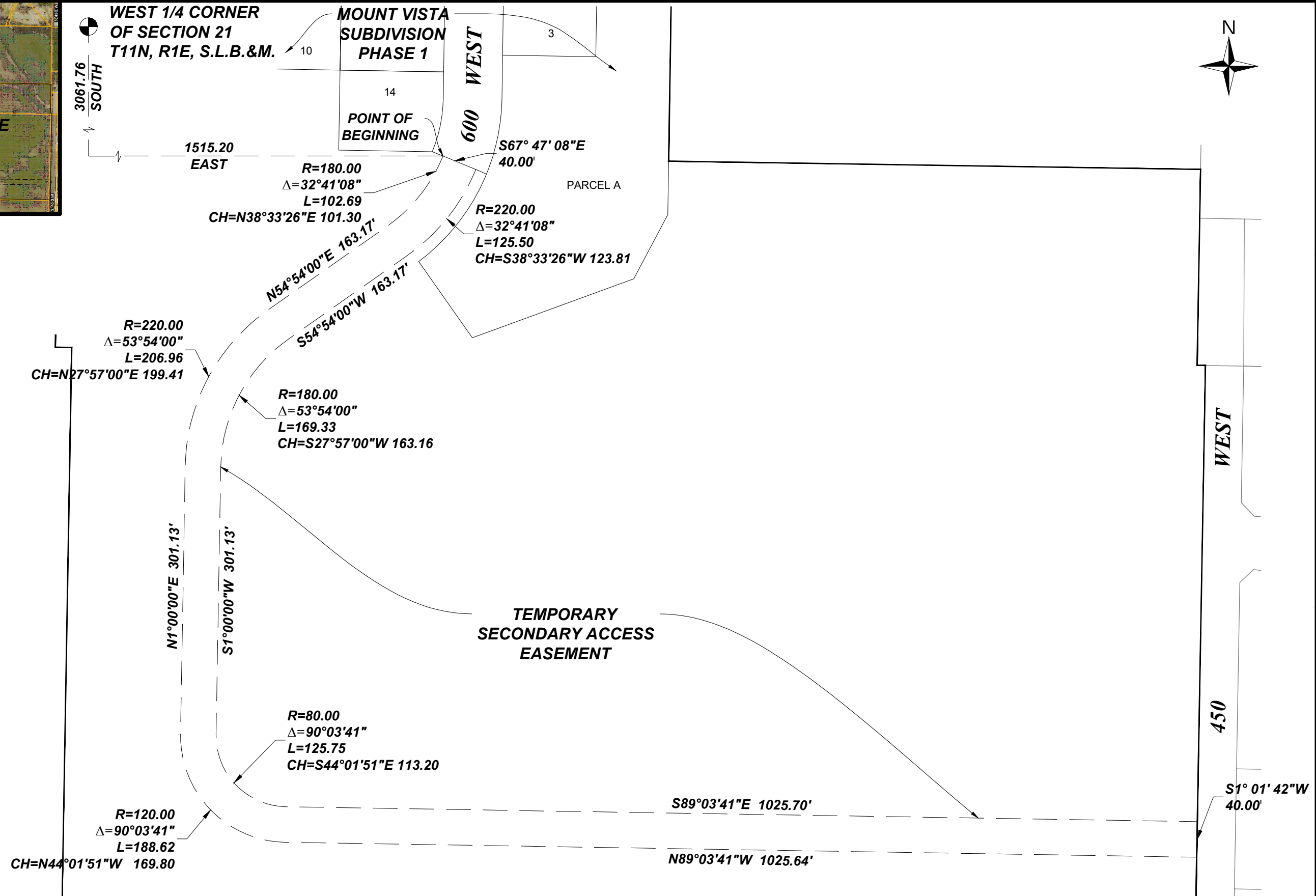
R. MICHAEL KELLY
CONSULTANTS

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P.O. Box 469, Millville, UT 84326 435.753.2955



VICINITY MAP
N.T.S.



civilsolutionsgroup^{inc.}

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PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

**SECONDARY ACCESS
EASEMENT EXHIBIT**

LOCATED IN A PORTION OF LOT 7, BLOCK 17,
MILLVILLE WEST FIELD FARM SURVEY
NW¹/₄ OF SECTION 28, T11N, R1E, S.L.B.&M.
NIBLEY CITY, UTAH

PROFESSIONAL LAND SURVEYOR
No. 172675
DENNIS P. CARLISLE
STATE OF UTAH

SCALE: NTS	DRAWN BY: C. BOWN
DATE: 10-2-19	PROJECT #: 19-151

SHEET 1 OF 1

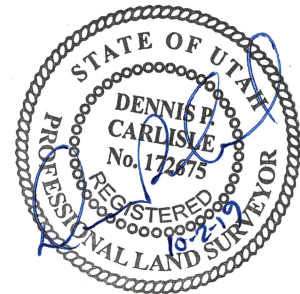


LEGAL DESCRIPTION
PREPARED FOR
MOUNT VISTA SUBDIVISION
NIBLEY, UTAH
(October 2, 2019)
Project No. 19-151

TEMPORARY ACCESS EASEMENT

Beginning at a point located South 3,061.76 feet and East 1,515.20 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B. & M. (Basis of Bearing: N0°27'11"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S67°47'08"E 40.00 feet; thence Southwesterly along the arc of a 220.00 foot radius non-tangent curve (radius bears: N67°47'08"W) to the right 125.50 feet through a central angle of 32°41'08" (chord: S38°33'26"W 123.81 feet); thence S54°54'00"W 163.17 feet; thence along the arc of a 180.00 foot radius curve to the left 169.33 feet through a central angle of 53°54'00" (chord: S27°57'00"W 163.16 feet); thence S1°00'00"W 301.13 feet; thence along the arc of an 80.00 foot radius curve to the left 125.75 feet through a central angle of 90°03'41" (chord: S44°01'51"E 113.20 feet); thence S89°03'41"E 1,025.70 feet; thence S1°01'42"W 40.00 feet; thence N89°03'41"W 1,025.64 feet; thence along the arc of a 120.00 foot radius curve to the right 188.62 feet thru a central angle of 90°03'41" (chord: N44°01'51"W 169.80 feet); thence N1°00'00"E 301.13 feet; thence along the arc of a 220.00 foot radius curve to the right 206.96 feet through a central angle of 53°54'00" (chord: N27°57'00"E 199.41 feet); thence N54°54'00"E 163.17 feet; thence along the arc of a 180.00 foot radius curve to the left 102.69 feet through a central angle of 32°41'08" (chord: N38°33'26"E 101.30 feet) feet to the point of beginning.

Contains: 1.79+/- acres



Agenda Item #7

Description	Workshop: Discussion with Visionary Homes regarding the development of 95 acres east of City Hall as a Town Center
Department	Planning
Presenter	Dallas Nichol with Visionary Homes Stephen Nelson, Nibley City Planner
Recommendation	Visionary Homes will ???. The Council should hear the proposal and provide feedback.
Reviewed By	Mayor, City Manager, City Planner

Background

Visionary Homes is under contract with Ropelato Properties LC to purchase 95 acres of undeveloped property that is east of Nibley City Hall and North of 3200 S. This area is within the City's future Town Center Area, which allows for an R-PUD application. Visionary Homes would like to discuss ideas for development of the property with the City Council. Some items they would like the City Council to consider are the following:

- Purchase or exchange for 20 acres for a City Park
 - Different park amenities, the possibility of splash pad or recreation center.
- Road Alignment
- Housing types and density
- Open Space and preservation of wetlands