



NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, March 12, 2020 – 6:30 p.m.
Nibley City Hall 455 West 3200 South, Nibley, Utah

1. Selection of Mayor Pro Tem and Opening Ceremonies (Councilmember Larsen)
2. Call to Order and Roll Call (Chair)
3. Approval of the Previous Meeting Minutes and Current Agenda (Chair)
4. Public Comment Period¹ (Chair)
5. Planning Commission Report
6. **Discussion and Consideration** – Resolution 20-02: Appointment to the Nibley City Planning Commission and Appointments of the 2020 Planning Commission Chair and Vice-Chair
7. **Presentation & Workshop** – Ordinance 20-08: Residential Planned Unit Development Moratorium
8. **Presentation and Workshop** – Ordinance 20-07: Residential Planned Unit Development Overlay Zone and Development Agreement for Nibley Meadows, located at approximately 1000 W and 3200 S. Proposing 340 units on 54.6 acres
9. **Public Hearing** – Ordinance 20-07: Residential Planned Unit Development Overlay Zone Application for Nibley Meadows, located at approximately 1000 W and 3200 S. Proposing 340 units on 54.6 acres
10. **Presentation and Workshop** – Preliminary Subdivision Plat for Nibley Meadows Residential Planned Unit Development, located at approximately 1000 W and 3200 S. Proposing 56 units on 6.33 acres
11. **Public Hearing** – Preliminary Subdivision Plat for the Nibley Meadows Residential Planned Unit Development, located at approximately 1000 W and 3200 S. Proposing 56 units on 6.33 acres
12. **Discussion & Consideration** – Ordinance 20-06: Residential Planned Unit Development Overlay Zone and Development Agreement for Ridgeline Park, in the area north of 3200 S, West of Highway 165, and East of City Hall. Proposing 529 units on 76 acres (Second Reading)
13. **Discussion & Consideration** – Resolution 20-03: An Update to the Nibley City Water Master Plan
14. **Discussion & Consideration** – Ordinance 20-03: An Impact Fee Facilities Plan and Impact Fee Enactment for Wastewater
15. **Discussion & Consideration** – Ordinance 20-02: Outdoor Lighting Standards
16. **Discussion & Consideration** – Resolution 20-04: Interlocal Agreement Regarding Wastewater Services
17. **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
March 12, 2020**

Agenda Item #6

Description	Discussion and Consideration – Resolution 20-02: Appointment to the Nibley City Planning Commission and Appointments of the 2020 Planning Commission Chair and Vice-Chair
Department	Planning
Presenter	David Zook, Nibley City Manager
Recommendation	Move to approve Resolution 20-02: Appointment to the Nibley City Planning Commission and Appointments of the 2020 Planning Commission Chair and Vice-Chair
Reviewed By	Mayor, City Manager, and City Planner

Background:

Mayor Dustin will propose a new member to the Nibley City Planning Commission to fill an upcoming vacancy due to the expiration of the term for Commissioner Carol Albrecht, who will complete her first 5-year term on February 5. Mayoral appointments to the planning commission require the advice and consent of the City Council.

Ordinance 18-01 made a few changes to the role and organization of the Planning Commission. Instead of the Planning Commission picking their own chairman and other officers, this power was given to the Mayor to appoint these officers annually, with approval from the City Council.

Mayor Dustin will propose a Nibley City Planning Commission Chair and Vice-Chair for the consent and approval of the City Council.

RESOLUTION 20-02

APPOINTMENT TO THE NIBLEY CITY PLANNING COMMISSION AND APPOINTMENT OF 2020 PLANNING COMMISSION CHAIR AND VICE-CHAIR

WHEREAS, Nibley City code 3.02.010 establishes a creates a planning commission of five (5) members. The Mayor, with advice and consent of the City Council, shall appoint all members and alternates to the Planning Commission; and

WHEREAS, it has become necessary for Mayor Dustin to appoint a new representative to the Nibley City Planning Commission; and

WHEREAS, Nibley City wishes to appoint _____ as a representative to the Nibley City Planning Commission; and

WHEREAS, Nibley City code 3.02.030 establishes that the Mayor shall annually appoint a chairperson and such other officers of the Nibley City Planning Commission as deemed necessary with the advice and consent of the City Council; and

WHEREAS, it has become necessary for Mayor Dustin to appoint a new chairperson and vice-chairperson to the Nibley City Planning Commission; and

WHEREAS, Nibley City wishes to appoint _____ as Chairperson of the Nibley City Planning Commission and _____ as Vice-Chairperson of the Nibley City Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

1. _____ is hereby appointed to serve as a Nibley City Planning Commissioner to serve for a term of five (5) years, on the first Monday in February, 2026.
2. _____ is hereby appointed to serve as a Nibley City Planning Commission Chairperson beginning January 1, 2020 and ending December 31, 2021.
3. _____ is hereby appointed to serve as Nibley City Planning Commission Vice-Chairperson beginning January 1, 2020 and ending December 31, 2021.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____, 2019.

Shaun Dustin, Mayor

ATTEST: _____
David Zook, City Recorder

CERTIFICATE OF APPOINTMENT

State of Utah}
County of Cache}
City of Nibley}

Be it ordained by the Nibley City Council that **John/Jane Doe** has been appointed by the Nibley City Council to the Nibley City Planning Commission, to serve for a term of five (5) years, ending December 31, 2025.

Subscribed and sworn before me this 9th day of January 2020.

Shaun Dustin, Mayor

David Zook, Recorder

Agenda Item #7

Description	Presentation & Workshop – Ordinance 20-08: Residential Planned Unit Development Moratorium
Department	Planning
Presenter	Stephen Nelson, City Planner
Recommendation	Receive the presentation and workshop. Ask questions and receive clarification.
Reviewed By	Mayor, City Manager

Background

Nibley City approved Nibley City Code 19.32 Residential Planned Unit Development (R-PUD) as Ordinance 19-03 on May 23, 2019. Since the adoption of the code, the City has received three applications, one that has been approved, subject to a pending referendum, and two that are partially through the approval/review process. Through the review and application process of those three applications, several concerns have been identified related to requirements in the ordinance, as currently written. Because of these concerns, members of the Planning Commission and City Council have expressed a desire to modify the ordinance and to put a moratorium on R-PUDs while the City reviews and modifies the code.

Under Utah law, a moratorium cannot last longer than six months (see Utah Code 10-9a-504). Because of the short nature of a moratorium, the City Council can approve the ordinance without a recommendation from the Planning Commission. However, the City Council would need to hold a public hearing before the ordinance could be approved. That public hearing requires ten-days notice. The decision to place this item on the agenda was made within ten days of this council meeting, therefore a public hearing regarding this ordinance could not be scheduled for this meeting.

There are currently two pending RPUD applications. Although those two applications have legal standing to be reviewed under the existing ordinance, the City Council could deny both of those applications, which would require both of those applicants to re-apply after the ordinance is revised, if they wish to reapply. If the City Council chooses to implement a moratorium and/or

to revise the RPUD ordinance, it may wish to deny the two existing applications in order to require them to follow the new guidelines.

ORDINANCE 20-08

AN ORDINANCE ESTABLISHING TEMPORARY LAND USE REGULATIONS PROHIBITING THE RECEIPT, PROCESSING AND APPROVAL OF ALL APPLICATIONS FOR RESIDENTIAL PLANNED UNIT DEVELOPMENTS

WHEREAS, Nibley City (“City”) is a municipal corporation duly organized and existing under the laws of Utah; and

WHEREAS, the City Council finds that in conformance with Utah Code (“UC”) §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and

WHEREAS, the City finds that UC §10-9a-101 et. seq. and related sections provide that the City Council may enact zoning and subdivision ordinances establishing regulations for land use and development within the City; and

WHEREAS, the City finds that the management and administration of the applications for zoning, re-zoning, subdivision approval and annexation are an integral part of the function of both the Nibley City Planning Commission and Nibley City Council; and

WHEREAS, Nibley City, is in the process of updating its Residential Planned Unit Development; and

WHEREAS, Nibley City Ordinances governing Residential Planned Unit Developments require legislative approval of any such development, so no property that has not already received legislative approval of a Residential Planned Unit Development has any entitlement to receive the terms and conditions of the Residential Planned Unit Development ordinance; and

WHEREAS, the City finds that the continued receipt of applications or approval of such is not in the best interest of the City nor its residents and would be harmful to the public interest until the City’s updates and adopts the amendments to the code; and

WHEREAS the City finds that a certain amount of time will be required to complete the review, design, and amendment of said ordinance; and

WHEREAS the City finds that UC §10-9a-504 provides, in part, that the City Council may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality.

WHEREAS, Utah State Law provides as follows:

UCA 10-9a-504 Temporary Land Use Regulations.

- (1) (a) A municipal legislative body may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:
- (i) the legislative body makes a finding of compelling, countervailing public interest; or
 - (ii) the area is unregulated.
- (b) A temporary land use regulation under Subsection [\(1\)\(a\)](#) may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval.
- (c) A temporary land use regulation under Subsection [\(1\)\(a\)](#) may not impose an impact fee or other financial requirement on building or development.

...

and;

WHEREAS, the Nibley City Council finds that there is compelling, countervailing public interest to have the Nibley City Code 19.32 Residential Planned Unit Development put on a temporary land use regulation prohibiting the receipt, processing and approval of all new application for Residential Planned Unit Developments in order to ensure that such developments are carried in the best interests of the City and its citizens.

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

1. There is hereby adopted an immediate, temporary land use regulation pursuant to Utah Code § 10-9a-504 regarding Nibley Code 19.32 and Residential Planned Unit Developments, as detailed below.
2. The Nibley Code 19.32 Residential Planned Unit Development is hereby temporarily amended and suspended to prohibit the receipt, processing, and approval of applications for the Residential Planned Unit Development.
3. These temporary land use regulations shall be effective for a period of time not exceeding six (6) months, starting on the date this Ordinance is posted as required by law.
4. These temporary land use regulations may be rescinded prior to the end of said six (6) month period, upon a finding by the Nibley City Council adopted by ordinance or resolution that it would be in the best interest of the City so to do.
5. All ordinances, resolutions and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency and only for the period of

time this Ordinance remains effective. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

6. 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.

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

Passed by the Nibley City Council this _____ day of _____, 2015.

Shaun Dustin, Mayor

David Zook, City Recorder

Posting Date: _____

Agenda Item #8 & 9

Description	Presentation and Workshop – Ordinance 20-07: Residential Planned Unit Development Overlay Zone and Development Agreement for Nibley Meadows, located at approximately 1000 W and 3200 S. Proposing 340 units on 54.6 acres Public Hearing – Ordinance 20-07: Residential Planned Unit Development Overlay Zone Application for Nibley Meadows, located at approximately 1000 W and 3200 S. Proposing 340 units on 54.6 acres
Department	Planning
Presenter	Stephen Nelson, City Planner
Recommendation	Receive the presentation and hold the public hearing.
Reviewed By	Mayor, City Manager, and City Planner

Background

Nibley City Code 19.32 established the Residential Planned Unit Development, Overlay Zone. NCC 19.32.010 states the following:

19.32.010 Purpose And Intent

1. Intent: This section provides enabling authority and standards for the review and approval of applications for Residential Planned Unit Developments (R-PUD's). The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering some flexibility in the design of residential developments, which may incorporate the permanent preservation of amenities, agricultural lands and other valuable natural and cultural resources, as well as providing a variety of amenities for the enjoyment and benefit of the citizens of Nibley.

2. *Purpose: An R-PUD is an overlay rezone. That is, applicants apply for the overlay to be applied, allowing them to receive the density outlined herein in exchange for public amenities, all while retaining the original zoning of the property. The Planning Commission and City Council may approve, deny or approve the R-PUD with conditions, and no applicant has any entitlement to the approval of an R-PUD.*

Unlike other developments and subdivisions, the applicant does not have a right to the density as listed in the overlay zone unless approved by the City. Therefore, the City Council should evaluate the application on two grounds.

1. Legislative: Is this a good location and design for an R-PUD?
2. Administrative: Does the Application meet the R-PUD, zoning, and subdivision requirements?

[Nibley City Code 19.32.70](#) has the following for consideration for an R-PUD:

D. R-PUD Considerations: In approving with conditions, denying or approving an R-PUD proposal, the Planning Commission and City Council shall consider the following in addition to all other considerations required by law:

1. *Design of Buildings: The architectural design of buildings and their relationship on the site and their relationship to development beyond the boundaries of the development.*
2. *Streets and Parking: Which streets shall be public, and which shall be private, the entrances and exits to the development, and the provisions for internal and external traffic circulation and off-street parking.*
3. *Type, Size, and Location of amenities.*
4. *Landscaping and Screening: The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
5. *Signs: The size, location, design and nature of signs, if any, and the intensity and direction or area of floodlighting.*
6. *Ability to Complete Project: The demonstrated ability of the proponents of the R-PUD to financially carry out the proposed project under total or phase development proposals within the time limit established.*
7. *Criteria for Issuing Conditional Use Permit: Criteria used in NCC 19.28 of this title.*

The Planning Commission is a recommending body for an R-PUD, while the City Council is the land-use authority. The Planning Commission has made a positive recommendation of the proposed layout with amenities that meet the requirements.

Zoning

As you can see from the table below, the general lot sizes, open space, parking, density, and most other general zoning requirements are met for an R-PUD. There are a couple of items that still need to be addressed that are listed in the Recommended Finding Section below.

	R-PUD Requirements	Nibley Meadows
Listed on R-PUD Application Map	Parcels need to be listed on the map	Yes
Total Gross Acres	N/A	54.602
Net Developable Acres	N/A	43.7
Total Open Space Land	35%(15.29 Acres)	43.7% (19.11 Acres)
Units Per Net Developable Acre	12 Max Units	7.78 Units
Min Lot Size for Single Family Lots	4,500 sq. ft.	4,500 sq. ft.
Total Lots	Max of 524 Unit	340 Units
Single Family Town Home Mix	20%/80%	25%/75% (68 Single Family and 272 Townhomes)
Total Park Space Required	6.5 acres with 3 Playground, 2 swing sets, 2 sport courts or fields, 2 pavilions, 2 of either clubhouse, pool, or splash pad.	14.91 acres with 2 Playgrounds, 2 swing sets, 2 sport courts, 1 pavilion, 1 clubhouse 1 pool.
Parking	2 spaces for each unit (680), and one guest parking for every 3 units (102)	The applicant is getting additional parking information but believes they will be able to meet the parking requirements.

Surrounding Zoning and Land Use

Most of the surrounding land use is currently undeveloped with R-2 zoning, and most land in agricultural use. There is a residential development along 1000 W and Heritage Elementary School to the north, and a single-family home located adjacent to the northwest of the project. These homes are buffered by an arterial roadway (3200 S).

In the version recommended by the Planning Commission, there is open space adjacent to a single-family lot, and a 66-foot right-of-way. The Open Space does not appear to provide a sufficient buffer for the single-family home as required below:

19.32.040 Area and Density Regulations

C. A proposed R-PUD adjacent to existing single-family homes must place single-family homes adjacent to the established single-family homes unless otherwise buffered by an arterial roadway or 300-foot width of open space including a landscaped Buffer as defined within this chapter.



Utilities

Nibley City Public Works Director and the City Engineer have reviewed the proposed number of units and have determined that the utility lines in the area are able to support the development. The applicant will need to have a few larger lines as shown on the R-PUD concept plan. If approved, the applicant will need to submit a more detailed utility design with preliminary plats and construction drawings. The alignment of the water and sewer line on the south side of the parcels are being realigned.

Sensitive Lands and Canal

There are no sensitive lands contained within the proposed development. There are a few canals, but most of the canals are small ditches used to water the property. There is a canal that runs along the northern boundary that is adjacent or goes through open space.

Roads



Nibley City Street Master Plan: Section of the proposed area

The applicant has turned in a proposed street layout for the development. The main street plan does not show every street that will be within the development, but the primary roadways to provide the transportation needs. Staff has reviewed the general road layout and has found it complies with the Transportation Master Plan.

Staff has some concerns about connectivity within the development. Namely a connection from 900 W and 1000 W. The applicant is proposing a couple of private roadway connections between the two roads. These private roadways will need to have emergency access easements in place.

Traffic Study

The applicant has also conducted a traffic study to help determine any other traffic needs or additional improvements to 3200 S and 1200 W, and will design any needed improvements to the preliminary plats and construction drawings. The full traffic study is under review by the

City Engineer and other staff. Staff has sent a few questions to the applicant and are waiting for their responses.

Open Space, Trails, and Maintenance Plan

The applicant has submitted a general open space plan which includes parks, green space, trails, and buffer areas. They are proposing that a total of 43% of the net developable area be maintained as green space. The plan is that the majority of the green space be owned and maintained by a Homeowners Association, with some trails and even park space being dedicated to Nibley City. The applicant also has sufficient park space as required by [Nibley City Code 19.32.050 Open Space Amenities](#). The applicant will need to provide an additional playground and pavilion as required by the same code listed above. The City will need to consider the overall phasing of the project to ensure that park space is phased in a proportion of the development.

The applicant has indicated that the park on 1200 W could be dedicated as a public park. There are a few things to consider if that space should be a public park:

[Nibley City Code 19.32.020 Definitions and Standards:](#)

***Public Park:** A publicly-owned tract of land landscaped and developed for the general public. Public Parks, as defined for R-PUD, must contain at least one amenity as defined herein. Public Parks must contain one (1) tree for every 1,000 sq. ft. and 60% of the area must be planted with sod. All landscaping must meet Nibley City Standards. Sod and tree requirement may be altered for approved, sport courts/fields, swimming pools, splash pads, covered pavilions or other approved recreation uses. Public Parks shall be placed on the border of each development so that it may easily be accessed by the community as a whole. Each public park must contain a public bathroom.*

The Applicant has stated that if the City Council would like that area to be a public park, that they would be open to what improvements to be made on that property. Public Park Space must be approved by the City Council. All other amenities will be maintained by a local Homeowners Association.

The applicant has also included all trails as shown on our Trail Master Plan (attached). The trail master plan shows that 1100 W right-of-way should be turned into trail space. The applicant has shown that trail space following along 1100 W right-of-way. Staff has recommended that the single-family located on the very south be connected to the rest of the development with a trail along 1100 W.

Planning Commission Review

The Planning Commission recommended that the developer make a few changes from the original application. One of the main concerns from the Planning Commission was traffic flow within the development. The original application had a majority of the traffic being funneled onto 3200 S and 1000 W. With that concern, the roads were laid out to get most of the traffic

onto 1200 W. The Planning Commission also requested that the different housing types be grouped together. This caused the single-family homes to be mostly grouped in the south of the property.

The Planning Commission also recommended pulling the townhomes along 3200 S farther back to around 40 feet to provide a further buffer from 3200 S and the Heritage Elementary School.

The Planning Commission gave a positive recommendation on the application presented with a three to one vote.

Recommended Findings

1. Buffering for the single-family home located to the northwest of the projects needs to be brought up to City code.
2. The applicant will need to provide an additional playground and pavilion.

Other Consideration

1. Parking: the applicant has committed to following the parking standard within the ordinance. The applicant has also indicated that the townhomes will have a two car garage.
2. Open space construction and phasing of the project.
3. Housing layout and ratio.
4. Park Space: should it be City take ownership of the park space on 1200 W?
5. Traffic: A traffic report has been included with application.
6. This application has legal standing to be reviewed under the existing RPUD ordinance. However, in light of the moratorium the City Council is considering, the Council could deny this application, which would require the applicant to re-apply after the ordinance is revised, if they wish to reapply. If the City Council chooses to implement a moratorium and/or to revise the RPUD ordinance, it may wish to deny this application in order to require the applicant to follow the new guidelines.

ORDINANCE 20-07

**RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY ZONE
APPLICATION AND DEVELOPMENT AGREEMENT FOR THE PROPOSED NIBLEY
MEADOWS RESIDENTIAL PLANNED UNIT DEVELOPMENT**

WHEREAS, Nibley City's Moderate Income Housing Plan encourages development of higher diversity of housing types; and

WHEREAS, the City Council created the Residential Planned Unit Overlay Zone to allow a higher diversity of housing types and developments; and

WHEREAS, the City Council and Planning Commission finds the proposed Nibley Meadows Residential Planned Unit Development meets the criteria listed in Nibley City Code and is a desirable place for a Residential Planned Unit Development Overlay Zone.

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

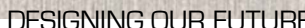
1. The attached Residential Planned Unit Development Overlay Zone Application be approved for parcels 03-018-0017, 03-050-007, and 03-050-0001
2. The attached Development Agreement be approved
3. The Overlay Zone shall not take place until the Developer and City have signed the attached Development Agreement and said Development Agreement has been properly recorded as required by Nibley City Code.
4. All ordinances, resolutions and polices 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 and law, order, resolution or ordinance or part thereof.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____ 2020.

Shaun Dustin, Mayor

ATTEST:

David Zook, City Recorder



PROJECT NOTES

GENERAL PROJECT DESCRIPTION: THE DEVELOPMENT WILL INCLUDE A MIX OF SINGLE-FAMILY AND TOWN-HOME DWELLINGS. THE DEVELOPMENT WILL CONTAIN MORE THAN 35% OPEN SPACE THAT WILL INCLUDE POCKET PARKS, LINEAR PARKS, TRAILS TOGETHER WITH A LARGER PARK FEATURING A CLUBHOUSE AND VARIOUS AMENITIES.

CULINARY WATER SYSTEM: WATER MAINS WILL BE INSTALLED IN ALL PUBLICLY DEDICATED RIGHTS-OF-WAY AND MAJOR PRIVATE DRIVES. WATER MAINS WILL CONNECT TO CITY SYSTEM IN 3200 SOUTH AND TO MASTER-PLANNED 10" WATER MAIN IN 3480 SOUTH.

SEWER SYSTEM: THE NORTH THIRD OF THE PROJECT WILL DRAIN TO THE EXISTING LINE IN 3200 SOUTH. THE REMAINING SOUTH TWO THIRDS OF THE PROJECT WILL DRAIN TO THE PROPOSED SEWER STUB THAT WILL BE INSTALLED AS PART OF THE NIBLEY FARMS SUBDIVISION TO THE WEST.

SECONDARY WATER SYSTEM: NOT PROPOSED

SOLID WASTE: INDIVIDUAL TRASH PICKUP IS PROPOSED FOR ALL UNITS CONTAINED WITHIN THE DEVELOPMENT.

STORM WATER: THE 100-YR 24-HR WILL BE DETAINED ON SITE. GIVEN EXTREMELY SHALLOW GROUNDWATER (APPROXIMATELY 2-FT DEEP), IT MAY NOT BE FEASIBLE TO FULLY RETAIN THE 90TH-PERCENTILE STORM. THE REQUIRED DETENTION VOLUME WILL BE STORED IN OPEN SPACE AREAS THROUGHOUT THE SITE AND THEN RELEASED AT THE PRE-DEVELOPMENT RUNOFF RATE INTO EXISTING ADJACENT DITCHES. ROADSIDE SWALES COULD ALSO SERVE AS A POTENTIAL STORAGE LOCATION FOR STORM WATER RUNOFF.

PARKS & RECREATION: THE PROPOSED TRAIL AND OPEN SPACES THAT ARE BEING PROPOSED WILL INTEGRATE WITH THOSE PROPOSED TO THE WEST AS PART OF THE NIBLEY FARMS SUBDIVISION AND TO OTHER FUTURE TRAILS TO THE NORTH AND EAST. THE OPEN SPACE PLAN IS COMPATIBLE WITH THE CITY PARKS AND OPEN SPACE MASTER PLAN.

ROADWAYS: 1000 WEST WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD CITY CROSS-SECTION TS-7 "COLLECTOR, 2-LANE STREET, ON-STREET PARKING PERMITTED, 66' ROW". ALL OTHER PUBLICLY DEDICATED ROADS WILL BE TS-12 "LOCAL, 2-LANE STREET, NO BIKE FACILITY, 60' ROW". HALF WIDTH IMPROVEMENTS TO 1200 WEST AND 3200 SOUTH WILL BE INCLUDED, DEPENDING ON STORM WATER DESIGN APPROACH. THESE CROSS-SECTIONS MAY BE SUBSTITUTED FOR LID CROSS-SECTIONS. PRIVATE ROADS WILL BE CONSTRUCTED TO A MINIMUM WIDTH OF 26' AND WILL CONFORM TO FIRE CODE REQUIREMENTS.

SENSITIVE LANDS: THE PROJECT CONTAINS NO SENSITIVE LANDS.

PARKING: STREET PARKING ON PUBLIC STREETS WILL NOT BE USED TO MEET PARKING REQUIREMENTS.

DATA TABLE

- TOTAL AREA: 54.60 ACRES
- NET DEVELOPABLE LAND (80%): 43.70 ACRES
- TOTAL ALLOWABLE UNITS: 524 UNITS
- MAX TOWNHOMES: 419 UNITS
- MIN SINGLE FAMILY HOMES: 105 MINIMUM
- TOTAL UNITS PROPOSED: 340 UNITS
- TOWNHOMES PROPOSED: 272 UNITS
- SINGLE FAMILY HOMES PROPOSED: 68 UNITS
- OPEN SPACE REQUIRED: 13.11 ACRES (25%)
 - THE REQUIRED OPEN SPACE WILL BE PROVIDED BOTH IN THE 14.07 ACRES OF PARK SPACE SHOWN ON THE PLAN AND WITHIN MULTIFAMILY TOWNHOME AREAS.

*80% VALUE IS PER CODE, NOT PER FINAL LAYOUT

[illegible]

7 Point Royal, LLC
R-PUD Overlay Zone Application

Supporting Materials

1. A complete development plan application that is duly signed by the property owner or the owner's representative and that includes a legal description of the property and a nonrefundable application fee.

submitted

2. A vicinity map showing the approximate location of the subject parcel in relation to other major areas of the city.

Provided on the drawing

3. A general description of the proposed development, together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, and how the project is coordinating with existing and planned trails, sidewalks and pedestrian walkways and any other important elements within or adjacent to the project.

These elements are shown on the included drawing.

It is the intent of the development to compliment the efforts of the city in providing continuity of trails, open space, transportation and utilities through the development rather than create an island within the city.

4. Sufficient detail to indicate how the proposed development complies with the development standards for residential and nonresidential uses according to Nibley City Code and Design Standards.

Provided on the drawing

5. A description of architectural design standards that will apply to all buildings within the development plan.

To ensure continuity between pods and housing types, all multi-family buildings will meet the following guidelines as listed in 19.32.080:

A. Townhome, Patio Homes, and Condominium Architectural Standards

1. General Design Concepts. New development shall be designed for its specific context within Nibley City. Developments shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials, and colors shall coordinate.

2. All facades shall include architectural treatments to provide visual interest and to differentiate individual units. These design standards shall be applicable to all sides of a building, with each façade (front, rear, and side) being required to meet the terms of this Section.

3. Building Materials. The majority of each façade (51% or more of the wall area excluding windows and doors) shall be constructed of the following hard surface building materials: brick, stone, stucco, treated or split face decorative block (CMU), fiber cement siding, concrete,

composite siding, or other durable building material as approved by the City Council. EIFS or untreated concrete block (CMU) may be allowed as an accent or secondary material only. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building.

4. Vertical Separation. Buildings in excess of one (1) story in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods

5. Building Entrances. Building entrances shall have porches and shall be oriented toward the street or an open space area and provide connecting pedestrian access between the street, parking or open space areas.

6. Variation. Townhome dwellings units shall be designed with architectural wall variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the size of the building. The following architectural features shall be incorporated into the design of the building:

- a. Change in building materials;
- b. Building projections measuring at least twelve(12) inches in depth based on the scale of the proposed building;
- c. Awnings and lighting, or another architectural variation as approved on a case-by-case basis that creates visual interest.

7. Garages. Townhomes shall be designed oriented toward exterior public roads with rear loading garages accessed by a paved parking area or alleyway, except along Highway 165 and 89/91 as approved. Rear loading garages are highly encouraged for townhomes located on interior project roads with units oriented toward a road or common courtyard area. Front loading garages may be allowed for townhomes that do not have any portion of the building adjacent to a current or planned public road or street outside of the development. Multiple unit structures shall have garages incorporated into the primary structure. At least fifty percent (50%) of units shall contain a two-car garage. Detached garages are prohibited in R-PUDs

The single family homes will use elements and colors of the townhome exteriors to provide a balanced, but not uniform look and feel to the project without making the project feel completely distinct from the rest of the community.

6. A data table showing the total number of lots/units. Existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed development plan on all public utilities including culinary water, secondary water, wastewater, transportation, storm drainage, fire protection, solid waste, parks and recreation demands of the proposed project.

Provided on the drawing

7. Existing physical characteristics of the site including all constrained and sensitive land

There are no sensitive areas within the project boundary.

8. Identify how environmental issues, if any, will be protected or mitigated, i.e., wetlands, historical sites, endangered plants and animals.

The lower areas and the ditches will be incorporated into the overall layout.

9. Conceptual information relating to storm drainage including 100-year 24-hour drainage flows, 10-year 24-hour stormwater flows and proposed storm drainage facilities.

Provided

10. Major street layout that meets Nibley City standards.

The road network uses the transportation plan layout info as a backbone for the major roads.

11. A general description of controlling entities and methods such as the use of CC&Rs, Owners Associations, architectural or design review committees or associations proposed to ensure that internal compatibility related to issues such as site design and architecture will be maintained over the life of the project.

There will be a homeowner's association with an architectural review committee established to ensure compliance with recorded CC&Rs.

12. A list of property owners' names and addresses within three hundred feet (300') of the subject property and stamped and pre-addressed envelopes (return address to be left blank) for all property owners within three hundred feet (300') of the propose development.

Provided

13. A list of land adjacent in the same ownership.

All lands within the overlay area that are under the same ownership are part of this application. All other adjacent property under the same ownership has been previously approved under the Nibley Farms subdivision process including 03-017-0013, 03-049-0006, 03-049-0007 and 03-049-0008.

14. An electronic file of all submitted plans in PDF format or other electronic format determined by city staff. Such other information shall be included as may be necessary to determine that the contemplated arrangement of uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this title.

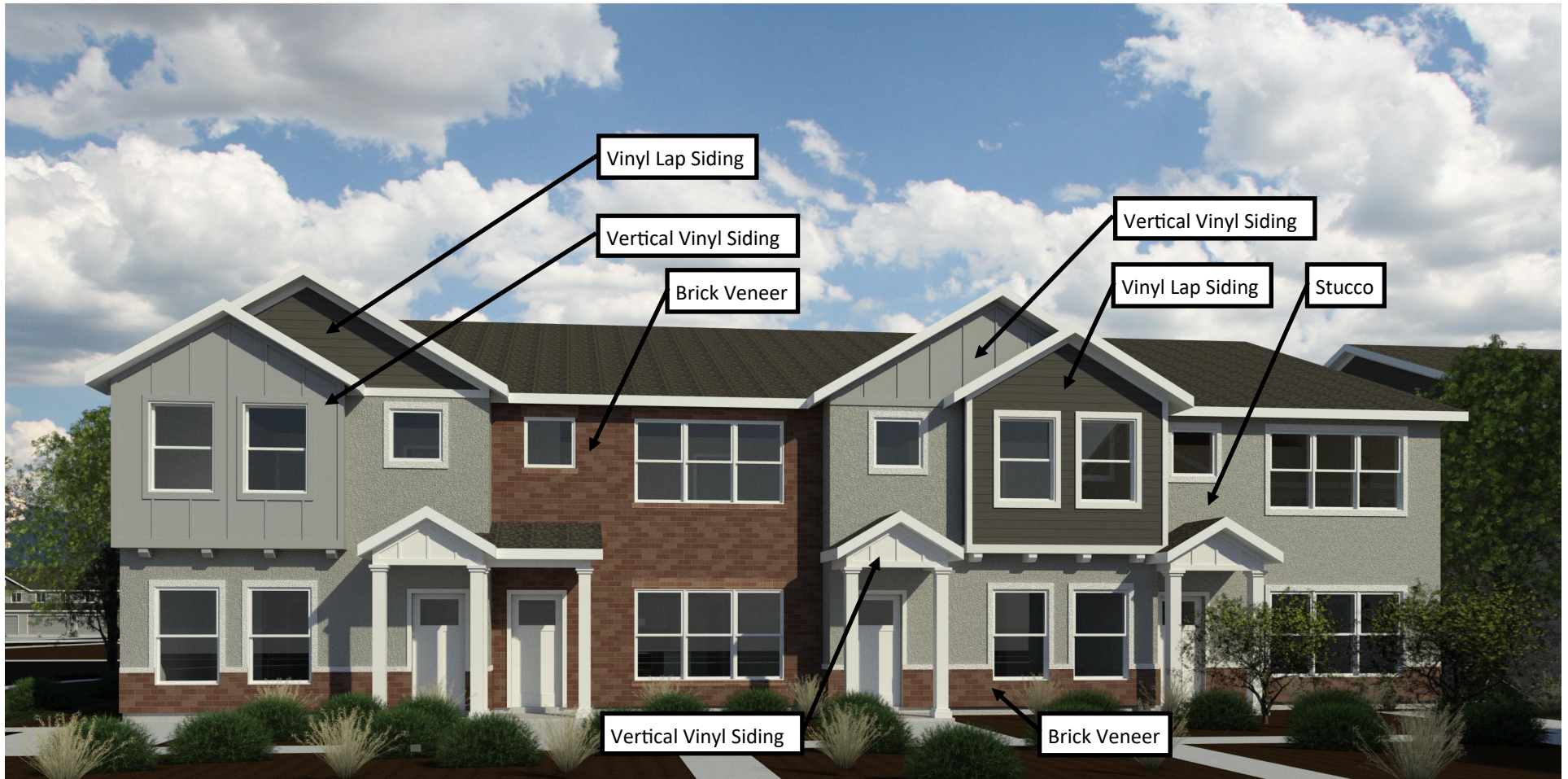
Provided

15. Any other information the City may require to determine that the proposed application meets all requirements

Nibley Meadows - Phase 1

Exterior Finish Calculation (Front Elevation)

Total Exterior Finish Area (Excluding Windows & Doors):	1,109 SF
Hard Surface Finish Area: (Stucco, Brick Veneer)	801 SF (72%)
Vinyl Siding Surface Area:	308 SF (28%)





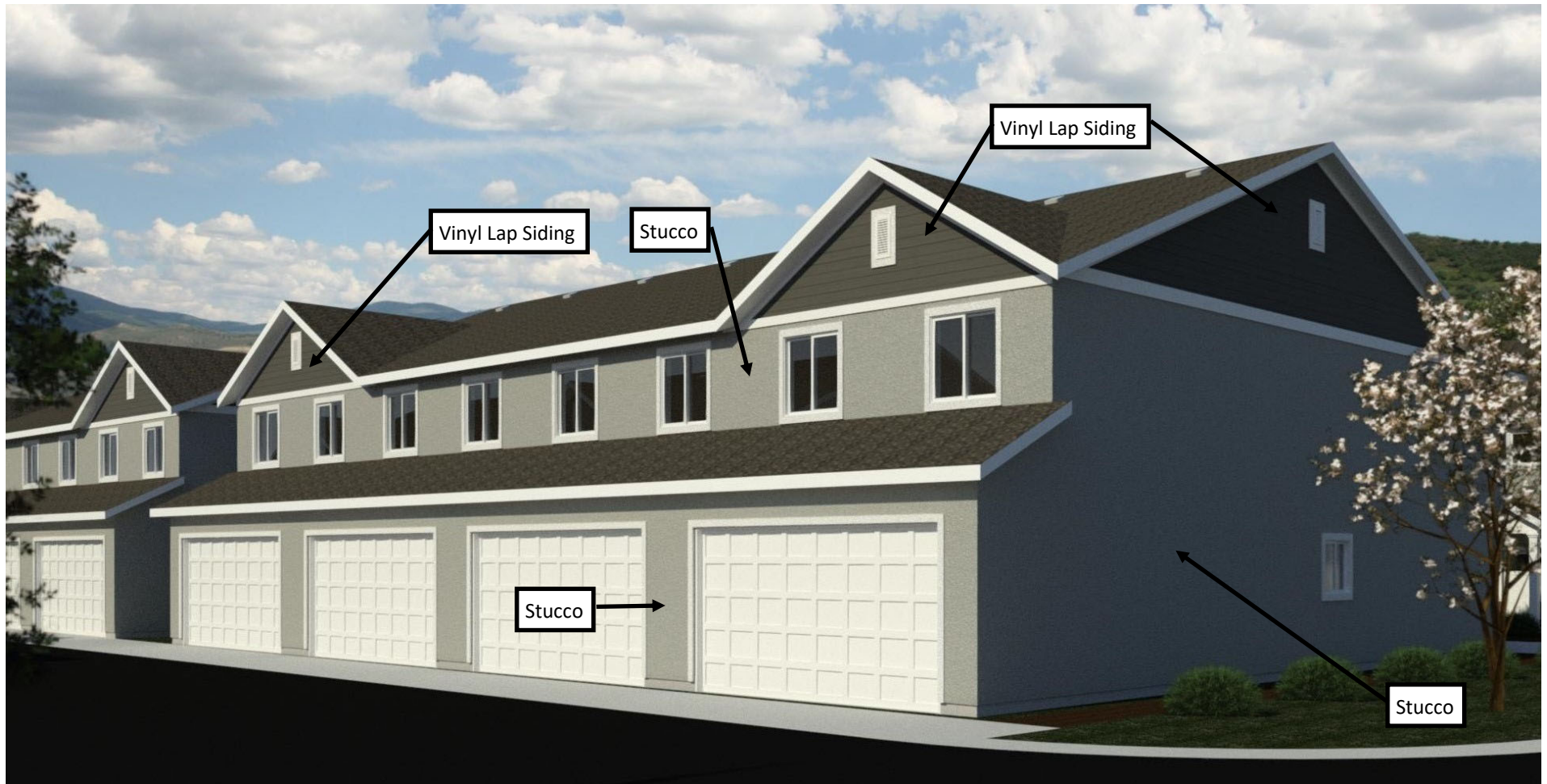
Nibley Meadows - Phase 1

Exterior Finish Calculation (Side Elevation)

Total Exterior Finish Area (Excluding Windows & Doors):	1,137SF
Hard Surface Finish Area: (Stucco)	905 SF (80%)
Vinyl Siding Surface Area:	232 SF (20%)

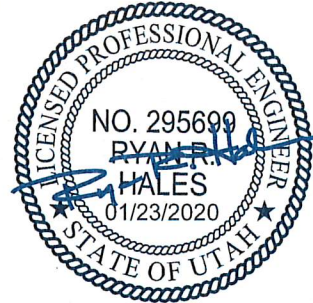
Exterior Finish Calculation (Rear Elevation)

Total Exterior Finish Area (Excluding Windows & Doors):	667 SF
Hard Surface Finish Area: (Stucco)	527 SF (79%)
Vinyl Siding Surface Area:	140 SF (21%)



MEMORANDUM

Date: January 22, 2020
To: Travis Taylor, PE, Westates Companies
From: Hales Engineering



Subject: Nibley Riggs Traffic Study

UT20-1612

This memorandum discusses the study completed for the Riggs development in Nibley. Included in this memorandum is a description of the project, an outline of the data collection process, and an analysis of the anticipated development traffic impact on the surrounding network.

After performing an existing (2020) evening peak hour analysis, it was determined that all intersections are anticipated to operate at an acceptable level of service with and without the project. Hales Engineering recommends that the existing two-way left-turn lane on the westbound approach of the 1000 West / 3200 South intersection be restriped into a separate left-turn lane for ingress to the project access. Storage length for the left-turn lane is recommended to be 100 feet. Further study of morning peak hour and future scenarios may be needed.

Project Description

The Riggs project is a residential development located in Nibley, Utah. The development is located on the south side of 3200 South, just east of 1200 west, and will consist of residential townhome and single-family units. A concept plan for the proposed development is provided in Appendix C. The proposed land use for the development has been identified as having 70 single-family homes and 270 townhomes.

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. Trip generation for the proposed project is as follows, see Table 1:

- | | |
|----------------------------|-------|
| • Daily Trips: | 2,786 |
| • Morning Peak Hour Trips: | 187 |
| • Evening Peak Hour Trips: | 220 |

Table 1 Nibley - Riggs TIS Trip Generation								
Weekday Daily								
Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips
Single-Family Detached Housing (210)	54	Dwelling Units	590	50%	50%	295	295	590
Multifamily Housing (Low-Rise) (220)	270	Dwelling Units	2,002	50%	50%	1,001	1,001	2,002
Single-Family Detached Housing (210)	16	Dwelling Units	194	50%	50%	97	97	194
Project Total Daily Trips						1,393	1,393	2,786
Morning Peak Hour								
Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips
Single-Family Detached Housing (210)	54	Dwelling Units	44	25%	75%	11	33	44
Multifamily Housing (Low-Rise) (220)	270	Dwelling Units	124	23%	77%	29	95	124
Single-Family Detached Housing (210)	16	Dwelling Units	18	25%	75%	5	14	19
Project Total a.m. Peak Hour Trips						45	142	187
Evening Peak Hour								
Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips
Single-Family Detached Housing (210)	54	Dwelling Units	58	63%	37%	37	21	58
Multifamily Housing (Low-Rise) (220)	270	Dwelling Units	144	63%	37%	91	53	144
Single-Family Detached Housing (210)	16	Dwelling Units	18	63%	37%	11	7	18
Project Total p.m. Peak Hour Trips						139	81	220
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 10th Edition, 2017.								
SOURCE: Hales Engineering, January 2020								

There are three project accesses as shown on the site plan. Two accesses tee into 1200 West, and one access meets 3200 South at the 1000 West intersection. All accesses were assumed to have shared left-turn / thru / right-turn lanes or shared left-turn / right-turn lanes leading out of the project. The access on 3200 South was modeled as having a separate westbound left-turn lane, as it would only require restriping the existing two-way left-turn lane (TWLTL) on 3200 South. The storage length for the separate left-turn lane is recommended to be 100 feet.

Data Collection

Weekday evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- 1200 West (Miller Road) / 3200 South
- 1000 West / 3200 South

The counts were performed on Tuesday, January 21, 2020. The evening peak hour was determined to be between 4:30 and 5:30 p.m. The evening peak hour volumes were assumed to be higher; however, Heritage Elementary School is located across 3200 South from the project, which means that further study of the morning peak hour may be warranted. Detailed count data are included in Appendix A.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on SR-165 (ATR #622). In recent years, traffic volumes in January have been equal to approximately 79% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

Figure 1 shows the existing evening peak hour volumes as well as the intersection geometry at the study intersections, and Figure 2 shows the volumes and intersection geometry with project traffic added.





Level of Service Analysis

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst.

The *Highway Capacity Manual* (HCM), 6th Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized and all-way stop intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst approach.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95th percentile queue lengths for each of the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour in background conditions and with project traffic added, as shown in Table 1.

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some queuing was observed and anticipated for the evening peak hour, most significantly on the northbound approach of the 1200 West / 3200 South intersection. During existing (2020) background conditions, the 95th percentile queue length was approximately 190 feet, and during existing (2020) plus project conditions, the 95th percentile queue length was approximately 320 feet.

Table 1: Riggs Evening Peak Hour Level of Service

LOS Analysis - Evening Peak Hour Nibley - Riggs TS		
Intersection	Level of Service (Sec/Veh)¹	
	Existing (2020) Background	Existing (2020) Plus Project
1200 West / 3200 South	C (15.5) / NB	D (25.8) / NB
1000 West & 900 West / 3200 South	A (4.9) / SB	A (6.8) / NB
3300 South / 1200 West ²	-	A (7.5) / WB
Access 3 / 1200 West ²	-	A (5.5) / WB
1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections. 2. This intersection is a project access and was only analyzed in "plus project" scenarios. Source: Hales Engineering, January 2020		

Cross Section / Turn Pockets

In the *Nibley Transportation Master Plan (NTMP)* dated, January 2019, it proposes that 3200 South become a three-lane street (one lane per direction and a two-way left-turn lane) with a bike lane and trail facility (pg. 4). Currently, 3200 South is constructed as a three-lane road with a bike lane on the north and south of the existing pavement section. A three-lane road can handle approximately 13,000 ADT (see NTMP, Table 1, Capacity Thresholds), and with the project traffic 3200 South will increase to approximately 6,000 to 7,000 ADT, well below the thresholds and functioning at an acceptable LOS B/C.

In discussions with the City Engineer, there is a desire to add an eastbound right-turn pocket at the 1000 West / 3200 South intersection. The default standard for identifying a needed right-turn pocket is to review the UDOT requirements. In this case, UDOT's requirement is 50 vehicles per hour and the project is projected to have 53 vehicle per hour. Although this is slightly over the threshold, leaving the right-turning vehicles in the through lane will provide some minor traffic calming near the elementary school by slowing traffic.

Conclusions and Recommendations

After performing an existing (2020) evening peak hour analysis, it was determined that all intersections are anticipated to operate at an acceptable level of service with and without the project. Hales Engineering recommends that the existing two-way left-turn lane on the westbound approach of the 1000 West / 3200 South intersection be restriped into a separate left-turn lane for ingress to the project access. Storage length for the left-turn lane is recommended to be 100 feet. Further study of morning peak hour and future scenarios may be needed.

APPENDIX A

Turning Movement Counts

TrafficCounts

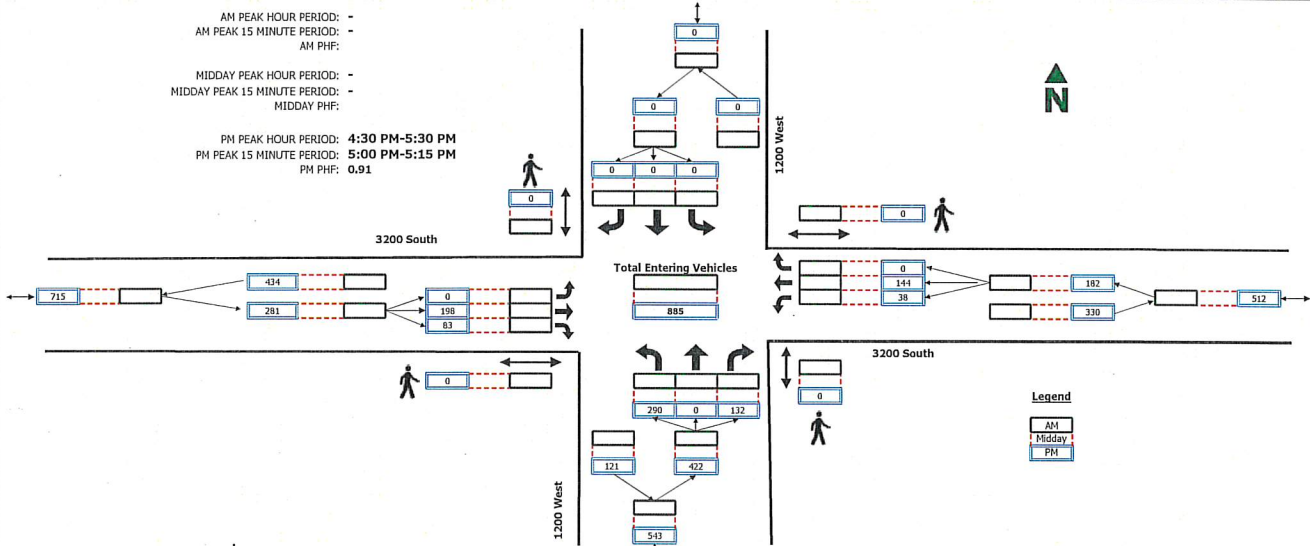
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

Intersection: 1200 West / 3200 South
North/South: 1200 West
East/West: 3200 South
Jurisdiction: Nibley
Project Title: Riggs TS
Project No: UT20-1612
Weather: Clear

Date: 1-21-20, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 79.0%
Adjustment Station #: 622
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF: -
MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -
PM PEAK HOUR PERIOD: 4:30 PM-5:30 PM
PM PEAK 15 MINUTE PERIOD: 5:00 PM-5:15 PM
PM PHF: 0.91



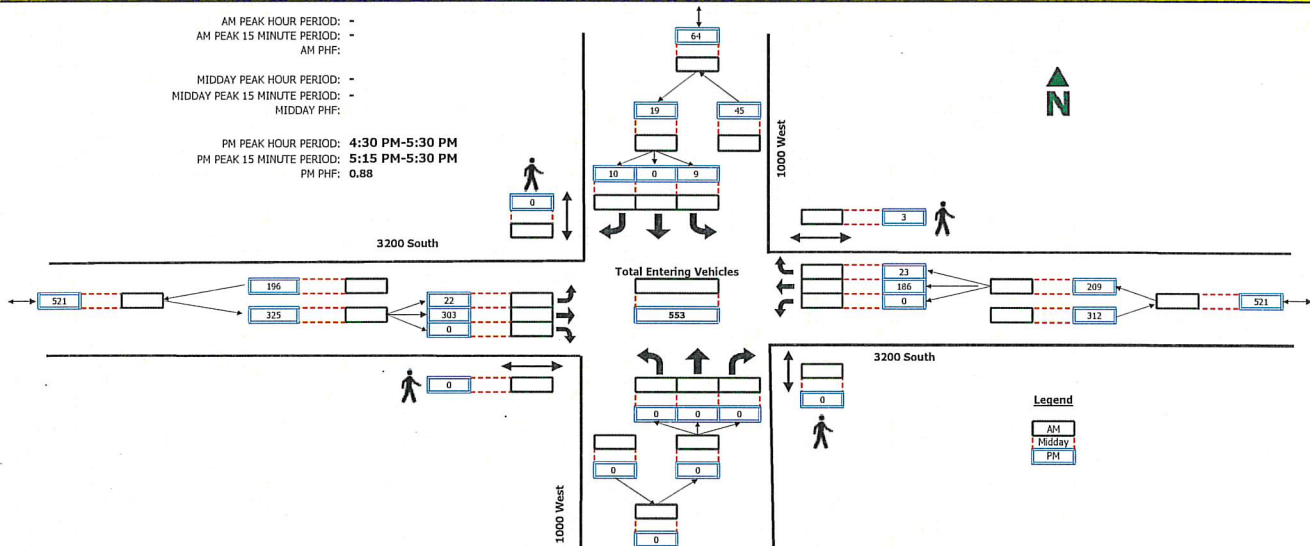
RAW COUNT SUMMARIES	1200 West Northbound				1200 West Southbound				3200 South Eastbound				3200 South Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	52	0	15	0	0	0	0	0	0	49	23	0	9	47	0	0	195
16:30 - 16:45	96	0	25	0	0	0	0	0	0	48	18	0	8	34	0	0	229
16:45 - 17:00	49	0	27	0	0	0	0	0	0	58	15	0	6	34	0	0	189
17:00 - 17:15	77	0	39	0	0	0	0	0	0	46	30	0	11	39	0	0	242
17:15 - 17:30	68	0	41	0	0	0	0	0	0	46	20	0	13	37	0	0	225
17:30 - 17:45	30	0	15	0	0	0	0	0	0	39	15	0	4	41	0	0	144
17:45 - 18:00	14	0	6	0	0	0	0	0	0	44	14	0	9	30	0	0	111

Intersection Turning Movement Summary

Intersection: 1000 West / 3200 South
North/South: 1000 West
East/West: 3200 South
Jurisdiction: Nibley
Project Title: Riggs TS
Project No: UT20-1612
Weather: Clear

Date: 1-21-20, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 79.0%
Adjustment Station #: 622
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF: -
MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -
PM PEAK HOUR PERIOD: 4:30 PM-5:30 PM
PM PEAK 15 MINUTE PERIOD: 5:15 PM-5:30 PM
PM PHF: 0.88



RAW COUNT SUMMARIES	1000 West Northbound				1000 West Southbound				3200 South Eastbound				3200 South Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	13	0	4	0	6	63	0	0	0	49	4	0	133
16:15 - 16:30	0	0	0	0	3	0	3	0	5	52	0	0	0	44	4	0	111
16:30 - 16:45	0	0	0	0	0	0	1	0	8	53	0	0	0	48	4	0	117
16:45 - 17:00	0	0	0	0	0	0	3	0	1	86	0	0	0	42	11	0	143
17:00 - 17:15	0	0	0	0	1	0	3	0	4	78	0	0	0	44	5	3	135
17:15 - 17:30	0	0	0	0	5	0	3	0	9	86	0	0	0	52	3	0	158
17:30 - 17:45	0	0	0	0	1	0	5	0	6	58	0	0	0	39	3	0	112
17:45 - 18:00	0	0	0	0	5	0	0	0	5	44	0	0	0	35	5	0	94

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Nibley Riggs TS
Analysis Period: Existing (2020) Background
Time Period: Evening Peak Hour

Project #: UT20-1612

Intersection: 1200 West & 3200 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	290	286	99	16.6	C
	R	132	131	99	13.2	B
	Subtotal	422	417	99	15.5	C
EB	T	198	202	102	1.5	A
	R	83	87	105	0.7	A
	Subtotal	281	289	103	1.3	A
WB	L	41	37	90	3.1	A
	T	155	156	101	0.8	A
	Subtotal	196	193	98	1.2	A
Total		899	899	100	7.9	A

Intersection: 3200 South & 1000 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	9	8	86	6.8	A
	R	10	11	107	3.5	A
	Subtotal	19	19	100	4.9	A
EB	L	22	21	97	2.8	A
	T	309	314	102	0.7	A
	Subtotal	331	335	101	0.8	A
WB	T	186	182	98	0.5	A
	R	23	26	114	0.3	A
	Subtotal	209	208	100	0.5	A
Total		559	562	101	0.8	A

1: 1200 West & 3200 South Performance by movement Interval #1 5:30

Movement	EBT	EBR	WBL	WBT	NBL	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.0	0.0	0.3	0.3	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.3	0.1	0.4
Total Del/Veh (s)	1.5	0.8	3.1	0.7	13.4	10.4	6.4
Vehicles Entered	48	21	9	37	66	30	211
Vehicles Exited	49	22	9	37	67	31	215
Hourly Exit Rate	196	88	36	148	268	124	860
Input Volume	191	80	40	150	280	128	869
% of Volume	103	110	90	99	96	97	99

1: 1200 West & 3200 South Performance by movement Interval #2 5:45

Movement	EBT	EBR	WBL	WBT	NBL	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.2	0.0	0.0	0.3	0.3	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.3	0.1	0.5
Total Del/Veh (s)	1.4	0.6	3.0	0.9	16.4	12.8	7.9
Vehicles Entered	48	21	11	38	71	32	221
Vehicles Exited	46	20	11	38	70	31	216
Hourly Exit Rate	184	80	44	152	280	124	864
Input Volume	191	80	40	150	280	128	869
% of Volume	96	100	110	101	100	97	99

1: 1200 West & 3200 South Performance by movement Interval #3 6:00

Movement	EBT	EBR	WBL	WBT	NBL	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.0	0.0	0.3	0.3	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.4	0.2	0.7
Total Del/Veh (s)	1.8	0.7	3.4	0.9	19.3	15.8	9.2
Vehicles Entered	56	25	10	43	78	38	250
Vehicles Exited	57	25	10	43	77	37	249
Hourly Exit Rate	228	100	40	172	308	148	996
Input Volume	218	91	45	170	319	145	988
% of Volume	105	110	89	101	97	102	101

1: 1200 West & 3200 South Performance by movement Interval #4 6:15

Movement	EBT	EBR	WBL	WBT	NBL	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.2	0.0	0.0	0.3	0.4	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.3	0.1	0.4
Total Del/Veh (s)	1.3	0.5	2.6	0.7	14.3	11.3	7.0
Vehicles Entered	50	20	9	39	71	31	220
Vehicles Exited	50	20	8	39	73	32	222
Hourly Exit Rate	200	80	32	156	292	128	888
Input Volume	191	80	40	150	280	128	869
% of Volume	105	100	80	104	104	100	102

1: 1200 West & 3200 South Performance by movement Entire Run

Movement	EBT	EBR	WBL	WBT	NBL	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.3	0.3	0.0	0.0	0.3	0.3	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	1.3	0.5	2.0
Total Del/Veh (s)	1.5	0.7	3.1	0.8	16.6	13.2	7.9
Vehicles Entered	202	87	38	156	287	131	901
Vehicles Exited	202	87	37	156	286	131	899
Hourly Exit Rate	202	87	37	156	286	131	899
Input Volume	198	83	41	155	290	132	899
% of Volume	102	105	90	101	99	99	100

2: 3200 South & 1000 West Performance by movement Interval #1 5:30

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.2	0.2	0.1	4.3	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.7	0.7	0.5	0.2	7.8	3.7	0.8
Vehicles Entered	5	75	42	6	2	3	133
Vehicles Exited	5	76	42	6	2	3	134
Hourly Exit Rate	20	304	168	24	8	12	536
Input Volume	21	299	180	22	9	10	541
% of Volume	95	102	93	109	89	120	99

2: 3200 South & 1000 West Performance by movement Interval #2 5:45

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.2	0.2	0.2	3.7	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.1	0.7	0.5	0.2	6.4	3.1	0.8
Vehicles Entered	5	73	46	6	2	3	135
Vehicles Exited	5	72	46	7	2	3	135
Hourly Exit Rate	20	288	184	28	8	12	540
Input Volume	21	299	180	22	9	10	541
% of Volume	95	96	102	127	89	120	100

2: 3200 South & 1000 West Performance by movement Interval #3 6:00

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.2	0.2	0.1	5.2	0.1
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.6	0.7	0.6	0.3	5.3	4.4	0.9
Vehicles Entered	6	88	49	7	3	2	155
Vehicles Exited	6	88	50	7	3	2	156
Hourly Exit Rate	24	352	200	28	12	8	624
Input Volume	24	339	204	25	10	11	613
% of Volume	100	104	98	112	120	73	102

2: 3200 South & 1000 West Performance by movement Interval #4 6:15

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.2	0.2	0.1	4.2	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.7	0.6	0.5	0.3	5.1	3.0	0.8
Vehicles Entered	5	77	46	6	2	3	139
Vehicles Exited	5	78	45	6	1	3	138
Hourly Exit Rate	20	312	180	24	4	12	552
Input Volume	21	299	180	22	9	10	541
% of Volume	95	104	100	109	44	120	102

2: 3200 South & 1000 West Performance by movement Entire Run

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.2	0.2	0.1	4.3	0.2
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	2.8	0.7	0.5	0.3	6.8	3.5	0.8
Vehicles Entered	21	313	183	26	8	11	562
Vehicles Exited	21	314	182	26	8	11	562
Hourly Exit Rate	21	314	182	26	8	11	562
Input Volume	22	309	186	23	9	10	559
% of Volume	97	102	98	114	86	107	101

Total Network Performance By Interval

Interval Start	5:30	5:45	6:00	6:15	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.3	0.3	0.3	0.3	0.3
Total Delay (hr)	0.5	0.6	0.7	0.5	2.3
Total Del/Veh (s)	7.1	8.4	9.9	7.5	8.7
Vehicles Entered	218	229	258	229	936
Vehicles Exited	223	224	256	230	934
Hourly Exit Rate	892	896	1024	920	934
Input Volume	2310	2310	2623	2310	2388
% of Volume	39	39	39	40	39

Intersection: 1: 1200 West & 3200 South, Interval #1

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	30	131
Average Queue (ft)	11	87
95th Queue (ft)	34	143
Link Distance (ft)	1642	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	100	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 1: 1200 West & 3200 South, Interval #2

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	32	181
Average Queue (ft)	12	102
95th Queue (ft)	38	191
Link Distance (ft)	1642	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	100	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 1: 1200 West & 3200 South, Interval #3

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	37	210
Average Queue (ft)	13	125
95th Queue (ft)	42	229
Link Distance (ft)	1642	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	100	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 1: 1200 West & 3200 South, Interval #4

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	31	163
Average Queue (ft)	9	93
95th Queue (ft)	31	164
Link Distance (ft)	1642	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	100	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 1: 1200 West & 3200 South, All Intervals

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	41	244
Average Queue (ft)	11	102
95th Queue (ft)	36	187
Link Distance (ft)	1642	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	100	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: 3200 South & 1000 West, Interval #1

Movement	EB	SB	SB
Directions Served	L	L	R
Maximum Queue (ft)	20	28	28
Average Queue (ft)	3	8	11
95th Queue (ft)	19	30	35
Link Distance (ft)	649		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100	100	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: 3200 South & 1000 West, Interval #2

Movement	EB	SB	SB
Directions Served	L	L	R
Maximum Queue (ft)	27	31	31
Average Queue (ft)	6	6	10
95th Queue (ft)	26	26	33
Link Distance (ft)	649		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100		100
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: 3200 South & 1000 West, Interval #3

Movement	EB	SB	SB
Directions Served	L	L	R
Maximum Queue (ft)	15	31	28
Average Queue (ft)	3	9	8
95th Queue (ft)	19	33	30
Link Distance (ft)	649		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100		100
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: 3200 South & 1000 West, Interval #4

Movement	EB	SB	SB
Directions Served	L	L	R
Maximum Queue (ft)	23	27	25
Average Queue (ft)	3	5	10
95th Queue (ft)	18	24	33
Link Distance (ft)	649		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100		100
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: 3200 South & 1000 West, All Intervals

Movement	EB	SB	SB
Directions Served	L	L	R
Maximum Queue (ft)	31	31	31
Average Queue (ft)	4	7	10
95th Queue (ft)	21	28	33
Link Distance (ft)	649		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100	100	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

SimTraffic LOS Report

Project: Nibley Riggs TS
Analysis Period: Existing (2020) Plus Project
Time Period: Evening Peak Hour

Project #: UT20-1612

Intersection: 1200 West & 3200 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	296	296	100	27.3	D
	T	0	0	0		
	R	142	147	103	22.7	C
	Subtotal	438	443	101	25.8	D
EB	T	246	248	101	1.9	A
	R	90	100	111	0.8	A
	Subtotal	336	348	104	1.6	A
WB	L	45	43	96	3.9	A
	T	183	185	101	1.0	A
	Subtotal	228	228	100	1.5	A
Total		1,003	1,019	102	12.1	B

Intersection: 900 West/1000 West & 3200 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	27	26	95	8.1	A
	T	4	5	118	8.8	A
	R	15	16	108	4.1	A
	Subtotal	46	47	102	6.8	A
SB	L	9	7	76	8.2	A
	T	7	8	110	7.9	A
	R	11	12	112	3.8	A
	Subtotal	27	27	100	6.2	A
EB	L	22	21	95	2.7	A
	T	314	318	101	1.4	A
	R	53	56	105	0.8	A
	Subtotal	389	395	102	1.4	A
WB	L	32	34	105	3.2	A
	T	189	189	100	0.6	A
	R	23	21	91	0.3	A
	Subtotal	244	244	100	0.9	A
Total		707	713	101	1.8	A

SimTraffic LOS Report

Project: Nibley Riggs TS
Analysis Period: Existing (2020) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1612

Intersection: 1200 West & 3300 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	432	434	101	1.4	A
	R	34	37	110	0.4	A
	Subtotal	466	471	101	1.3	A
SB	L	3	2	67	2.5	A
	T	132	140	106	0.5	A
	Subtotal	135	142	105	0.5	A
WB	L	22	25	114	8.0	A
	R	6	7	112	5.5	A
	Subtotal	28	32	114	7.5	A
Total		628	645	103	1.5	A

Intersection: 1200 West & Access 3
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	460	465	101	0.5	A
	R	3	4	133	0.0	A
	Subtotal	463	469	101	0.5	A
SB	L	8	9	109	2.5	A
	T	147	158	108	0.5	A
	Subtotal	155	167	108	0.6	A
WB	L	2	2	100	8.1	A
	R	5	6	114	4.6	A
	Subtotal	7	8	114	5.5	A
Total		625	644	103	0.6	A

1: 1200 West & 3200 South Performance by movement Interval #1 5:30

Movement	EBT	EBR	WBL	WBT	NBL	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.3	0.0	0.0	0.0	0.0	0.1
Total Delay (hr)	0.0	0.0	0.0	0.0	0.4	0.1	0.6
Total Del/Veh (s)	1.8	0.5	3.4	0.9	17.6	14.2	8.1
Vehicles Entered	60	23	11	42	72	35	243
Vehicles Exited	60	23	11	43	72	34	243
Hourly Exit Rate	240	92	44	172	288	136	972
Input Volume	235	86	43	174	283	136	957
% of Volume	102	107	102	99	102	100	102

1: 1200 West & 3200 South Performance by movement Interval #2 5:45

Movement	EBT	EBR	WBL	WBT	NBL	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.0	0.0	0.0	0.0	0.1
Total Delay (hr)	0.0	0.0	0.0	0.0	0.3	0.1	0.5
Total Del/Veh (s)	2.0	0.8	3.1	0.9	16.7	12.7	7.6
Vehicles Entered	62	24	10	43	68	35	242
Vehicles Exited	60	24	10	42	68	36	240
Hourly Exit Rate	240	96	40	168	272	144	960
Input Volume	235	86	43	174	283	136	957
% of Volume	102	112	93	97	96	106	100

1: 1200 West & 3200 South Performance by movement Interval #3 6:00

Movement	EBT	EBR	WBL	WBT	NBL	NBT	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.0	0.0	0.0		0.0	0.1
Total Delay (hr)	0.0	0.0	0.0	0.0	0.9	0.0	0.3	1.3
Total Del/Veh (s)	2.0	0.9	4.7	1.1	36.4		31.5	15.7
Vehicles Entered	68	28	12	57	83	0	39	287
Vehicles Exited	69	28	12	56	77	0	38	280
Hourly Exit Rate	276	112	48	224	308	0	152	1120
Input Volume	280	102	51	209	336	1	161	1140
% of Volume	99	110	94	107	92	0	94	98

1: 1200 West & 3200 South Performance by movement Interval #4 6:15

Movement	EBT	EBR	WBL	WBT	NBL	NBT	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.0	0.0	0.0		0.0	0.1
Total Delay (hr)	0.0	0.0	0.0	0.0	0.7	0.0	0.3	1.1
Total Del/Veh (s)	1.8	0.7	3.6	1.0	31.1		27.3	14.8
Vehicles Entered	59	24	9	43	73	0	37	245
Vehicles Exited	58	25	9	44	79	0	39	254
Hourly Exit Rate	232	100	36	176	316	0	156	1016
Input Volume	235	86	43	174	283	0	136	957
% of Volume	99	116	84	101	112		115	106

1: 1200 West & 3200 South Performance by movement Entire Run

Movement	EBT	EBR	WBL	WBT	NBL	NBT	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.0	0.0	0.0		0.0	0.1
Total Delay (hr)	0.1	0.0	0.0	0.1	2.3	0.0	0.9	3.4
Total Del/Veh (s)	1.9	0.8	3.9	1.0	27.3		22.7	12.1
Vehicles Entered	248	100	43	185	296	0	146	1018
Vehicles Exited	248	100	43	185	296	0	147	1019
Hourly Exit Rate	248	100	43	185	296	0	147	1019
Input Volume	246	90	45	183	296	0	142	1003
% of Volume	101	111	96	101	100	0	103	102

2: 900 West/1000 West & 3200 South Performance by movement Interval #1 5:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	3.6	0.2	0.3	0.1	0.1	0.1	0.1	0.1	3.6
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.3	1.3	0.8	2.7	0.6	0.2	7.1	7.2	3.5	7.3	8.1	3.0
Vehicles Entered	5	76	14	9	45	5	7	2	4	2	2	3
Vehicles Exited	5	75	14	9	44	5	7	2	4	2	2	2
Hourly Exit Rate	20	300	56	36	176	20	28	8	16	8	8	8
Input Volume	21	300	51	31	180	22	26	4	14	9	7	10
% of Volume	95	100	110	116	98	91	108	200	114	89	114	80

2: 900 West/1000 West & 3200 South Performance by movement Interval #1 5:30

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.1
Total Del/Veh (s)	1.7
Vehicles Entered	174
Vehicles Exited	171
Hourly Exit Rate	684
Input Volume	675
% of Volume	101

2: 900 West/1000 West & 3200 South Performance by movement Interval #2 5:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	3.5	0.2	0.4	0.1	0.1	0.1	0.1	0.3	4.8
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.8	1.3	0.9	3.6	0.5	0.4	8.4	13.7	3.9	10.1	8.3	4.7
Vehicles Entered	5	77	14	8	45	6	5	1	3	2	2	2
Vehicles Exited	5	78	14	8	45	6	5	1	3	2	2	2
Hourly Exit Rate	20	312	56	32	180	24	20	4	12	8	8	8
Input Volume	21	300	51	31	180	22	26	4	14	9	7	10
% of Volume	95	104	110	103	100	109	77	100	86	89	114	80

2: 900 West/1000 West & 3200 South Performance by movement Interval #2 5:45

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.1
Total Del/Veh (s)	1.7
Vehicles Entered	170
Vehicles Exited	171
Hourly Exit Rate	684
Input Volume	675
% of Volume	101

2: 900 West/1000 West & 3200 South Performance by movement Interval #3 6:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	3.6	0.3	0.2	0.2	0.1	0.1	0.1	0.1	4.3
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.0	1.6	0.8	3.1	0.7	0.3	8.5	6.9	4.1	10.0	9.1	4.3
Vehicles Entered	6	86	14	9	57	6	8	1	5	1	2	4
Vehicles Exited	6	86	14	9	57	6	8	1	5	1	2	4
Hourly Exit Rate	24	344	56	36	228	24	32	4	20	4	8	16
Input Volume	25	357	60	36	215	26	31	5	17	10	8	13
% of Volume	96	96	93	100	106	92	103	80	118	40	100	123

2: 900 West/1000 West & 3200 South Performance by movement Interval #3 6:00

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.4
Total Delay (hr)	0.1
Total Del/Veh (s)	1.9
Vehicles Entered	199
Vehicles Exited	199
Hourly Exit Rate	796
Input Volume	803
% of Volume	99

2: 900 West/1000 West & 3200 South Performance by movement Interval #4 6:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	3.8	0.3	0.2	0.1	0.2	0.1	0.2	0.3	3.7
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.1	1.4	0.8	3.6	0.5	0.3	7.1	9.2	3.9	6.4	6.2	3.5
Vehicles Entered	6	78	14	8	42	5	6	1	4	2	2	3
Vehicles Exited	5	78	14	8	43	5	6	1	4	2	2	3
Hourly Exit Rate	20	312	56	32	172	20	24	4	16	8	8	12
Input Volume	21	300	51	31	180	22	26	4	14	9	7	10
% of Volume	95	104	110	103	96	91	92	100	114	89	114	120

2: 900 West/1000 West & 3200 South Performance by movement Interval #4 6:15

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.1
Total Del/Veh (s)	1.8
Vehicles Entered	171
Vehicles Exited	171
Hourly Exit Rate	684
Input Volume	675
% of Volume	101

2: 900 West/1000 West & 3200 South Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	3.6	0.3	0.3	0.1	0.1	0.1	0.1	0.2	4.1
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.7	1.4	0.8	3.2	0.6	0.3	8.1	8.8	4.1	8.2	7.9	3.8
Vehicles Entered	21	318	56	34	189	21	26	5	16	7	8	12
Vehicles Exited	21	318	56	34	189	21	26	5	16	7	8	12
Hourly Exit Rate	21	318	56	34	189	21	26	5	16	7	8	12
Input Volume	22	314	53	32	189	23	27	4	15	9	7	11
% of Volume	95	101	105	105	100	91	95	118	108	76	110	112

2: 900 West/1000 West & 3200 South Performance by movement Entire Run

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.4
Total Del/Veh (s)	1.8
Vehicles Entered	713
Vehicles Exited	713
Hourly Exit Rate	713
Input Volume	707
% of Volume	101

3: 1200 West & 3300 South Performance by movement Interval #1 5:30

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.2	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	8.7	4.2	1.3	0.4	1.4	0.4	1.4
Vehicles Entered	6	2	105	10	1	33	157
Vehicles Exited	6	2	105	11	1	33	158
Hourly Exit Rate	24	8	420	44	4	132	632
Input Volume	21	6	412	32	3	126	600
% of Volume	114	133	102	138	133	105	105

3: 1200 West & 3300 South Performance by movement Interval #2 5:45

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.9	4.4	1.2	0.4		0.4	1.2
Vehicles Entered	6	2	100	9	0	34	151
Vehicles Exited	6	2	101	9	0	34	152
Hourly Exit Rate	24	8	404	36	0	136	608
Input Volume	21	6	412	32	3	126	600
% of Volume	114	133	98	112	0	108	101

3: 1200 West & 3300 South Performance by movement Interval #3 6:00

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0		0.0	0.0
Total Delay (hr)	0.0	0.0	0.1	0.0	0.0	0.0	0.1
Total Del/Veh (s)	6.9	6.7	1.7	0.5		0.5	1.7
Vehicles Entered	8	2	123	9	0	40	182
Vehicles Exited	8	2	120	9	0	40	179
Hourly Exit Rate	32	8	480	36	0	160	716
Input Volume	25	7	491	38	3	150	714
% of Volume	128	114	98	95	0	107	100

3: 1200 West & 3300 South Performance by movement Interval #4 6:15

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	9.7	7.8	1.3	0.4	2.9	0.4	1.4
Vehicles Entered	6	1	106	8	1	33	155
Vehicles Exited	6	1	108	8	1	33	157
Hourly Exit Rate	24	4	432	32	4	132	628
Input Volume	21	6	412	32	3	126	600
% of Volume	114	67	105	100	133	105	105

3: 1200 West & 3300 South Performance by movement Entire Run

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.1	0.0	0.2	0.0	0.0	0.0	0.3
Total Del/Veh (s)	8.0	5.5	1.4	0.4	2.5	0.5	1.5
Vehicles Entered	25	7	434	37	2	140	645
Vehicles Exited	25	7	434	37	2	140	645
Hourly Exit Rate	25	7	434	37	2	140	645
Input Volume	22	6	432	34	3	132	628
% of Volume	114	112	101	110	67	106	103

4: 1200 West & Access 3 Performance by movement Interval #1 5:30

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.3	0.1	0.0	0.0	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.0	3.4	0.6	0.0	2.4	0.4	0.6
Vehicles Entered	1	2	114	1	2	38	158
Vehicles Exited	1	2	114	1	2	38	158
Hourly Exit Rate	4	8	456	4	8	152	632
Input Volume	2	5	439	3	8	140	597
% of Volume	200	160	104	133	100	109	106

4: 1200 West & Access 3 Performance by movement Interval #2 5:45

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.3	0.4	0.0	0.0	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		3.4	0.5	0.0	2.2	0.4	0.6
Vehicles Entered	0	2	107	1	2	38	150
Vehicles Exited	0	2	107	1	2	37	149
Hourly Exit Rate	0	8	428	4	8	148	596
Input Volume	2	5	439	3	8	140	597
% of Volume	0	160	97	133	100	106	100

4: 1200 West & Access 3 Performance by movement Interval #3 6:00

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.5	0.3	0.0	0.0	0.3
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		5.0	0.6	0.0	3.4	0.5	0.7
Vehicles Entered	0	2	131	1	2	45	181
Vehicles Exited	0	1	131	1	2	45	180
Hourly Exit Rate	0	4	524	4	8	180	720
Input Volume	2	6	523	3	9	167	710
% of Volume	0	67	100	133	89	108	101

4: 1200 West & Access 3 Performance by movement Interval #4 6:15

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.3	0.4	0.0	0.0	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		4.1	0.5	0.0	3.4	0.4	0.6
Vehicles Entered	0	1	113	1	2	37	154
Vehicles Exited	0	1	113	1	2	37	154
Hourly Exit Rate	0	4	452	4	8	148	616
Input Volume	2	5	439	3	8	140	597
% of Volume	0	80	103	133	100	106	103

4: 1200 West & Access 3 Performance by movement Entire Run

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.4	0.3	0.0	0.0	0.3
Total Delay (hr)	0.0	0.0	0.1	0.0	0.0	0.0	0.1
Total Del/Veh (s)	8.1	4.6	0.5	0.0	2.5	0.5	0.6
Vehicles Entered	2	6	464	4	9	158	643
Vehicles Exited	2	6	465	4	9	158	644
Hourly Exit Rate	2	6	465	4	9	158	644
Input Volume	2	5	460	3	8	147	625
% of Volume	100	114	101	133	109	108	103

Total Network Performance By Interval

Interval Start	5:30	5:45	6:00	6:15	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.4	0.4	0.5	0.4	0.4
Total Delay (hr)	0.8	0.7	1.6	1.3	4.4
Total Del/Veh (s)	9.4	8.7	16.1	15.1	13.2
Vehicles Entered	288	278	333	278	1177
Vehicles Exited	281	281	320	292	1178
Hourly Exit Rate	1124	1124	1280	1168	1178
Input Volume	3931	3931	4674	3931	4117
% of Volume	29	29	27	30	29

Intersection: 1: 1200 West & 3200 South, Interval #1

Movement	EB	WB	NB
Directions Served	TR	L	LR
Maximum Queue (ft)	2	37	198
Average Queue (ft)	0	14	111
95th Queue (ft)	5	41	208
Link Distance (ft)	862		764
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		100	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 1: 1200 West & 3200 South, Interval #2

Movement	EB	WB	NB
Directions Served	TR	L	LR
Maximum Queue (ft)	7	29	170
Average Queue (ft)	1	12	112
95th Queue (ft)	11	39	195
Link Distance (ft)	862		764
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		100	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 1: 1200 West & 3200 South, Interval #3

Movement	EB	WB	WB	NB
Directions Served	TR	L	T	LR
Maximum Queue (ft)	2	40	8	367
Average Queue (ft)	0	19	1	195
95th Queue (ft)	4	49	18	347
Link Distance (ft)	862		888	764
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)		100		
Storage Blk Time (%)			0	
Queuing Penalty (veh)			0	

Intersection: 1: 1200 West & 3200 South, Interval #4

Movement	EB	WB	NB
Directions Served	TR	L	LR
Maximum Queue (ft)	2	36	355
Average Queue (ft)	0	12	178
95th Queue (ft)	5	38	421
Link Distance (ft)	862		764
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		100	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 1: 1200 West & 3200 South, All Intervals

Movement	EB	WB	WB	NB
Directions Served	TR	L	T	LR
Maximum Queue (ft)	14	45	8	415
Average Queue (ft)	0	14	0	149
95th Queue (ft)	7	42	9	318
Link Distance (ft)	862		888	764
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)		100		
Storage Blk Time (%)			0	
Queuing Penalty (veh)			0	

Intersection: 2: 900 West/1000 West & 3200 South, Interval #1

Movement	EB	WB	WB	NB	SB	SB
Directions Served	L	L	TR	LTR	LT	R
Maximum Queue (ft)	9	29	2	44	31	28
Average Queue (ft)	2	9	0	26	13	10
95th Queue (ft)	12	33	4	51	38	34
Link Distance (ft)			768	642	649	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)	100	100				100
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 2: 900 West/1000 West & 3200 South, Interval #2

Movement	EB	WB	NB	SB	SB
Directions Served	L	L	LTR	LT	R
Maximum Queue (ft)	16	39	42	30	28
Average Queue (ft)	3	11	25	13	8
95th Queue (ft)	15	38	52	39	30
Link Distance (ft)			642	649	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	100	100		100	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 2: 900 West/1000 West & 3200 South, Interval #3

Movement	EB	EB	WB	NB	SB	SB
Directions Served	L	TR	L	LTR	LT	R
Maximum Queue (ft)	21	2	29	56	31	31
Average Queue (ft)	5	0	9	32	12	12
95th Queue (ft)	20	3	33	60	36	37
Link Distance (ft)		888		642	649	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)	100		100		100	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 2: 900 West/1000 West & 3200 South, Interval #4

Movement	EB	WB	NB	SB	SB
Directions Served	L	L	LTR	LT	R
Maximum Queue (ft)	16	32	48	27	25
Average Queue (ft)	3	10	30	10	9
95th Queue (ft)	16	34	52	33	31
Link Distance (ft)			642	649	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	100	100		100	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 2: 900 West/1000 West & 3200 South, All Intervals

Movement	EB	EB	WB	WB	NB	SB	SB
Directions Served	L	TR	L	TR	LTR	LT	R
Maximum Queue (ft)	26	2	43	2	62	36	32
Average Queue (ft)	3	0	10	0	28	12	10
95th Queue (ft)	16	1	34	2	54	37	33
Link Distance (ft)	888		768		642	649	
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	100		100		100		
Storage Blk Time (%)							
Queuing Penalty (veh)							

Intersection: 3: 1200 West & 3300 South, Interval #1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	42	5
Average Queue (ft)	22	1
95th Queue (ft)	50	8
Link Distance (ft)	674	764
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: 1200 West & 3300 South, Interval #2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	42	5
Average Queue (ft)	24	1
95th Queue (ft)	49	8
Link Distance (ft)	674	764
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: 1200 West & 3300 South, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	43
Average Queue (ft)	25
95th Queue (ft)	54
Link Distance (ft)	674
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: 1200 West & 3300 South, Interval #4

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	46	11
Average Queue (ft)	22	2
95th Queue (ft)	53	12
Link Distance (ft)	674	764
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: 1200 West & 3300 South, All Intervals

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	60	16
Average Queue (ft)	23	1
95th Queue (ft)	52	8
Link Distance (ft)	674	764
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: 1200 West & Access 3, Interval #1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	22	10
Average Queue (ft)	8	2
95th Queue (ft)	30	14
Link Distance (ft)	502	1234
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: 1200 West & Access 3, Interval #2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	31	12
Average Queue (ft)	7	2
95th Queue (ft)	28	15
Link Distance (ft)	502	1234
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: 1200 West & Access 3, Interval #3

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	28	18
Average Queue (ft)	6	5
95th Queue (ft)	27	23
Link Distance (ft)	502	1234
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: 1200 West & Access 3, Interval #4

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	28	18
Average Queue (ft)	7	4
95th Queue (ft)	29	19
Link Distance (ft)	502	1234
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: 1200 West & Access 3, All Intervals

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	31	28
Average Queue (ft)	7	3
95th Queue (ft)	29	18
Link Distance (ft)	502	1234
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

APPENDIX C

Site Plan



SFD lots designed = 70
Max th 70 x 4 = 280
TH designed = 270

Line is 500 ft

DESIGNING OUR FUTURE -

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Nibley Riggs TS

Analysis: Existing (2020) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet)



Project #: UT20-1612

Intersection	NB		SB		EB		WB	
	LR	L	R	L	L	L	L	L
1200 West & 3200 South	187	--	--	--	--	--	36	--
3200 South & 1000 West	--	28	33	21	--	--	--	--

SimTraffic Queueing Report

Project: Nibley Riggs TS

Analysis: Existing (2020) Plus Project

Time Period: Evening Peak Hour

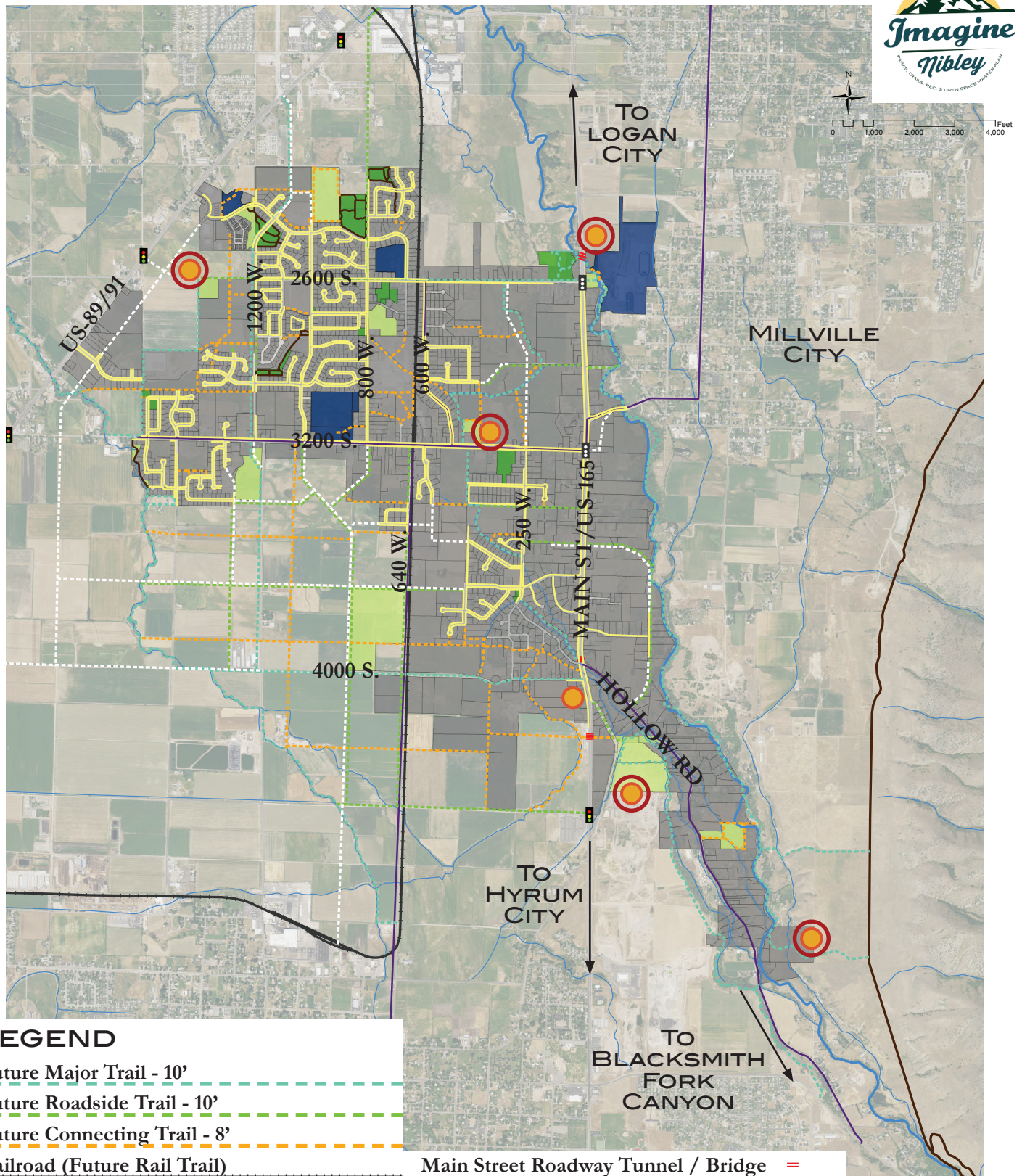
95th Percentile Queue Length (feet)



Project #: UT20-1612

Intersection	NB		SB		EB		WB	
	LR	LTR	LT	R	L	TR	L	TR
1200 West & 3200 South	318	--	--	--	--	7	42	--
1200 West & 3300 South	--	--	8	--	--	--	52	--
1200 West & Access 3	--	--	18	--	--	--	29	--
900 West/1000 West & 3200 South	--	54	37	33	16	1	34	2

TRAILS MAP



LEGEND

Future Major Trail - 10'
Future Roadside Trail - 10'
Future Connecting Trail - 8'
Railroad (Future Rail Trail)
Future Roads
Existing Shared-Use Roadway
Existing Park Pathway
Existing Sidewalk
Future Trailhead
Existing Trailhead

Main Street Roadway Tunnel / Bridge
Bonneville Shoreline Trail
Blacksmith Fork River
Canal/Stream
Future Park
Existing Park
School



civilsolutionsgroupinc.

**NIBLEY CITY
R-PUD 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, _____, hereinafter referred to as “the Development” seeks to obtain approval as a Residential Planned Unit Development (“R-PUD”) under Nibley City Code Title 19, Chapter 32 (“R-PUD Ordinance”); and

WHEREAS, the approval of an R-PUD requires the City, by legislative act, to apply the R-PUD overlay zone to the Development, which act is preconditioned on the Developer entering into and complying with the terms of this Agreement; and

WHEREAS, the Developer has prepared preliminary plans for the Development, including a preliminary site plan, proposed amenity improvements, proposed open space, total number of units to be developed, proposed phasing, maintenance plans, and other supporting documentation as required by the City and the R-PUD Ordinance, (“Preliminary Plans”) which plans are attached hereto and made part of this Agreement as Exhibit “A”; and

WHEREAS, it is necessary for the interest of the public welfare that the Development be developed and improved according to the specifications set forth in Nibley City Ordinances and Design Standards and this Agreement; and

NOW, THEREFORE, to induce Nibley City to approve the proposed R-PUD development and rezoning, 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, Nibley City Code Title 21, the R-PUD Ordinance and the Nibley City Design Standards. Developer hereby acknowledges that Developer, or an agent of Developer, has read and understands the provisions of the ordinances and standards and that Developer will fully and completely comply with the provisions and requirements therein contained.

2. Developer hereby acknowledges that the execution of this Agreement, on its own, does not constitute final plat approval, approval of the R-PUD rezone, or permission to begin development, and that any such approvals granted by the City may be granted only upon Developer’s compliance with the terms of the Nibley City Ordinances, Design Standards, and this Agreement.

3. This Agreement, including the Preliminary Plans attached hereto, shall govern the Development. The Developer shall develop, construct, improve, and maintain the Development in a way that is substantially similar to the Preliminary Plans. In no event may the number of units in the Development exceed the number of units described in the Preliminary Plans.

4. Developer shall develop and construct all open space, landscaping, housing units, utilities, amenities, roadways, and all other improvements in accordance with the standards listed within Nibley City Design Standards, Nibley City Code Title 21, Nibley City Code Title 21 Chapter 32.

5. Developer shall develop the park and amenities in proportional phases as required in NCC 19.32.050(A).

6. Developer shall provide a preliminary maintenance plan with the Preliminary Plans for the maintenance of amenities as required by NCC 19.32.050(B).

7. This Agreement and the Preliminary Plans may be revised or amended only upon the approval of the Nibley City Council, with the recommendation of the Planning Commission.

8. Developer shall ensure that there are no holders of interests that are superior in title to this Agreement, and that all interests, including but not limited to liens, mortgages, deeds of trust, and other similar devices, have been made subordinate to this Agreement. Developer shall provide such documentation as is necessary to establish these facts prior to receiving final plat approval or approval of the R-PUD rezone.

9. 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, provision of bonds and other guarantees, 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 prior to construction. In the event of a conflict between this Agreement and any applicable federal, state, county, or city requirement, regulation, or law, the federal, state, county, or city requirement, regulation, or law shall prevail to the extent of such conflict.

10. 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.

11. 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 including all parties who acquire title to any portion of the Development; provided, however, that this Agreement cannot be otherwise assigned, transferred or conveyed by either party, without the express, written consent of the other party.

12. 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.

13. 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.

14. 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.

15. 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.

16. No Third Parties. This Agreement, and all Exhibits thereto, is intended for the sole benefit of the named parties thereto. No third party, except for permitted successors and assigns, shall have any right to enforce any of the terms or obligations herein.

17. 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 and bind all future owners of any part of the Development.

18. Attorney Fees. Both Parties shall pay for their own attorney fees and costs arising out of or connected in any way to the execution of this Agreement. Any Party that prevails in any legal proceeding, including court proceedings, arbitration, and administrative proceedings, to enforce this Agreement or adjudicate any issues under or in connection with this Agreement will be entitled to recover its reasonable attorney fees, costs, and expenses of such proceedings.

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:

STATE OF UTAH)
 : ss
County of Cache)

On this ____ day of _____, 2019, 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 _____, 2019, personally appeared before me, _____, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

Exhibit A
Preliminary Plans

Agenda Item #10 & 11

Description	Presentation and Workshop – Preliminary Subdivision Plat for Nibley Meadows Residential Planned Unit Development, located at approximately 1000 W and 3200 S. Proposing 56 units on 6.33 acres Public Hearing –Preliminary Subdivision Plat for the Nibley Meadows Residential Planned Unit Development, located at approximately 1000 W and 3200 S. Proposing 56 units on 6.33 acres
Department	Planning
Presenter	Stephen Nelson, Nibley City Planner
Recommendation	Receive the presentation and hold the public hearing.
Reviewed By	Mayor, City Manager, and City Planner

Background

This item is for the preliminary plat for the Nibley Meadows R-PUD Development. The applicant has decided to turn in both an R-PUD application and Preliminary Plat application at the same time as allowed in [Nibley City Code 19.32.070 Approval Process \(C\)\(1\)\(b\)](#). Because it involves the same development, many of the items in the report for the R-PUD application will apply, but there will need to be two different motions, one for the overlay application and another for the preliminary plat. The approval of this application partly hinges on the approval of the overlay application. If the Nibley Meadows R-PUD application is denied or continued then the preliminary plat should be recommended to be denied or continued as well.

Because of the size of the development, the preliminary plat is only for the first phase of the overall development and is located in the northeast corner of the development.

Utilities

Nibley City Public Works Director and the City Engineer have reviewed the proposed number of units and have determined that the utility lines in the area are able to support the development. The applicant will need to have a few larger lines as shown on the R-PUD concept plan. If approved, the applicant will need to submit a more detailed utility design with preliminary plats.

Roads



Nibley City Street Master Plan: Section of the proposed area

The applicant has turned in a proposed street layout for the development. The main street plan does not show every street that will be within the development but does show the primary roadways to provide the transportation needs. Staff has reviewed the general road layout and has found it complies with the Transportation Master Plan.

The applicant is planning on construction 1000 W and 3200 S intersection as part of phase 1. The remaining streets will be private drives used to access the units.

The main concern that will need to be addressed for Phase 1 is to provide second access. The Cache County Fire Marshal has reviewed the plan and has determined that there will need to be at least a temporary second access for phase 1.

Traffic Study

The applicant has also conducted a traffic study to help determine any other traffic needs or additional improvements to 3200 S and 1200 W and will design any needed improvements to the preliminary plats. The full traffic study is under review by the City Engineer and other staff. It is likely the applicant will need to provide proper turning lanes at the intersection of 1000 W and 3200 S.

Recommended Finding

Staff recommends the City Council finds the following for the Preliminary Plat

1. The proposed name on the plat does not meet the application.
2. Plat should be updated based on recommendations from the Planning Commission and City Council.
3. The Plat should clearly outline setback of the townhomes along the public roadways
4. Need to submit Title Report
5. After the Fire Marshal review, he determined that there needs to be a second access to the first phase.
6. Parking: Need 112 Resident and 19 for guests. A total of 36 detached parking. What size of garages are planned for the development?

Other Considerations

1. R-PUD application and phasing
2. Are townhomes rear-loading or front loading? Townhomes on 3200 S or access on private drives must be rear loading.
3. 1000 W, is the applicant building the full ROW or just half?
4. This application has legal standing to be reviewed under the existing RPUD ordinance. However, in light of the moratorium the City Council is considering, the Council could deny this application, which would require the applicant to re-apply after the ordinance is revised, if they wish to reapply. If the City Council chooses to implement a moratorium and/or to revise the RPUD ordinance, it may wish to deny this application in order to require the applicant to follow the new guidelines.

PRELIMINARY PLAT
7-POINT ROYAL SUBDIVISION PHASE 1
LOCATED IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, CACHE COUNTY, UTAH
SCALE: 1"=50'

STORMWATER CALCULATIONS

Description	Area (sq ft)	Area (ac)	CN (Group B)	(SubArea / TotalArea)*CN
Impervious Area	149,160	3.42	98	53
Open Space	126,275	2.90	61	28
Total Area:	275,435	6.32	81	
Pre Development (Pasture, grassland, or range; good):	275,435	6.32	61	

90th-Percentile Storm Volume w/in Roadway ROW's (0.6-in):	
4,488	cu-ft

Initial Abstraction	
for pre dev	0.47 inches
Precipitation (10 Yr)	2.04 inches
Precipitation (25 Yr)	2.41 inches
Precipitation (100 Yr)	3.02 inches

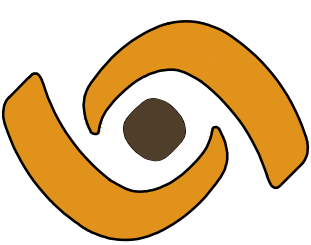
Direct Runoff (10 Yr)	
for pre dev (10 Yr)	0.63 total runoff depth
Direct Runoff (25 Yr)	0.88 total runoff depth
for pre dev (25 Yr)	0.17 total runoff depth
Direct Runoff (100 Yr)	1.33 total runoff depth
for pre dev (100 Yr)	0.37 total runoff depth

Post Development	
10-Year Direct Runoff	0.33 acre-ft
25-Year Direct Runoff	0.46 acre-ft
100-Year Direct Runoff	0.70 acre-ft

Pre-Development	
10-Year Direct Runoff	0.04 acre-ft
25-Year Direct Runoff	0.09 acre-ft
100-Year Direct Runoff	0.20 acre-ft

*Pre-development runoff = 0.44 cfs or 0.07 cfs/acre

PRELIMINARY
PLAT



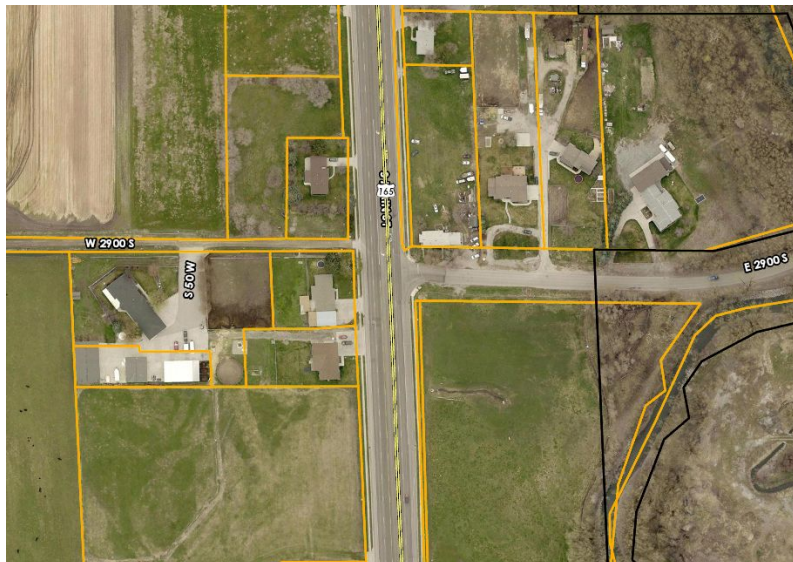
CACHE VALLEY | P: 435.213.3762
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Agenda Item #12

Description	Discussion and Consideration – Ordinance 20-06: Residential Planned Unit Development Overlay Zone for Ridgeline Park, approximately 76 acres located in the area North of 3200 S, West of Highway 165, and East of City Hall (Second Reading)
Department	Planning
Presenter	Stephen Nelson, Nibley City Planner
Recommendation	Staff recommends continuing or denying Ordinance 20-06 until questions of roads, open space/park space, and commercial areas and the moratorium are resolved.
Reviewed By	Mayor, City Manager, City Attorney, City Planner, City Public Works Director, City Engineer, and Nibley City Planning Commission.

Background

Staff recommends that the City Council consider the following items before the application is moved forward.



-Moratorium

This application has legal standing to be reviewed under the existing RPUD ordinance. However, in light of the moratorium the City Council is considering, the Council could deny this application, which would require the applicant to re-apply after the ordinance is

revised, if the applicant wishes to reapply. If the City Council chooses to implement a moratorium and/or to revise the RPUD ordinance, it may wish to deny this application in order to require the applicant to follow the new guidelines.

-Streets

Staff has several concerns about the current road layout with the proposed development. The main concern has to do with access to Highway 165. Staff strongly recommends that another access be added to Highway 165. There is also a question about the intersection of 2900 S and Highway 165. Staff is working on setting up a meeting with the applicant and UDOT to review these concerns, however a resolution has not yet been reached. This application should not be approved until the transportation concerns are resolved.

-Open Space and City Park

The applicant is proposing for the 18-acre remainder area to be dedicated to the City and be built as a park. The applicant has proposed to sell and develop the property in exchange for impact fees. Staff is requesting that the City Council give clear direction on that open space before the R-PUD application is approved. Once the R-PUD application is approved, the City loses leverage to negotiate the land deal. Staff would like clear direction from the Council on what its desire is in relation to the open space and staff would like to complete negotiations related to that plan before giving up the leverage the City currently has in relation to the legislative approval of this application.

-Commercial Space

At the February 27 Council meeting, the Council requested that the applicant provide approximately two acres of neighborhood commercial along 3200 S. There was a question about the legality of that request. Staff has followed up with the City Attorney about the question and received the following responses:

“The code does state, “Commercial use must be concentrated in one location.” This provision does require, as a general matter, that commercial uses be focused in a particular part of an R-PUD. However, the application of the R-PUD ordinance is a legislative, zoning matter, negotiated with the applicant. The Council has broad discretion when it comes to zoning issues. Further, the ordinance states that the commercial uses must be “concentrated” in an area. It does not state that commercial uses may only be allowed in one area or that the City is prohibited from allowing commercial uses in more than one location (example, “Commercial uses shall only be allowed in one location”). So while the City is required to follow the mandatory terms of its ordinances, this provision is not so restrictive that it forbids having more than one

commercial areas. At most, it may require one primary commercial location, with a secondary, smaller location also allowed.

Background Report from February 27, 2020

Town Center Background

In 2013, Nibley City's Economic Development Plan recommended that Nibley City "Develop a specific land use plan for a 'town center' district. This area should focus on neighborhood-scale retail emphasizing personal services and meeting local demand." (Nibley p. 3, 2013). This is one of the first mentions of finding and identifying a Town Center area within Nibley City. Following that idea, the 2016 General Plan also mentions a Town Center. In the Commercial and Economic Development section, the General Plan recommends that the City "Provide for potential future development of a Nibley Town Center as the focus of commercial development and community life." (Nibley 2016, p. 26-27). The General Plan also recommended that the "Future Land Use Map would also delineate the future Town Center and describe the types and intensities of development envisioned in and near the Town Center" (Nibley, 2016 p 38).

Though both of these first plans focus on commercial aspects of a Town Center, it was clear that housing options would be a required part of the development of commercial activity for the area. Within the Nibley Town Center Design Study, it proposes three concepts for what a future town center could look like. The City Council reviewed these three options on February 15, 2018, and gave guidance to staff to generally pursue "Concept 3" as described below.

The 2016 Nibley Town Center study gave the following guidelines about Concept 3:

Open Space Corridor

One of the critical aspects of the town center development is the preservation and enhancement of the north-south drainage/open space corridor. This corridor provides for trail access, environmental education, wetland preservation, as well as a multitude of passive and active recreational activities. Proposed residential development adjacent to the open space corridor will also benefit from more stable and enhanced land values because of their adjacency to natural preserved open space...

Commercial Center

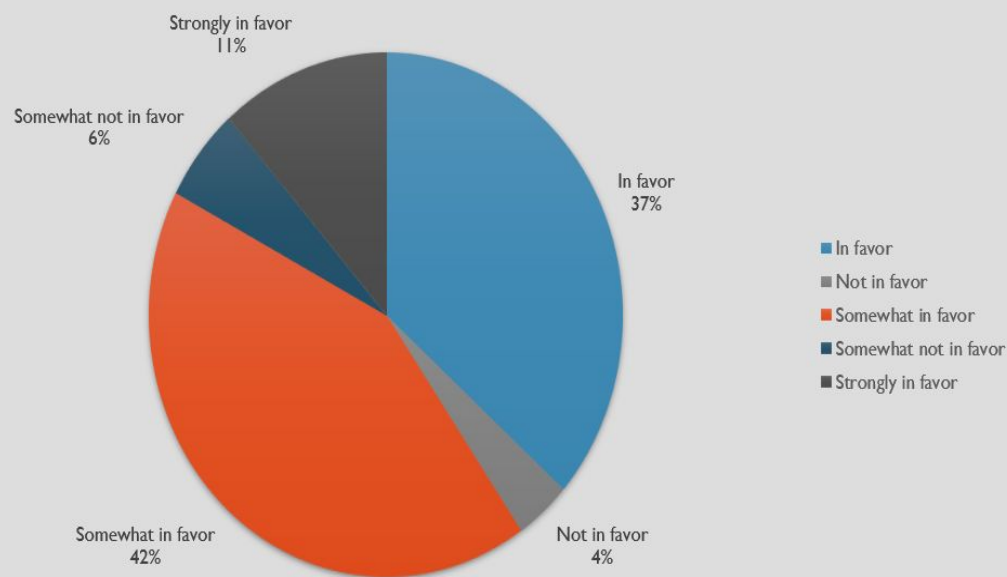
A natural evolution of creating a civic center "critical mass" is the expansion of a center of activity that is more geared towards service and neighborhood commercial. With adjacency to the Blacksmith Fork Trail and Open Space system and the need to create residential uses for all demographics as the key ways of achieving the necessary critical mass for a successful town center, this "node" suggests, not only the expansion of commercial uses, but also the inclusion of residential development associated with and taking advantage of the natural open space corridor, views and vistas.

As this concept suggests, the “critical mass” can be achieved by creating more variety, a walkable scale and a more welcoming environment for development throughout the town center district....

To be viable, the town center must be a safe place to live, work and play, offer financially viable development opportunities (synergy), provide more enhanced public spaces and overall promote a more positive image of the community as a whole. The town center has to be a vibrant, exciting, interesting, and safe environment for it to draw people to it, not just for special events and occasions, but on a regular basis, therein providing the necessary interactions between people, retail, business, leisure activities and the environment.

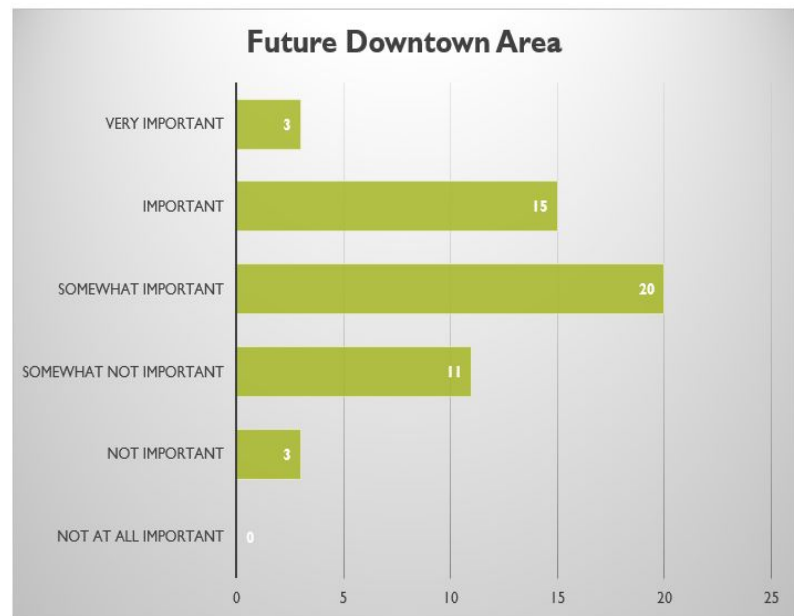
In preparation for creating a Future Land Use Map, Nibley City staff conducted a survey of Nibley residents during the 2018 Heritage Days. This survey covered a number of future land use topics, but there were two questions about the development of a downtown or Town Center. The following are the results.

Nibley City is examining the possibility of creating a downtown zone east of Nibley City Hall. This zone might allow commercial uses such as retail, office space, and restaurants; and/or housing with apartments, town-homes, and single-family Homes, and open space with parks, trails, and courtyards. How much would you support this planning effort by the City? (This question also showed a picture of Concept 3 from the 2016 Town Center Design Study)



Take Away:
90.3% of those who took the survey were either somewhat in favor, in favor, or strongly in favor of a downtown zone.

Select what you think Nibley City should make a priority in future land use planning.



With these guidelines within the General Plan, The Town Center Study, and resident feedback, the City, on October 4, 2018, adopted a Future Land Use Map which identified a Town Center Area, anticipating a mix of open space, housing and commercial use in the area. The map outlines commercial use on the east side of Highway 165, with the Town Center on the west side, between 2600 S and 3200 S (see attached).

Housing

While reviewing the concept for the Town Center and Future Land Use, the City also was determining if allowing a higher density and diversity of housing type in the City would be appropriate. With a growing housing shortage within the State and looking at long term financial stability for the City, the City decided to create an overlay zone that would allow for a mix of housing types, provide higher densities, and require open space. This Code was later adopted as the Residential Planned Unit Development (R-PUD). Within this ordinance, the City selected six locations where higher density would be appropriate (see attached R-PUD Application Map). One of those locations was identified at the Town Center which allowed for a higher mix of housing options as follows:

19.32.040 Area and Density Regulations

B. Town-Center: The area as marked on R-PUD Application Map in NCC 19.32.030 (B) as Town-Center Area shall have the following Housing Requirements.

- 1. Single Family Home Development and Mix of Single Family and Townhome Development shall be governed by NCC 19.32.040 (A).*
- 2. A Mix of Single Family, Townhomes and Condominiums: Equal to or less than 12 units per Net Developable Acres. Up to 40% of the units can be condominiums, and a minimum of 20% of homes must be single family homes.*

In the Spring of 2019, the Utah State Legislature passed S.B. 34 *Affordable Housing Modifications*. This bill requires most cities in Utah to adopt a Moderate Income Housing Plan as Part of the General Plan by December 1, 2019. The City did adopt this plan in October of 2019 as part of the City's general plan. Nibley City's Moderate Income Housing Plan found that Nibley had an affordable housing shortage. The plan concluded the following:

By 2024, Nibley will need an additional 364 housing units to house the projected population growth. To meet the needs of moderate-income households, 105, or a quarter of housing units needed by 2024, will need to be moderate-income housing units. About 33 of those units will be needed at the 50 percent AMI threshold. Of the 33 housing units needed at the 50 percent AMI threshold, 29 should be owner-occupied housing and four renter-occupied.

The 105 additional moderate-income housing units needed by 2024 does not take into consideration the current deficit of moderate-income housing units. Therefore, Nibley will need more than 155 moderate-income housing units to meet the needs of current and future moderate income households. (Nibley 2019, p 14).

The Moderate Income Housing Plan makes four recommendations on how to address the affordable housing shortage:

- 1. Allow for and reduce regulation related to accessory dwelling units in residential zones.*
- 2. Allow for higher density of moderate income residential developments in commercial and mixed-use zones, town center, neighborhood commercial, and other employment areas.*
- 3. Rezone for densities necessary to assure the production of moderate income housing.*
- 4. Partner with organizations that offer grants or additional assistance in Housing affordability. (Nibley 2019, pp. 1, 17-20)*

The plan also specifically recommends that the Town Center area be developed to “allow for mixed-use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses.” (Nibley 2019, pp. 1, 19)

Ridgeline Park R-PUD Application

Nibley City Code 19.32 established the Residential Planned Unit Development, Overlay Zone. NCC 19.32.010 states the following:

19.32.010 Purpose And Intent

- 1. Intent: This section provides enabling authority and standards for the review and approval of applications for Residential Planned Unit Developments (R-PUD's). The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering some flexibility in the design of residential developments, which may incorporate the permanent preservation of amenities, agricultural lands and other valuable natural and cultural resources, as well as providing a variety of amenities for the enjoyment and benefit of the citizens of Nibley.*
- 2. Purpose: An R-PUD is an overlay rezone. That is, applicants apply for the overlay to be applied, allowing them to receive the density outlined herein in exchange for public amenities, all while retaining the original zoning of the property. The Planning Commission and City Council may approve, deny or approve the R-PUD with conditions, and no applicant has any entitlement to the approval of an R-PUD.*

Unlike other developments and subdivisions, the applicant does not have a right to the density as listed in the overlay zone unless approved by the City. Therefore, the City Council should evaluate the application on two grounds.

1. Legislative: Is this a good location and design for an R-PUD?
2. Administrative: Does the Application meet the R-PUD, zoning, and subdivision requirements?

Nibley City Code 19.32.70 provides the following as considerations for an R-PUD:

D. R-PUD Considerations: In approving with conditions, denying or approving an R-PUD proposal, the Planning Commission and City Council shall consider the following in addition to all other considerations required by law:

- 1. Design of Buildings: The architectural design of buildings and their relationship on the site and their relationship to development beyond the boundaries of the development.*
- 2. Streets and Parking: Which streets shall be public, and which shall be private, the entrances and exits to the development, and the provisions for internal and external traffic circulation and off-street parking.*
- 3. Type, Size, and Location of amenities.*
- 4. Landscaping and Screening: The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
- 5. Signs: The size, location, design and nature of signs, if any, and the intensity and direction or area of floodlighting.*

6. *Ability to Complete Project: The demonstrated ability of the proponents of the R-PUD to financially carry out the proposed project under total or phase development proposals within the time limit established.*
7. *Criteria for Issuing Conditional Use Permit: Criteria used in NCC 19.28 of this title.*

The Planning Commission, on January 16, 2020, gave a positive recommendation for the Ridgeline Park Overlay Zone Application.

Zoning

As you can see from the table below, the general lot sizes, open space, parking, density, and most other general zoning requirements are met for an R-PUD. There are a couple of items that still need to be addressed that are listed in the Recommended Finding Section below.

	R-PUD Requirements	Ridgeline Park
Listed on R-PUD Application Map	Parcels need to be listed on the map	Yes
Total Gross Acres	N/A	76
Net Developable Acres	N/A	66.3 with Commercial and 61.6 without
Total Open Space Land	35%	42.2%
Units Per Net Developable Acre	12 Max Units	8.6 Units
Total Number of Single Family Lots	20% min	31.6%
Min Lot Size for Single Family Lots	4,500 sq. ft.	4,500 sq. ft.
Multi-Family	Max of 40% of Condos	26% Condos and 42% Townhomes
Total Lots		522
Total Park Space Required	7.5 Acres of Park with 2 Pavillion, 2 Swing Sets, 3 Playgrounds, 2 or either a pool, clubhouse or splash	27.01 Acres of Open Space, with around 16 acres of open space with amenities. 3 Playgrounds, 1 Clubhouse, 1 pool, 2 pavilions, 2 pickleball courts. Will Need to Ensure Swing Sets are included.

	pad.	
Parking	2 spaces for each unit (1,044), and one guest parking for every 3 units (174 total with 125 in townhomes and condos)	The applicant is getting additional parking information but believes they will be able to meet the parking requirements.

Surrounding Zoning and Land Use

Most of the surrounding land use is currently residential development, in R-2 zoning, or undeveloped agricultural land. The City anticipates that commercial development will likely occur in the area in the future as anticipated on the Future Land Use Map.

Utilities

Nibley City's Public Works Director and City Engineer have reviewed the proposed number of units and have determined that the utility lines in the area are able to support the development. If approved, the applicant will need to submit more detailed utility designs with preliminary plats.

Sensitive Lands

The site contains approximately 2.6 acres of delineated wetland, along with canals through the property. The Applicant has shown a trail system that will follow the wetlands and some canals on the property. Finalized plans with canals will be presented with the preliminary plats if the application receives approval.

Roads



*Nibley City Street Master Plan:
Section of the
proposed area*

The applicant has submitted a proposed street layout for the development. The main streets plan does not show every street that will be within the development, but does show the

primary roadways to provide for transportation needs. Staff has reviewed the general road layout and has found it complies with the Transportation Master Plan. The applicant has made a recommendation for different cross-sections within the development, but many of those may change as needed to provide for swales, stormwater, and parking as determined in the preliminary plats.

2965 S to 2900 S

One of the roadways that has been altered in the future layout of 2900 S. The primary reason for the change in layout is because of the large area of wetlands that that road would cross. The applicant has recommended having that roadway go south to avoid the wetlands. Since the Street Master Plan has labeled the roadway as a “local road”, the applicant has some discretion to make alterations to the said roadway.

Traffic Study

The applicant has conducted a traffic study to help determine any other traffic needs or additional improvements to 3200 S and will design any needed improvements to the preliminary plats. The main recommendations from the study are as follows:

- 1) Add a southbound left turn bay from 340 West onto 3200 South.
- 2) Add a southbound left turn bay from 250 West onto 3200, and
- 3) Add a westbound right turn bay onto 250 West from 3200.

Staff is also reviewing the application with UDOT to determine the need for another access onto Highway 165 and will provide further details at the City Council meeting.

Open Space and Maintenance Plan

The applicant has submitted a general open space plan which includes parks, green space, wetlands, trails, and buffer areas. They are proposing that a total of 43.8% of the net developable area be maintained as green space. The plan is that the majority of the green space be owned and maintained by a homeowners association, with some trails being dedicated to Nibley City. The applicant will need to provide two swing sets in addition to their other amenities.

-City Park

The applicant has also proposed the creation of a City Park in the northwest corner of the development. Their proposal is that the City waive park impact fees from the development, and the developer would then use those funds to build the park. That park is not part of this application and the details would be laid out in a future development agreement for the park space if approval is granted for this development.

Commercial Area

The applicant has proposed a total of five acres of development that has been labeled as commercial use. The R-PUD code allows for a parcel to be rezoned as neighborhood commercial use and must then comply with neighborhood commercial standards.

19.32.030 Use Regulations

F. Up to 30% of the Net Developable Area may be approved for neighborhood commercial use as part of an R-PUD. These uses shall comply with Nibley's City's Neighborhood Commercial Zone Use Chart and standards as listed in NCC 19.14.050. Commercial use must be concentrated in one location. These parcels shall be labeled on the plat as Neighborhood Commercial.

Recommended Findings

The Findings for the R-PUD Application:

1. *Parking: Each R-PUD shall provide 2 primary parking spaces for each unit. Primary parking must be contained in a garage, carports, driveway, or parking court. An R-PUD shall provide one guest parking spot for every three units. Guest parking may be located in parking courts or on street parking maintained by the owner association. NCC 19.32.080 (B) (5).*
2. *Housing Mix: The proposed plan meets the housing mix as required by the ordinance.*
3. *The trail layout is different than within the Trail Master Plan. Staff finds the changes are appropriate:*
http://nibleycity.com/images/Nibley_Parks_Trails_Recreation_and_Open_Space_Master_Plan_Digital_Version.pdf
4. *Housing Placement: A proposed R-PUD adjacent to existing single-family homes must place single family homes adjacent to the established single-family homes unless otherwise buffered by an arterial roadway or 300-foot width of open space including a landscaped Buffer as defined within this chapter. NCC 19.32.040 (C).* The property owner to the southwest, just east of Nibley City Hall, has signed on to the application to have their property included in the R-PUD Application, allowing for town-homes to be placed in that area.

Other Consideration

1. *Fencing: Will the HOA plan to place fencing around the HOA amenities, mostly the ones around the clubhouse?*
2. *Park: If the proposed City Park does not gain approval and needs to become part of the development in the future, It can be added with the following: "Revisions: In the event, an approved preliminary or final site plan requires revision by the developer, the site plan, and its revision shall be approved by the Nibley City Council with the recommendation of the Planning Commission. In the event revision is for a final site plan, all property owners in the development shall be notified in writing by the Planning Commission that a revision has been submitted and will be considered by the Planning Commission." NCC 19.32.070 (E)*

3. Phasing of Open Space: The development agreement will need to ensure the park amenities are built-in proportion with each phase of the development.
4. Public vs. Private Trail. The City has a major trail ways planned to go through the property, starting from City Hall and continuing North to 2600 S. The general layout of trails, it appears the major trails are in place in a way that meets the intent of the master plan. Staff's recommendation is that the trails in the brown color should be a public trail system, as well as trails within the park. Those will need to be 10' wide.
5. Roadways: 250 W is shown on the Nibley City Transportation Master Plan as a TS-8. However, the City may be interested in eliminating some, if not all, of the street parking as shown in that cross-section in order to help control street parking.
6. Roadways: Other cross-sections for local roads. Staff is generally okay with the proposed cross-section, but may require others as subdivision plats come in.

ORDINANCE 20-06

RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY ZONE APPLICATION AND DEVELOPMENT AGREEMENT FOR THE PROPOSED RIDGLINE PARK RESIDENTIAL PLANNED UNIT DEVELOPMENT

WHEREAS, Nibley City's Future Land Use Map shows this area as Nibley's future Town Center; and

WHEREAS, Nibley City's Moderate Income Housing Plan encourages development of higher diversity of housing types; and

WHEREAS, Nibley City wishes to expand commercial use along Highway 165; and

WHEREAS, the City Council created the Residential Planned Unit Overlay Zone to allow a higher diversity of housing types and developments; and

WHEREAS, the City Council and Planning Commission finds the proposed Firefly Estates meets the criteria listed in Nibley City Code and is a desirable place for a Residential Planned Unit Development Overlay Zone.

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

1. The attached Residential Planned Unit Development Overlay Zone Application be approved for parcels 03-025-0001, 03-025-0012, 03-022-0002, 03-020-0010, 03-020-0017, 03-026-0001, and 03-025-0003.
2. That the shown area shown on the master development plan be rezoned for Neighborhood Commercial as part of Residential Planned Unit Development Application.
3. The attached Development Agreement be approved
4. The Overlay Zone shall not take place until the Developer and City have signed the attached Development Agreement and said Development Agreement has been properly recorded as required by Nibley City Code.
5. All ordinances, resolutions and polices 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 and law, order, resolution or ordinance or part thereof.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____ 2020.

Shaun Dustin, Mayor

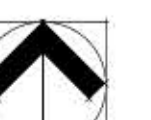
ATTEST:

David Zook, City Recorder



Site Summary

Ropelatto Property . Nibley, Utah . Ironwood Construction			
Site		94.6 Acres	
City Park		18.6 Acres	
Public ROW per plan		9.8 Acres	
ROW dedication at 3200 South		0.5 Acres	
ROW dedication at 2900 South		0.3 Acres	
Net Developable Area		65.4 Acres	
Residential Units		529 Units	
SFD: 8,000 S.F.	4.9 Acres	19 lots	
SFD: 6,000 S.F.	15.7 Acres	78 lots	
SFD: 4,500 S.F.	3.7 Acres	25 lots	
SFD: Active Adult	7.5 Acres	45 lots	
Total SFD		167 Lots	31.6%
Town Homes	16.7 Acres	222 units	
Condominium	5.1 Acres	140 units	26.5%
Commercial	4.0 Acres		
Density		8.1 Units / Acre	39.6%
Open Space:		25.91 Acres	
Clubhouse Park	1.1 Acres		
Wetlands corridor	5.7 Acres		
Buffer at 3200 South	0.6 Acres		
Active Adult	1.0 Acres		
Town Homes	6.6 Acres		
Condominium	1.7 Acres		
Within ROWs	5.3 Acres		
Anticipated ROWs	5.0 Acres		



North 1" = 100 Feet



REVISED 26 FEBRUARY 2020
REVISED 24 FEBRUARY 2020
REVISED 5 FEBRUARY 2020
REVISED 18 DECEMBER 2019
REVISED 6 DECEMBER 2019
11 NOVEMBER 2019
Concept Plan

NIBLEY PROPERTY

Ropelatto Property . Nibley, Utah

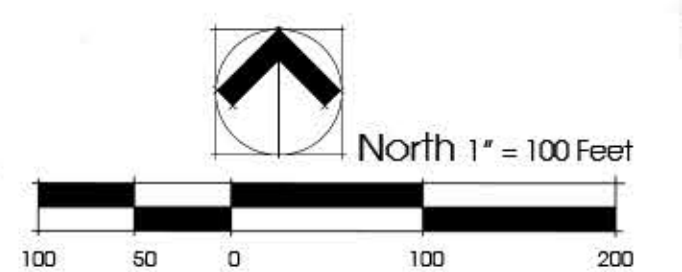
Ironwood Construction . 50 East 2500 North . North Logan, Utah



R. MICHAEL KELLY
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE

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



REVISED 24 FEBRUARY 2020
 REVISED 5 FEBRUARY 2020
 REVISED 18 DECEMBER 2019
 REVISED 6 DECEMBER 2019
 11 NOVEMBER 2019
 Concept Plan

NIBLEY PROPERTY

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


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**NIBLEY CITY
R-PUD 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, _____, hereinafter referred to as “the Development” seeks to obtain approval as a Residential Planned Unit Development (“R-PUD”) under Nibley City Code Title 19, Chapter 32 (“R-PUD Ordinance”); and

WHEREAS, the approval of an R-PUD requires the City, by legislative act, to apply the R-PUD overlay zone to the Development, which act is preconditioned on the Developer entering into and complying with the terms of this Agreement; and

WHEREAS, the Developer has prepared preliminary plans for the Development, including a preliminary site plan, proposed amenity improvements, proposed open space, total number of units to be developed, proposed phasing, maintenance plans, and other supporting documentation as required by the City and the R-PUD Ordinance, (“Preliminary Plans”) which plans are attached hereto and made part of this Agreement as Exhibit “A”; and

WHEREAS, it is necessary for the interest of the public welfare that the Development be developed and improved according to the specifications set forth in Nibley City Ordinances and Design Standards and this Agreement; and

NOW, THEREFORE, to induce Nibley City to approve the proposed R-PUD development and rezoning, 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, Nibley City Code Title 21, the R-PUD Ordinance and the Nibley City Design Standards. Developer hereby acknowledges that Developer, or an agent of Developer, has read and understands the provisions of the ordinances and standards and that Developer will fully and completely comply with the provisions and requirements therein contained.

2. Developer hereby acknowledges that the execution of this Agreement, on its own, does not constitute final plat approval, approval of the R-PUD rezone, or permission to begin development, and that any such approvals granted by the City may be granted only upon Developer’s compliance with the terms of the Nibley City Ordinances, Design Standards, and this Agreement.

3. This Agreement, including the Preliminary Plans attached hereto, shall govern the Development. The Developer shall develop, construct, improve, and maintain the Development in a way that is substantially similar to the Preliminary Plans. In no event may the number of units in the Development exceed the number of units described in the Preliminary Plans.

4. Developer shall develop and construct all open space, landscaping, housing units, utilities, amenities, roadways, and all other improvements in accordance with the standards listed within Nibley City Design Standards, Nibley City Code Title 21, Nibley City Code Title 21 Chapter 32.

5. Developer shall develop the park and amenities in proportional phases as required in NCC 19.32.050(A).

6. Developer shall provide a preliminary maintenance plan with the Preliminary Plans for the maintenance of amenities as required by NCC 19.32.050(B).

7. This Agreement and the Preliminary Plans may be revised or amended only upon the approval of the Nibley City Council, with the recommendation of the Planning Commission.

8. Developer shall ensure that there are no holders of interests that are superior in title to this Agreement, and that all interests, including but not limited to liens, mortgages, deeds of trust, and other similar devices, have been made subordinate to this Agreement. Developer shall provide such documentation as is necessary to establish these facts prior to receiving final plat approval or approval of the R-PUD rezone.

9. 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, provision of bonds and other guarantees, 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 prior to construction. In the event of a conflict between this Agreement and any applicable federal, state, county, or city requirement, regulation, or law, the federal, state, county, or city requirement, regulation, or law shall prevail to the extent of such conflict.

10. 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.

11. 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 including all parties who acquire title to any portion of the Development; provided, however, that this Agreement cannot be otherwise assigned, transferred or conveyed by either party, without the express, written consent of the other party.

12. 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.

13. 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.

14. 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.

15. 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.

16. No Third Parties. This Agreement, and all Exhibits thereto, is intended for the sole benefit of the named parties thereto. No third party, except for permitted successors and assigns, shall have any right to enforce any of the terms or obligations herein.

17. 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 and bind all future owners of any part of the Development.

18. Attorney Fees. Both Parties shall pay for their own attorney fees and costs arising out of or connected in any way to the execution of this Agreement. Any Party that prevails in any legal proceeding, including court proceedings, arbitration, and administrative proceedings, to enforce this Agreement or adjudicate any issues under or in connection with this Agreement will be entitled to recover its reasonable attorney fees, costs, and expenses of such proceedings.

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:

STATE OF UTAH)
 : ss
County of Cache)

On this ____ day of _____, 2019, 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 _____, 2019, personally appeared before me, _____, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

Exhibit A
Preliminary Plans



visionary
HOMES

REVISED FEBRUARY 10, 2020

Visionary Homes

Project Manager: Benjamin Steele

Ridgeline Park RPUD Rezone Application

Ridgeline Park - Project Summary

The proposed Ridgeline Park RPUD Subdivision is located at approximately 250 West and 3200 South in Nibley, Utah. The property being submitted for rezone is comprised of approximately 76.2 Acres. The property currently is being used for agricultural purposes; raising corn and grazing cattle.

The proposed development includes a mix of residential uses, including traditional single-family homes, active adult single-family homes (contained within the 4,500 SF lot sizes in Table 1), townhomes, and stacked flat condo buildings. A unit breakdown is shown in the Table 1 below. In addition to the residential uses, 4.9 acres that fronts on State Highway 165 is being reserved for future commercial development. The commercial area was not used in the overall density calculations.

Site				94.6	Acres	
City Park				18.6	Acres	
Ridgeline Park RPUD				76.0	Acres	
Public ROW per plan				8.9	Acres	
ROW dedication at 3200 South				0.5	Acres	
ROW dedication at 2900 South				0.3	Acres	
Net Developable Area				66.3	Acres	
Net Developable Area Minus Commercial Area				61.4	Acres	
Residential Units				529	Units	
SFD: 8,000 S.F.	4.9	Acres	19	lots		
SFD: 6,000 S.F.	15.9	Acres	78	lots		
SFD: 4,500 S.F.	11.2	Acres	70	lots		
Total SFD				167	Lots	31.6%
Town Homes	16.9	Acres	222	units		42.0%
Condominium	5.1	Acres	140	units		26.5%
						100.0%
Commercial	4.9	Acres				
Density				8.6	Units / Acre	42.2%
Open Space:				25.91	Acres	
Clubhouse Park	1.1	Acres				
Wetlands corridor	5.7	Acres				
Buffer at 3200 South	0.6	Acres				
Active Adult	1.0	Acres				
Town Homes	6.6	Acres				
Condominium	1.7	Acres				
Within ROWs	5.3	Acres				
Anticipated ROWs	5.0	Acres				

Table 1. Project Summary Table

As shown in Table 1 above, the proposed total unit count is 529 units, which would result in an overall project density of 8.6 units per net developable acre, which is below the 12 units per acre allowed by the ordinance. The requirements for minimum or maximum limits on different unit types have been met with nearly 32% of the development being single family homes (20% min), roughly 27% of the proposed units being condominium units (40% max), and 42% of the total units as townhomes (80% max).

Open Space

The open space requirement in the RPUD zone is 35%. The Ridgeline Park RPUD has proposed that 42% of the project be maintained as open space. The open space in this development is comprised of grassy park areas dispersed throughout the development, as well as wetland corridors that will have a trail system that meanders throughout. Exhibit 1 below shows the anticipated development amenity layout at a conceptual level.



Exhibit 1. Anticipated Future Development Pattern

You can see the open space is spread throughout the development in a way that all residents will be able to enjoy the open space in some manner not far from their homes.

Also shown in the exhibit is the anticipated trail configuration and amenity locations. The code requires a minimum number of pavilions, playgrounds, club house, pool, and park area, which have all been met in this proposal. Table 2 below shows the proposed amenities.

Ridgeline Park RPUD Proposed Amenities		
Park Area	10.7	Acres
Pavilions	2	
Playgrounds	3	
Clubhouse	1	
Pool	1	
Sport Courts	2	

Table 2. Project Amenity Table

The amenity locations shown in Exhibit 1 are conceptual and are subject to change as refinement of the road layouts, lot configurations, and other details change as we move from the rezone stage into more detailed preliminary and final approval stages. With these refinements, keep in mind that the amenity locations may change but the quantities will remain consistent with what is approved at the rezone phase.

Constrained and Sensitive Lands

This site contains approximately 2.6 acres of delineated wetlands as can be seen in Exhibit 2 below. The wetlands will be impacted by the proposed road layout as minimally as possible. Prior to any wetlands impact, the appropriate permits will be applied for with the Army Corps of Engineers, or other applicable entities.



Exhibit 2. Sensitive Lands

Street Design

The street layout for the proposed rezone is meant to solidify the major road connections that will be made through the project, as well as identify the road cross sections that will be used when those roads are platted. Exhibit 3 below shows the road cross sections that are being proposed.

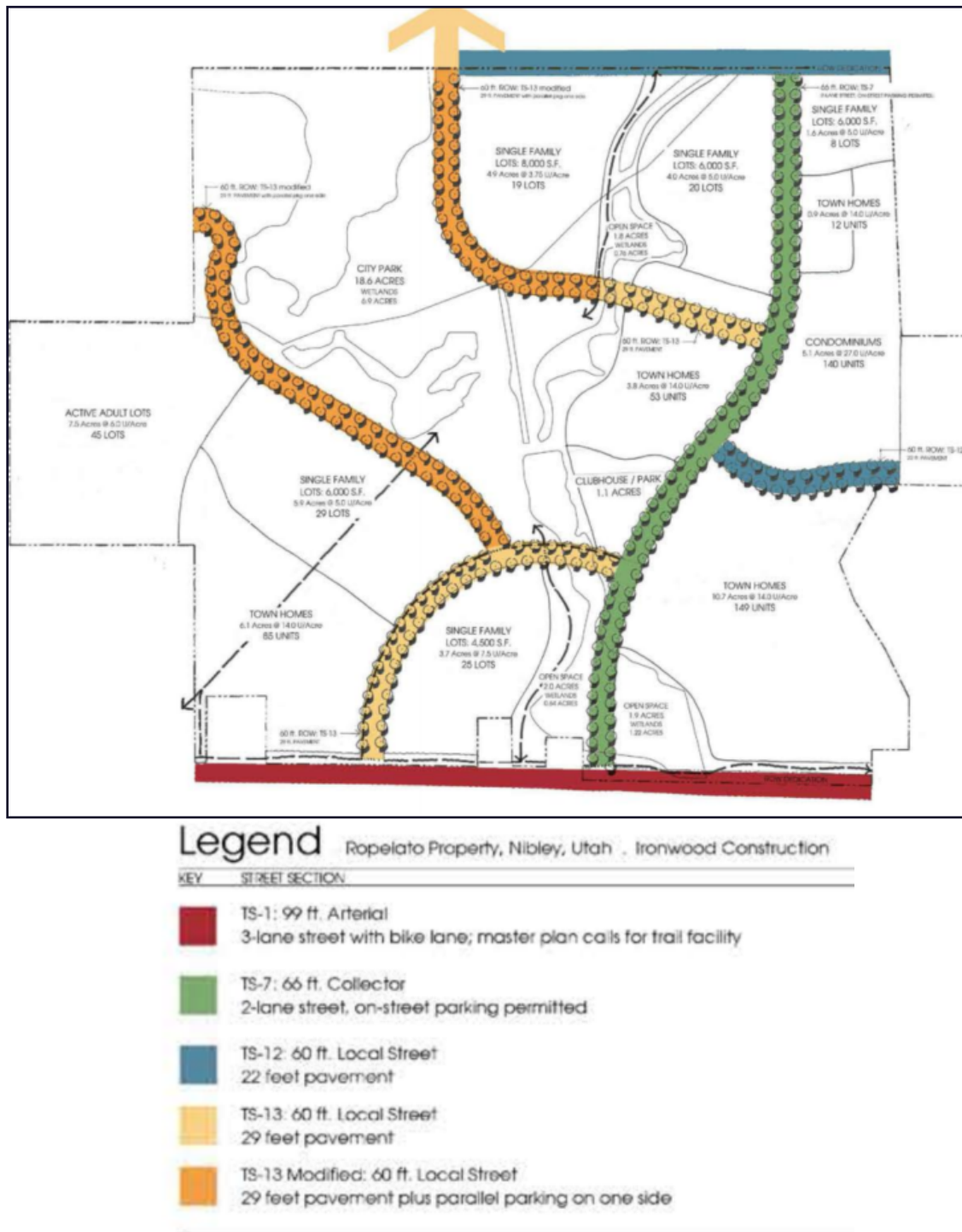


Exhibit 3. Road-Cross Section Exhibit

This project will have three road connections to existing Nibley City public roads that will allow traffic to flow to the south and to the west, and 2 connections to future roads that will allow traffic to flow to

the north. The proposed plan is to continue the alignment of 250 West directly north from where it intersects 3200 South. This alignment requires a significant impact to the wetlands that are located directly north of the current intersection. In the event that the Army Corps of Engineers will not allow the road to traverse through the wetlands, the intersection will be offset to the east to circumvent the wetlands. The legend on Exhibit 3 should show a TS-8 rather than TS-7 for 250 West.

A traffic impact study has been performed by Civil Solutions Group to determine what improvements would be recommended on 3200 South in order to accommodate the increased traffic from this development. A copy of this report has been made available to city staff. The only intersections necessitating improvements are at 250 West and 340 West. The intersection of 3200 South and SR-165 will not require improvements to handle the increased traffic from this project.

Parking

Each unit within this R-PUD will be provided with 2 primary parking spaces contained within garages and driveways. Guest parking will be provided with one spot for every three units. Guest parking will be located in parking courts, driveways built with sufficient space to serve as a guest parking spot (at least 9' x 18') and on street parking via public streets but maintained by the homeowners association.

Utilities

Utilities are readily available around the perimeter of this site. During the planning process the city staff has been consulted along with the city utility and road master plans. Sewer and water mains are located in 3200 South, 2965 South, and along Highway 165. Plans have been made to split the sewer flows as evenly as possible between the three sewer mains that surround the site. This will ensure that future capacity in the different sewer mains remain available for future development.

Storm Runoff

This development will detain the 24-hr 100-yr storm in conformance with Nibley City standards. Controlled release rates will be the lesser of the pre-development runoff rate or 0.2 cfs/acre.

The southwestern portion of the project sits on free-draining gravel-based soils. This area of the project will collect storm water into gravel sumps sized appropriately to manage and infiltrate this runoff into the ground. Such sumps will also serve to retain the 90th-percentile storm.

Most of the remaining portions of the project sit on heavy soils, (hydrologic soil groups C&D) which may make the retention of the 90th-percentile storm infeasible. These same areas are also subject to a relatively high-water table. The 100-yr 24-hr storm will be detained in shallow above-ground basins, or in shallow underground basins.

Architectural Design

The architectural style for this development will be a mix of farmhouse and craftsman styles. With Visionary Homes being the sole developer in this project, control over the architectural styles and materials will be easily achieved.

As preliminary applications are made, site specific building elevations will be submitted for each building type in that phase.

Homeowners Association

The overall Ridgeline Park development will be controlled by the Ridgeline Park Master HOA. Each individual unit type (townhome, condo, single family) will then also be subject to a sub-HOA that will have CCR's and bylaws that are specifically tailored to meeting the maintenance and amenity needs of that unit type. Each level of the HOA will have monthly fees associated with it that will be used for maintaining common areas, private alleys, amenities, building exteriors, etc.

Architectural standards will be controlled by Visionary Homes through the entire buildout of the development. After the last unit is sold, control of the architectural review committee will be turned over to the master HOA. The architectural review committee will be responsible for maintaining the architectural standards for new outbuildings and future renovations.

Parcel No. 03-025-0003 Addition to Visionary Homes R-PUD Application

We, the undersigned, Vern and Lena Bales, located at 397 West 3200 South, Nibley, Utah 84321, Cache County Tax ID No. 03-025-0003, agree to join and act in concert with Visionary Homes in making application to Nibley City for the inclusion of our property referenced above, in the "R-PUD" zoning overlay application, and agree to otherwise cooperate with Visionary Homes in its rezone efforts.

Signed this 6th day of February, 2020



VERN BALES



LENA BALES

03-025-0001

03-025-0012

03-022-0002

03-020-0010

03-020-0017

03-026-0001

03-025-0003 (Bales Parcel)



Traffic Impact Study

Ropelato Subdivision

3200 South 250 West, Nibley, UT

Prepared For:

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Contents

1.0 INTRODUCTION.....	3
2.0 TRAFFIC COUNTS	4
3.0 TRIP GENERATION	4
4.0 TRIP DISTRIBUTION.....	6
5.0 INTERSECTION TRAFFIC ANALYSIS	6
6.0 ROADWAY CAPACITY THRESHOLDS & CROSS-SECTION RECOMMENDATIONS	14
7.0 TURNING LANE WARRANTS, QUEUING LENGTHS & RECOMMENDATIONS.....	14
8.0 SUMMARY.....	15
APPENDIX A: TRAFFIC COUNTS.....	16
APPENDIX B: INTERSECTION LOS CALCULATIONS	17

List of Figures and Tables

FIGURE 1. OVERALL PROJECT MAP	3
FIGURE 2. TRIP GENERATION ZONES	5
FIGURE 3. 2020 EXISTING LEVEL OF SERVICE	9
FIGURE 4. BACKGROUND 2021 LOS	10
FIGURE 5. 2021 BACKGROUND +PROJECT LOS	11
FIGURE 6. BACKGROUND 2026 LOS	12
FIGURE 7. 2026 BACKGROUND +PROJECT LOS	13
TABLE 1. SITE SUMMARY AND UNIT BREAKDOWN.....	4
TABLE 2. TRIP GENERATION FOR WEST ZONE	5
TABLE 3. TRIP GENERATION FOR EAST ZONE.....	5
TABLE 4. TRIP GENERATION FOR ENTIRE PROJECT	5
TABLE 5. LEVEL OF SERVICE DESCRIPTIONS	7
TABLE 6. LEVEL OF SERVICE ANALYSIS FOR ALL SCENARIOS	8

1.0 INTRODUCTION

Visionary Homes is proposing the construction of a mixed-residential development with up to 631 units to be located near 3200 South and SR-165. The project will include adult-living detached housing, single-family detached housing, townhome units, and three-story condo buildings. Two major project access points are proposed onto 3200 South at 250 West and 340 West. Minor secondary accesses are proposed at 2965 South and 2900 South. The major regional access point is anticipated to be the signal at SR-165 and 3200 South. A layout of the proposed development is provided in Figure 1. An anticipated unit breakdown is provided in Table 1. For the purposes of this study, the future 4.9-acre commercial area on the east has not been included in any calculations as its nature, use and timing are still unknown.

Visionary Homes hired Civil Solutions Group, Inc. to prepare this report to determine the traffic impacts of the development on adjacent roadways, the adequacy of the proposed roadway cross-sections and any traffic improvements necessitated by project impacts.



FIGURE 1. OVERALL PROJECT MAP

TABLE 1. SITE SUMMARY AND UNIT BREAKDOWN

Site Summary . Ropelatto Property . Nibley, Utah . Ironwood Construction					
Site				94.6 Acres	
City Park				18.6 Acres	
Public ROW per plan				9.1 Acres	
Net Developable Area				66.9 Acres	
Residential Units				631 Units	
SFD: 8,000 S.F.	5.1 Acres	19 lots			
SFD: 6,000 S.F.	9.7 Acres	49 lots			
SFD: 4,000 S.F.	3.7 Acres	27 lots			
SFD: Active Adult	6.8 Acres	41 lots			
Total SFD			136 Lots	21.6%	
Town Homes	22.0 Acres	313 units			
Condominium	7.6 Acres	182 units		28.8%	
Commercial	4.9 Acres				
Density			9.4 Units / Acre	34.5%	
Open Space:			23.05 Acres		
Wetlands corridor	7.0 Acres				
Buffer at 3200 South	0.64 Acres				
Active Adult	1.00 Acres				
Town Homes	5.7 Acres				
Condominium	1.4 Acres				
Within ROWs	5.3 Acres				
Anticipated ROWs	2.0 Acres				

2.0 TRAFFIC COUNTS

Traffic counts were collected for both AM and PM peak hour periods at both the 250 West 3200 South intersection and the SR-165 3200 South intersection. PM counts for the 250 West intersection were collected on Thursday, January 2, 2020 from 4 PM to 6 PM, while morning counts were collected on Monday, January 6, 2020 from 7 AM to 9AM. Morning and Evening counts for the intersection at SR-165 were collected on Monday, January 6, 2020 from 7 AM to 9 AM and from 4 PM to 6 PM respectively. The peak hour at both intersections was identified as the period between 5 PM and 6 PM. Traffic count tabulations have been included in Appendix A.

3.0 TRIP GENERATION

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012). Any potential internal capture reductions were not included. Values corresponding to the “weekday PM peak hour of adjacent street” scenario were utilized. The proposed project includes a mix of single-family detached housing, senior adult detached housing, and residential condos and townhouses. Accordingly, the following land-use codes were selected:

- 210: Single Family Detached Housing
- 230: Residential Condominium/Townhouse
- 251: Senior Adult Housing – Detached

Trip Generation was calculated separately for the east side and west sides of the project which each have their own separate primary access point onto 3200 South. These trip generation zones are illustrated in Figure 2.



FIGURE 2. TRIP GENERATION ZONES

Trip Generation for the West Zone is provided in Table 2. Trip Generation for the East Zone is provided in Table 3. Trip Generation for the Development as a whole is provided in Table 4.

TABLE 2. TRIP GENERATION FOR WEST ZONE

ITE Land Use Code	Independent Variable	Value	Method	Trips	In %	In	Out	IC In	IC Out	Reduction %	Driveway In	Driveway Out	Total
251 - Senior Adult Housing - Detached	Dwelling Units	40	*Average Rate	11	61	7	4	0	0	0	7	4	11
230 - Residential Condominium/Townhouse	Dwelling Units	61	Average Rate	32	67	21	11	0	0	0	21	11	32
210 - Single Family Detached Housing	Dwelling Units	50	Average Rate	50	63	32	18	0	0	0	32	18	50

TABLE 3. TRIP GENERATION FOR EAST ZONE

ITE Land Use Code	Independent Variable	Value	Method	Trips	In %	In	Out	IC In	IC Out	Reduction %	Driveway In	Driveway Out	Total
230 - Residential Condominium/Townhouse	Dwelling Units	434	Average Rate	226	67	151	75	0	0	0	151	75	226
210 - Single Family Detached Housing	Dwelling Units	45	Average Rate	45	63	28	17	0	0	0	28	17	45

TABLE 4. TRIP GENERATION FOR ENTIRE PROJECT

ITE Land Use Code	Independent Variable	Value	Method	Trips	In %	In	Out	IC In	IC Out	Reduction %	Driveway In	Driveway Out	Total
251 - Senior Adult Housing	Dwelling Units	41	*Average Rate	11	61	7	4	0	0	0	7	4	11
230 - Residential Condomir	Dwelling Units	495	Average Rate	257	67	172	85	0	0	0	172	85	257
210 - Single Family Detache	Dwelling Units	95	Average Rate	95	63	60	35	0	0	0	60	35	95

Trip generation for the development is further summarized as follows:

- East Zone:
 - In: 179 trips
 - Out: 92 trips
- West Zone:
 - In: 60 trips
 - Out: 33 trips
- Total:
 - In: 239 trips
 - Out: 124 trips

4.0 TRIP DISTRIBUTION

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially those in close proximity to the site.

It was observed that at the 250 West 3200 South intersection the Eastbound (EB) and Westbound (WB) traffic was split almost exactly in half: 49.7% WB and 50.3% EB. Observing the relative location of regional trip attractors to the study area, it is assumed the majority of this traffic is likely coming to and from residences located within the travelshed of the 3200 South and SR-165 intersection. This means that the majority of these observed trips end up passing the SR-165 node to the east of the project rather than some other regional access point (such as 2600 South and SR-165, 3200 South and US-89/91, or 800 West and US-89/91). Accordingly, in distributing traffic for the proposed development it is estimated that approximately 80% of the trips will utilize the 3200 South SR-165 intersection as their means of regional ingress and egress. The other 20% is assumed to be coming to or from the West. In order to assess worst-case conditions at 3200 South and SR-165, no traffic has been distributed in this analysis to the minor local connections at 2965 South and 2900 South. Furthermore, given that the project does not provide significant through routes, no NB or SB through traffic has been assumed at the 250 West intersection.

5.0 INTERSECTION TRAFFIC ANALYSIS

This section of the report examines the traffic impacts of the proposed project at the study intersections, including those at 340 West and 3200 South, 250 West and 3200 South, and SR-165 and 3200 South. For purposes of this study, the project opening day is assumed to occur a year from now 2021. Five scenarios have been examined:

- 2020 Existing Conditions

- 2021 Background Traffic
- 2021 Background Traffic + Project Conditions
- 2026 Background Traffic
- 2026 Background Traffic + Project Conditions

An annual growth rate of 3% was applied to the background traffic representing the developing nature of the surrounding vicinity. Using TransModeler SE software (produced by the Caliper Corporation), which follows the Highway Capacity Manual (HCM) 2010 methodology, the PM peak hour Level of Service (LOS) was computed for each study intersection under each scenario.

LOS is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 5 provides a brief description of each LOS letter designation, as outlined in the 2010 Highway Capacity Manual, and lists an accompanying average delay per vehicle for both signalized and unsignalized intersections.

TABLE 5. LEVEL OF SERVICE DESCRIPTIONS

Level of Service	Description of Traffic Conditions	Average Delay (Seconds/Vehicle)
	Signalized Intersections	Overall Intersection
A	Extremely favorable progression and a very low level of control delay. Individual users are virtually unaffected by others in the traffic stream.	$0 \leq 10.0$
B	Good progression and a low level of control delay. The presence of other users in the traffic stream becomes noticeable.	> 10.0 and ≤ 20.0
C	Fair progression and a moderate level of control delay. The operation of individual users becomes somewhat affected by interactions with others in the traffic stream.	> 20.0 and ≤ 35.0
D	Marginal progression with relatively high levels of control delay. Operating conditions are noticeably more constrained.	> 35.0 and ≤ 55.0
E	Poor progression with unacceptably high levels of control delay. Operating conditions are at or near capacity.	> 55.0 and ≤ 80.0
F	Unacceptable progression with forced or breakdown operating conditions	> 80.0
	Unsignalized Intersections	Worst Approach
A	Free Flow / Insignificant Delay	$0 \leq 10.0$
B	Stable Operations / Minimum Delays	> 10.0 and ≤ 15.0
C	Stable Operations / Acceptable Delays	> 15.0 and ≤ 25.0
D	Approaching Unstable Flows / Tolerable Delays	> 25.0 and ≤ 35.0
E	Unstable Operations / Significant Delays Can Occur	> 35.0 and ≤ 50.0
F	Forced Flows / Unpredictable Flows / Excessive Delays Occur	> 50.0

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. However, if LOS E or F conditions exist, an explanation and/or mitigation measures will be presented. According to the Traffic Engineering Handbook, 5th Edition, “[f]or most design or planning purposes...service flow rates D or C are usually used because they ensure a more acceptable quality of service to facility users” (pg. 95). The LOS D threshold is also consistent with UDOT’s standard for state roads in urbanized areas (see UDOT Roadway Design Manual of Instruction, May 2007 – updated August 2011, Section 7 – Page 4).

The results of this analysis are reported in Table 6 (see Appendix B for the detailed LOS reports). An optimized signal cycle of 60-seconds generated using the Webster Equation was utilized for the intersection of SR-165 and 3200 South. As shown in Table 6, all study intersections, in all scenarios continue to operate at LOS C or better.

TABLE 6. LEVEL OF SERVICE ANALYSIS FOR ALL SCENARIOS

		2020 Existing		2021 Background		2021 Back + Project		2026 Background		2026 Back + Project	
Intersection	Control	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS
340 W.	Minor Leg Stop Control	0.0	A	0.0	A	12.4	B	0.0	A	13.1	B
250 W.	Minor Leg Stop Control	12.0	B	12.2	B	19.1	C	13.2	B	21.9	C
SR-165	Signalized	12.0	B	12.2	B	13.2	B	13.3	B	14.3	B
¹ Average delay as measured in seconds per vehicle. These values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.											

All intersections continue to operate at LOS C or better through the 2026 background plus project scenario. The same is true of all movements within the study intersections and is mapped graphically in Figures 3 through 7. The most congested movement in any scenario is the EB left turn and NB left turn movements at SR-165 in the 2026 scenario, which also continue to operate at LOS C through the study’s time horizon. This analysis also suggests that the proposed traffic control methods are sufficient.



FIGURE 3

2020 BACKGROUND TRAFFIC



FIGURE 4

2021 BACKGROUND TRAFFIC



FIGURE 5

2026 BACKGROUND TRAFFIC



FIGURE 6

2021 TOTAL TRAFFIC & LOS



FIGURE 7

2026 TOTAL TRAFFIC & LOS

6.0 ROADWAY CAPACITY THRESHOLDS & CROSS-SECTION RECOMMENDATIONS

The current Nibley City Transportation Master Plan proposes that 250 West be built to typical cross-section TS-8: *Collector, 2-Lane Street, Bicycle Blvd, 66' ROW*. The same master plan designates 3200 South in its existing condition as a *3-lane Minor Arterial*. Lastly, the developer's proposal for the Ropelato Subdivision assigns 340 West to TS-13: *Local, 2-Lane Local, 60' ROW*. According to Table 1 of the City Master Plan, a 2-lane roadway can carry up to 8,000 vehicles per day and operate at a LOS C, while a 3-lane minor arterial can carry up to 11,000 vehicles per day.

Peak hour volumes typically represent 8-12% of average vehicles per day, 8% being more representative of rural areas, 12% of highly-urbanized areas. Given that Nibley City is increasingly becoming suburban, 10% has been utilized. Peak hour volumes on 340 West, 250 East and 3200 South in the 2026 background + project AADT have thus been estimated as follows:

- 340 West (Local, 2 Lanes): 930 AADT
- 250 East (Collector, 2 Lanes): 2,710 AADT
- 3200 South (Minor Arterial, 3 Lanes): 7,770 AADT

According to the standards set forth in the City Transportation Master Plan, the proposed cross-sections have sufficient roadway capacity to handle the projected vehicles per day and still provide an adequate LOS.

7.0 TURNING LANE WARRANTS, QUEUING LENGTHS & RECOMMENDATIONS

Per the request of the City Engineer this study includes an analysis of potential necessary turning lane improvements necessitated by the project. In the absence of City standard for the same, recommendations from the Utah Administrative Code will be utilized. Per UDOT's current mapping, the portion of SR-165 in the Study Area is a Category 3 roadway. Per Section R930-6-7.5.e.i.D.i & R930-6-7.5.e.i.D.ii, left-turn lanes and right-turn lanes are required to be installed at a Category 3 intersection when the following criteria are met:

- (I) "A left turn deceleration lane with taper and storage length is required for any access with a projected peak hour left ingress **turning volume greater than 5 vehicles per hour...**"
- (II) "A right turn deceleration lane and taper length is required for any access with a projected peak hour right ingress **turning volume greater than 10 vehicles per hour...**"

3200 South appears to meet the same code's definition of a Category 7 roadway (R930-6-6.2.b.vii): "Category 7 is appropriate for use on highways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic but with emphasis on local movements such as those common on small city Main Streets."

Per Section R930-6-7.5.e.i.E.i & R930-6-7.5.e.i.E.ii, left-turn lanes and right-turn lanes are required to be installed at a Category 7 intersection when the following criteria are met:

- (I) *A left turn lane with storage length plus taper is required for any access with a projected peak hour left ingress turning volume greater than 25 vehicles per hour...*
- (II) *A right turn lane with storage length plus taper is required for any access with a projected peak hour right ingress turning volume greater than 50 vehicles per hour...*

Based on predicted turning movement volumes and the calculated 95th-percentile queueing lengths in the 2026 Proposed Condition (see Appendix B; LOS calculations, line item “Back of Queue (Q), veh/ln”), the following deficiencies have been identified:

- 340 West:
 - SB Left-turn bay needed, additional pavement may be required
- 250 West:
 - SB Left-turn bay needed, additional pavement may be required
 - WB right-turn bay should be added, additional pavement may be required
 - WB two-way left-turn bay should be re-stripped to a dedicated left-turn bay
 - EB two-way left-turn bay should be re-stripped to a dedicated left-turn bay
- SR-165:
 - No improvements needed. 95th-percentile queueing length for left-turn requires 100-ft for 4.7 vehicles; 100-ft already provided. Likewise, sufficient storage length exists for all other turning movements.

8.0 SUMMARY

The analysis contained in this study has determined that all intersections adjacent to the project together with their individual movements continue to operate at LOS C or better through the 2026 study horizon. Also, it has been determined that cross-sections proposed for project by the developer and the City Transportation Master Plan are sufficient to handle the projected daily traffic loading. Recommended improvements are limited to turning-lane additions/modifications as outlined in the Section 7.0 of this report.

APPENDIX A: TRAFFIC COUNTS

		250 WEST & 3200 SOUTH														
		EBR		EBT		WBL		WBT		NBL		NBR		15 Min	1-HR	PED
		Cars	Trucks	Cars	Trucks	Cars	Trucks	Cars	Trucks	Cars	Trucks	Cars	Trucks	Totals	TOTALS	
7:00 AM	7:15 AM	0	1	19	0	3	0	31	3	2	0	6	0	65		0
7:15 AM	7:30 AM	1	0	32	0	2	0	13	1	4	0	7	0	60		0
7:30 AM	7:45 AM	2	0	55	1	2	0	25	0	7	0	19	0	111		0
7:45 AM	8:00 AM	3	0	48	1	2	0	52	0	9	1	10	0	126	362	0
8:00 AM	8:15 AM	4	0	44	0	3	0	34	0	5	0	5	0	95	392	0
8:15 AM	8:30 AM	1	0	13	0	0	0	26	0	3	0	6	0	49	381	0
8:30 AM	8:45 AM	2	1	32	1	5	0	23	1	2	0	6	0	73	343	0
8:45 AM	9:00 AM	3	0	44	3	2	0	34	1	11	3	4	0	105	322	1
4:00 PM	4:15 PM	4	0	54	1	12	0	36	1	2	0	10	0	120		0
4:15 PM	4:30 PM	3	0	43	0	7	0	42	1	2	0	7	1	106		0
4:30 PM	4:45 PM	2	0	38	1	6	0	44	0	2	0	7	0	100		0
4:45 PM	5:00 PM	5	0	42	2	7	1	34	0	6	0	5	0	102	428	0
5:00 PM	5:15 PM	9	0	57	0	12	0	41	1	4	0	4	0	128	436	0
5:15 PM	5:30 PM	7	0	44	0	11	0	45	0	5	1	3	0	116	446	0
5:30 PM	5:45 PM	12	0	46	1	9	0	33	0	7	0	3	0	111	457	0
5:45 PM	6:00 PM	12	0	37	0	15	0	43	0	8	0	3	0	118	473	0

		SR-165 & 3200 SOUTH														
		NBL		NBT		EBR		EBL		SBR		SBT		15 Min	1-HR	PED
		Cars	Trucks	Cars	Trucks	Cars	Trucks	Cars	Trucks	Cars	Trucks	Cars	Trucks	Totals	TOTALS	
7:00 AM	7:15 AM	5	1	123	5	3	0	21	0	27	2	56	1	244		0
7:15 AM	7:30 AM	3	0	184	0	12	0	32	0	12	0	79	3	325		0
7:30 AM	7:45 AM	6	0	250	3	7	0	64	1	19	0	88	4	442		0
7:45 AM	8:00 AM	13	0	310	6	12	0	57	2	38	0	93	3	534	1545	0
8:00 AM	8:15 AM	6	1	200	7	9	0	34	0	27	0	90	2	376	1677	0
8:15 AM	8:30 AM	5	0	172	4	2	0	18	0	19	0	56	3	279	1631	0
8:30 AM	8:45 AM	3	1	146	8	5	1	26	0	28	0	95	9	322	1511	0
8:45 AM	9:00 AM	2	1	182	8	13	1	39	2	28	0	78	2	356	1333	0
4:00 PM	4:15 PM	5	1	133	1	11	0	41	0	49	0	188	6	435		0
4:15 PM	4:30 PM	9	0	141	4	13	1	42	1	30	0	209	6	456		0
4:30 PM	4:45 PM	9	0	150	4	16	1	32	0	49	1	235	7	504		0
4:45 PM	5:00 PM	3	1	158	3	9	1	39	0	41	1	209	1	466	1861	2
5:00 PM	5:15 PM	2	0	187	3	12	0	51	0	42	0	225	2	524	1950	2
5:15 PM	5:30 PM	7	0	156	2	12	0	48	0	42	0	264	1	532	2026	0
5:30 PM	5:45 PM	8	0	157	0	9	0	34	0	52	0	263	0	523	2045	0
5:45 PM	6:00 PM	10	0	144	0	9	0	33	0	49	0	251	1	497	2076	1

APPENDIX B: INTERSECTION LOS CALCULATIONS

250 West & 3200 South Background Traffic – 2020

Control

Stop or Yield

General

Turns

Stop/Yield Signs

LOS

HCM Adjustments

Node

25

MOEs

Flow Field

Flow

Flow Interval (min.)

60

Base Saturation Flow Rate (pc/h/ln)

1900

Movement	WBR	WBT	WBL	SBR	SBT	SBL	EBL	EBR	EBT	NBT	NBL	NBR
Approach	2 (W)	2 (W)	2 (W)	5 (S)	5 (S)	5 (S)	6 (E)	6 (E)	6 (E)	4 (N)	4 (N)	4 (N)
Number of Lanes	0.5	0.5	1.0	0.3	0.3	0.3	1.0	0.5	0.5	0.3	0.3	0.3
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	0.000	0.000	7.751	11.547	11.547	11.547	7.521	0.000	0.000	11.995	11.995	11.995
Level Of Service	A	A	A	B	B	B	A	A	A	B	B	B
Stream Code	3	2	1	9	8	7	4	6	5	11	10	12
Stream Rank	1	1	2	2	3	4	2	1	1	3	4	2
Critical Gap (tc)	--	--	4.100	6.500	6.500	7.500	4.100	--	--	6.500	7.500	6.900
Follow-Up Time (tf), s	--	--	2.200	3.300	4.000	3.500	2.200	--	--	4.000	3.500	3.300
Conflicting Flows (Vc), veh/h	--	--	225	163	482	469	163	--	--	462	462	205
Potential Capacity (Cp), veh/h	--	--	1356	859	487	482	1428	--	--	500	488	808
Capacity (Cm), veh/h	--	--	1356	859	470	462	1428	--	--	482	475	808
Shared-lane Capacity (Csh), veh/h	--	--	1356	550	550	550	1428	--	--	553	553	553
Shared-lane Flow, veh/h	--	--	47	0	0	0	0	--	--	38	38	38
Queue, veh/ln	--	--	0.1	0.0	0.0	0.0	0.0	--	--	0.2	0.2	0.2
v/c Ratio	--	--	0.035	0.000	0.000	0.000	0.000	--	--	0.069	0.069	0.069
Movement Flow, veh/h	0	163	47	0	0	0	0	40	185	0	25	13
Movement Adjusted Flow, veh/h	0	163	47	0	0	0	0	40	185	0	25	13

Save Adjusted Sat. Flow

Control Delay (s/veh)

1.7

Level of Service

A

250 West & 3200 South Background Traffic – 2021

Control

Stop or Yield

General

Turns

Stop/Yield Signs

LOS

HCM Adjustments

MOEs

Flow Interval (min.)

30

Node

25

Flow Field	Flow	WBR	WBT	WBL	SBR	SBT	SBL	EBL	EBR	EBT	NBT	NBL	NBR
		2 (W)	2 (W)	2 (W)	5 (S)	5 (S)	5 (S)	6 (E)	6 (E)	6 (E)	4 (N)	4 (N)	4 (N)
Movement													
Approach		2 (W)	2 (W)	2 (W)	5 (S)	5 (S)	5 (S)	6 (E)	6 (E)	6 (E)	4 (N)	4 (N)	4 (N)
Number of Lanes		0.5	0.5	1.0	0.3	0.3	0.3	1.0	0.5	0.5	0.3	0.3	0.3
Lane Width, ft		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh		0.000	0.000	7.770	11.667	11.667	11.667	7.532	0.000	0.000	12.192	12.192	12.192
Level Of Service		A	A	A	B	B	B	A	A	A	B	B	B
Stream Code		3	2	1	9	8	7	4	6	5	11	10	12
Stream Rank		1	1	2	2	3	4	2	1	1	3	4	2
Critical Gap (tc)		--	--	4.100	6.900	6.500	7.500	4.100	--	--	6.500	7.500	6.900
Follow-Up Time (tf), s		--	--	2.200	3.300	4.000	3.500	2.200	--	--	4.000	3.500	3.300
Conflicting Flows (Vc), veh/h		--	--	232	168	496	482	168	--	--	476	476	212
Potential Capacity (Cp), veh/h		--	--	1348	853	478	472	1422	--	--	491	477	800
Capacity (Cm), veh/h		--	--	1348	853	461	452	1422	--	--	473	464	800
Shared-lane Capacity (Csh), veh/h		--	--	1348	540	540	540	1422	--	--	540	540	540
Shared-lane Flow, veh/h		--	--	48	0	0	0	0	--	--	39	39	39
Queue, veh/ln		--	--	0.1	0.0	0.0	0.0	0.0	--	--	0.2	0.2	0.2
v/c Ratio		--	--	0.036	0.000	0.000	0.000	0.000	--	--	0.072	0.072	0.072
Movement Flow, veh/h		0	168	48	0	0	0	0	41	191	0	26	13
Movement Adjusted Flow, veh/h		0	168	48	0	0	0	0	41	191	0	26	13

Save Adjusted Sat. Flow

Control Delay (s/veh)

1.7

Level of Service

A

250 West & 3200 South Total Traffic – 2021

Control

Stop or Yield

Node

25

General

Turns

Stop/Yield Signs

LOS

HCM Adjustments

MOEs

Flow Field

Flow

Flow Interval (min.)

60

Base Saturation Flow Rate (pc/h/ln)

1900

Movement	WBR	WBT	WBL	SBR	SBT	SBL	EBL	EBR	EBT	NBT	NBL	NBR
Approach	2 (W)	2 (W)	2 (W)	5 (S)	5 (S)	5 (S)	6 (E)	6 (E)	6 (E)	4 (N)	4 (N)	4 (N)
Number of Lanes	0.5	0.5	1.0	0.3	0.3	0.3	1.0	0.5	0.5	0.3	0.3	0.3
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	0.000	0.000	7.836	19.121	19.121	19.121	8.067	0.000	0.000	15.540	15.540	15.540
Level Of Service	A	A	A	C	C	C	A	A	A	C	C	C
Stream Code	3	2	1	9	8	7	4	6	5	11	10	12
Stream Rank	1	1	2	2	3	4	2	1	1	3	4	2
Critical Gap (tc)	--	--	4.100	6.900	6.500	7.500	4.100	--	--	6.500	7.500	6.900
Follow-Up Time (tf), s	--	--	2.200	3.300	4.000	3.500	2.200	--	--	4.000	3.500	3.300
Conflicting Flows (Vc), veh/h	--	--	259	288	715	701	360	--	--	767	704	239
Potential Capacity (Cp), veh/h	--	--	1317	715	359	329	1210	--	--	335	328	769
Capacity (Cm), veh/h	--	--	1317	715	335	308	1210	--	--	313	304	769
Shared-lane Capacity (Csh), veh/h	--	--	1317	346	346	346	1210	--	--	380	380	380
Shared-lane Flow, veh/h	--	--	48	92	92	92	36	--	--	39	39	39
Queue, veh/ln	--	--	0.1	1.1	1.1	1.1	0.1	--	--	0.3	0.3	0.3
v/c Ratio	--	--	0.036	0.266	0.266	0.266	0.030	--	--	0.103	0.103	0.103
Movement Flow, veh/h	144	216	48	18	0	74	36	41	218	0	26	13
Movement Adjusted Flow, veh/h	144	216	48	18	0	74	36	41	218	0	26	13

Control Delay (s/veh)

3.6

Level of Service

A

250 West & 3200 South Background Traffic – 2026

Control

Stop or Yield

General

Turns

Stop/Yield Signs

HCM Adjustments

LOS

Node

25

MOEs

Flow Field

Flow

Flow Interval (min.)

60

Base Saturation Flow Rate (pc/h/ln)

1900

Flow Field	Flow	WBR	WBT	WBL	SBR	SBT	SBL	EBL	EBR	EBT	NBT	NBL	NBR
Movement		2 (W)	2 (W)	2 (W)	5 (S)	5 (S)	5 (S)	6 (E)	6 (E)	6 (E)	4 (N)	4 (N)	4 (N)
Approach		0.5	0.5	1.0	0.3	0.3	0.3	1.0	0.5	0.5	0.3	0.3	0.3
Number of Lanes		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Lane Width, ft		0.000	0.000	7.879	12.427	12.427	12.427	7.590	0.000	0.000	13.187	13.187	13.187
Control Delay (d), s/veh		A	A	A	B	B	B	A	A	A	B	B	B
Level Of Service		3	2	1	9	8	7	4	6	5	11	10	12
Stream Code		1	1	2	2	3	4	2	1	1	3	4	2
Critical Gap (tc)		--	--	4.100	6.900	6.500	7.500	4.100	--	--	6.500	7.500	6.900
Follow-Up Time (tf), s		--	--	2.200	3.300	4.000	3.500	2.200	--	--	4.000	3.500	3.300
Conflicting Flows (Vc), veh/h		--	--	269	195	576	560	195	--	--	552	552	245
Potential Capacity (Cp), veh/h		--	--	1306	820	431	415	1390	--	--	444	421	762
Capacity (Cm), veh/h		--	--	1306	820	412	393	1390	--	--	425	407	762
Shared-lane Capacity (Csh), veh/h		--	--	1306	485	485	485	1390	--	--	486	486	486
Shared-lane Flow, veh/h		--	--	56	0	0	0	0	--	--	46	46	46
Queue, veh/ln		--	--	0.1	0.0	0.0	0.0	0.0	--	--	0.3	0.3	0.3
v/c Ratio		--	--	0.043	0.000	0.000	0.000	0.000	--	--	0.095	0.095	0.095
Movement Flow, veh/h		0	195	56	0	0	0	0	48	221	0	30	16
Movement Adjusted Flow, veh/h		0	195	56	0	0	0	0	48	221	0	30	16

Control Delay (s/veh)

1.9

Level of Service

A

Control

Stop or Yield

Node

25

General

Turns

Stop/Yield Signs

LOS

HCM Adjustments

MOEs

Flow Field

Flow

Flow Interval (min.)

60

Base Saturation Flow Rate (pc/h/n)

1900

Movement	WBR	WBT	WBL	SBR	SBT	SBL	EBL	EBR	EBT	NBT	NBL	NBR
Approach	2 (W)	2 (W)	2 (W)	5 (S)	5 (S)	5 (S)	6 (E)	6 (E)	6 (E)	4 (N)	4 (N)	4 (N)
Number of Lanes	0.5	0.5	1.0	0.3	0.3	0.3	1.0	0.5	0.5	0.3	0.3	0.3
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	0.000	0.000	7.949	21.934	21.934	21.934	8.140	0.000	0.000	17.186	17.186	17.186
Level Of Service	A	A	A	C	C	C	A	A	A	C	C	C
Stream Code	3	2	1	9	8	7	4	6	5	11	10	12
Stream Rank	1	1	2	2	3	4	2	1	1	3	4	2
Critical Gap (tc)	--	--	4.100	6.900	6.500	7.500	4.100	--	--	6.500	7.500	6.900
Follow-Up Time (tf), s	--	--	2.200	3.300	4.000	3.500	2.200	--	--	4.000	3.500	3.300
Conflicting Flows (Vc), veh/h	--	--	296	315	795	779	387	--	--	843	780	272
Potential Capacity (Cp), veh/h	--	--	1277	687	323	289	1183	--	--	303	289	732
Capacity (Cm), veh/h	--	--	1277	687	299	267	1183	--	--	281	266	732
Shared-lane Capacity (Csh), veh/h	--	--	1277	304	304	304	1183	--	--	341	341	341
Shared-lane Flow, veh/h	--	--	56	92	92	92	36	--	--	46	46	46
Queue, veh/in	--	--	0.1	1.2	1.2	1.2	0.1	--	--	0.5	0.5	0.5
v/c Ratio	--	--	0.044	0.303	0.303	0.303	0.030	--	--	0.135	0.135	0.135
Movement Flow, veh/h	144	243	56	18	0	74	36	48	248	0	30	16
Movement Adjusted Flow, veh/h	144	243	56	18	0	74	36	48	248	0	30	16

Save Adjusted Sat. Flow

Control Delay (s/veh)

3.9

Level of Service

A

340 West & 3200 South Background Traffic – 2020

MOEs

Flow Field Flow
Flow Interval (min.) 60
Base Saturation Flow Rate (pc/h/ln) 1900

Movement	SBR	SBL	EBL	EBT	WBR	WBT
Approach	7 (S)	7 (S)	8 (E)	8 (E)	6 (W)	6 (W)
Number of Lanes	0.5	0.5	1.0	1.0	0.5	0.5
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	10.318	10.318	7.575	0.000	0.000	0.000
Level Of Service	B	B	A	A	A	A
Stream Code	9	7	4	5	3	2
Stream Rank	2	3	2	1	1	1
Critical Gap (tc)	6.900	6.800	4.100	--	--	--
Follow-Up Time (tf), s	3.300	3.500	2.200	--	--	--
Conflicting Flows (Vc), veh/h	188	413	188	--	--	--
Potential Capacity (Cp), veh/h	828	572	1398	--	--	--
Capacity (Cm), veh/h	828	572	1398	--	--	--
Shared-lane Capacity (Csh), veh/h	677	677	1398	--	--	--
Shared-lane Flow, veh/h	0	0	0	--	--	--
Queue, veh/ln	0.0	0.0	0.0	--	--	--
v/c Ratio	0.000	0.000	0.000	--	--	--
Movement Flow, veh/h	0	0	0	225	0	188
Movement Adjusted Flow, veh/h	0	0	0	225	0	188

Control Delay (s/veh) 0
Level of Service A

340 West & 3200 South Background Traffic – 2021

MOEs

Flow Field Flow Flow Interval (min.) 60 Base Saturation Flow Rate (pc/h/ln) 1900

Movement	SBR	SBL	EBL	EBT	WBR	WBT
Approach	7 (S)	7 (S)	8 (E)	8 (E)	6 (W)	6 (W)
Number of Lanes	0.5	0.5	1.0	1.0	0.5	0.5
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	10.397	10.397	7.588	0.000	0.000	0.000
Level Of Service	B	B	A	A	A	A
Stream Code	9	7	4	5	3	2
Stream Rank	2	3	2	1	1	1
Critical Gap (tc)	6.900	6.800	4.100	--	--	--
Follow-Up Time (tf), s	3.300	3.500	2.200	--	--	--
Conflicting Flows (Vc), veh/h	194	426	194	--	--	--
Potential Capacity (Cp), veh/h	821	562	1391	--	--	--
Capacity (Cm), veh/h	821	562	1391	--	--	--
Shared-lane Capacity (Csh), veh/h	667	667	1391	--	--	--
Shared-lane Flow, veh/h	0	0	0	--	--	--
Queue, veh/ln	0.0	0.0	0.0	--	--	--
v/c Ratio	0.000	0.000	0.000	--	--	--
Movement Flow, veh/h	0	0	0	232	0	194
Movement Adjusted Flow, veh/h	0	0	0	232	0	194

Control Delay (s/veh) 0 Level of Service A

340 West & 3200 South Total Traffic – 2021

Control
Stop or Yield
Node
28

General
Tums
Stop/Yield Signs
LOS
HCM Adjustments

MOEs

Flow Field
Flow
Flow Interval (min.)
60
Base Saturation Flow Rate (pc/h/ln)
1900

Movement	SBR	SBL	EBL	EBT	WBR	WBT
Approach	7 (S)	7 (S)	8 (E)	8 (E)	6 (W)	6 (W)
Number of Lanes	0.5	0.5	1.0	1.0	0.5	0.5
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	12.390	12.390	7.760	0.000	0.000	0.000
Level Of Service	B	B	A	A	A	A
Stream Code	9	7	4	5	3	2
Stream Rank	2	3	2	1	1	1
Critical Gap (tc)	6.900	6.800	4.100	--	--	--
Follow-Up Time (tf), s	3.300	3.500	2.200	--	--	--
Conflicting Flows (Vc), veh/h	236	528	260	--	--	--
Potential Capacity (Cp), veh/h	772	485	1316	--	--	--
Capacity (Cm), veh/h	772	481	1316	--	--	--
Shared-lane Capacity (Csh), veh/h	521	521	1316	--	--	--
Shared-lane Flow, veh/h	34	34	12	--	--	--
Queue, veh/ln	0.2	0.2	0.0	--	--	--
v/c Ratio	0.065	0.065	0.009	--	--	--
Movement Flow, veh/h	7	27	12	268	48	212
Movement Adjusted Flow, veh/h	7	27	12	268	48	212

Control Delay (s/veh)
0.9
Level of Service
A

340 West & 3200 South Background Traffic – 2026

MOEs

Flow Field Flow
Flow Interval (min.) 60
Base Saturation Flow Rate (pc/h/ln) 1900

Movement	 SBR	 SBL	 EBL	 EBT	 WBR	 WBT
Approach	7 (S)	7 (S)	8 (E)	8 (E)	6 (W)	6 (W)
Number of Lanes	0.5	0.5	1.0	1.0	0.5	0.5
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	10.820	10.820	7.654	0.000	0.000	0.000
Level Of Service	B	B	A	A	A	A
Stream Code	9	7	4	5	3	2
Stream Rank	2	3	2	1	1	1
Critical Gap (tc)	6.900	6.800	4.100	--	--	--
Follow-Up Time (tf), s	3.300	3.500	2.200	--	--	--
Conflicting Flows (Vc), veh/h	224	493	224	--	--	--
Potential Capacity (Cp), veh/h	786	510	1357	--	--	--
Capacity (Cm), veh/h	786	510	1357	--	--	--
Shared-lane Capacity (Csh), veh/h	619	619	1357	--	--	--
Shared-lane Flow, veh/h	0	0	0	--	--	--
Queue, veh/ln	0.0	0.0	0.0	--	--	--
v/c Ratio	0.000	0.000	0.000	--	--	--
Movement Flow, veh/h	0	0	0	269	0	224
Movement Adjusted Flow, veh/h	0	0	0	269	0	224

Control Delay (s/veh) 0
Level of Service A

340 West & 3200 South Total Traffic – 2026

Control
Stop or Yield
Node 28

General
Turns
Stop/Yield Signs
LOS
HCM Adjustments

MOEs

Flow Field Flow
Flow Interval (min.) 60
Base Saturation Flow Rate (pc/h/ln) 1900

Movement	SBR	SBL	EBL	EBT	WBR	WBT
Approach	7 (S)	7 (S)	8 (E)	8 (E)	6 (W)	6 (W)
Number of Lanes	0.5	0.5	1.0	1.0	0.5	0.5
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
Control Delay (d), s/veh	13.139	13.139	7.832	0.000	0.000	0.000
Level Of Service	B	B	A	A	A	A
Stream Code	9	7	4	5	3	2
Stream Rank	2	3	2	1	1	1
Critical Gap (tc)	6.900	6.800	4.100	--	--	--
Follow-Up Time (tf), s	3.300	3.500	2.200	--	--	--
Conflicting Flows (Vc), veh/h	266	595	290	--	--	--
Potential Capacity (Cp), veh/h	738	440	1283	--	--	--
Capacity (Cm), veh/h	738	436	1283	--	--	--
Shared-lane Capacity (Csh), veh/h	476	476	1283	--	--	--
Shared-lane Flow, veh/h	34	34	12	--	--	--
Queue, veh/ln	0.2	0.2	0.0	--	--	--
v/c Ratio	0.071	0.071	0.009	--	--	--
Movement Flow, veh/h	7	27	12	305	48	242
Movement Adjusted Flow, veh/h	7	27	12	305	48	242

Save Adjusted Sat. Flow
Control Delay (s/veh) 0.8
Level of Service A

SR-165 & 3200 South Background Traffic – 2020

Control
Pretimed (Sequential Phasing)
Start Time 05:00:00
Change...
Remove
☐ Based on
Choose base plan...
Node 21

General
Tums
Timing
LOS
HCM Adjustments

MOEs

Flow Field Flow
Flow Interval (min.) 60
Base Saturation Flow Rate (pc/h/ln) 1900

Lane Group	T	R	L	R	L	T
Approach	1 (S)	1 (S)	2 (E)	2 (E)	3 (N)	3 (N)
Number of Lanes	2	1	1	1	1	2
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
QAP	QAP	QAP	QAP	QAP	QAP	QAP
Adjusted Flow, veh/h	1007	185	166	42	27	649
Capacity (c), veh/h	1678	1207	377	1207	181	2058
Volume-to-Capacity Ratio (X)	0.600	0.153	0.441	0.035	0.149	0.315
Green to Cycle Ratio	0.442	0.750	0.208	0.750	0.100	0.542
Assigned Phase	1	2	3	3	2	2
Uniform Delay (d1), s/veh	12.735	2.126	20.708	1.931	24.671	7.610
Incremental Delay Calibration (K)	0.500	0.500	0.500	0.500	0.500	0.500
Incremental Delay (d2), s/veh	1.595	0.270	3.706	0.054	1.738	0.402
Initial Queue Delay (d3), s/veh	0.000	0.000	0.000	0.000	0.000	0.000
Progression Adjustment Factor (PF)	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay (d), s/veh	14.330	2.395	24.414	1.985	26.409	8.013
Level Of Service	B	A	C	A	C	A
Total Delay, veh-hr	4.008	0.123	1.126	0.023	0.198	1.444
Fully Stopped (Nf), veh/ln	9.3	0.3	2.0	0.1	0.3	4.0
Back of Queue (Q), veh/ln	9.6	0.4	2.3	0.1	0.4	4.1
Y Ratio	0.265	0.115	0.092	0.026	0.015	0.171
Effective Green Time, s	26.5	45.0	12.5	45.0	6.0	32.5
Approach Delay, s/veh	--	12.478	--	19.885	--	8.747
Flow (v), veh/h	1007	185	166	42	27	649
Saturation Flow, veh/h	3800	1900	1900	1900	1900	3800
Adjusted Saturation Flow, veh/h	3800	1609	1809	1609	1809	3800
Available Capacity (ca), veh/h	1678	161	377	335	181	380

Control Delay (s/veh) 12
Level of Service B

SR-165 & 3200 South Background Traffic – 2021

Control
Pretimed (Sequential Phasing)
Start Time 05:00:00
Change...
Remove
☐ Based on
Choose base plan...
Node 21

General
TURNS
Timing
LOS
HCM Adjustments

MOEs

Flow Field Flow
Flow Interval (min.) 60
Base Saturation Flow Rate (pc/h/ln) 1900

Lane Group	↓ T	↓ R	↖ L	↗ R	↖ L	↑ T
Approach	1 (S)	1 (S)	2 (E)	2 (E)	3 (N)	3 (N)
Number of Lanes	2	1	1	1	1	2
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
QAP	QAP	QAP	QAP	QAP	QAP	QAP
Adjusted Flow, veh/h	1037	191	171	43	28	668
Capacity (c), veh/h	1678	1207	377	1207	181	2058
Volume-to-Capacity Ratio (X)	0.618	0.158	0.454	0.036	0.155	0.325
Green to Cycle Ratio	0.442	0.750	0.208	0.750	0.100	0.542
Assigned Phase	1	2	3	3	2	2
Uniform Delay (d1), s/veh	12.874	2.135	20.771	1.932	24.685	7.657
Incremental Delay Calibration (K)	0.500	0.500	0.500	0.500	0.500	0.500
Incremental Delay (d2), s/veh	1.717	0.280	3.906	0.055	1.814	0.420
Initial Queue Delay (d3), s/veh	0.000	0.000	0.000	0.000	0.000	0.000
Progression Adjustment Factor (PF)	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay (d), s/veh	14.591	2.415	24.677	1.987	26.499	8.076
Level Of Service	B	A	C	A	C	A
Total Delay, veh-hr	4.203	0.128	1.172	0.024	0.206	1.499
Fully Stopped (Nf), veh/ln	9.7	0.3	2.0	0.1	0.4	4.1
Back of Queue (Q), veh/ln	10.1	0.4	2.4	0.1	0.4	4.3
Y Ratio	0.273	0.119	0.095	0.027	0.015	0.176
Effective Green Time, s	26.5	45.0	12.5	45.0	6.0	32.5
Approach Delay, s/veh	--	12.697	--	20.118	--	8.817
Flow (v), veh/h	1037	191	171	43	28	668
Saturation Flow, veh/h	3800	1900	1900	1900	1900	3800
Adjusted Saturation Flow, veh/h	3800	1609	1809	1609	1809	3800
Available Capacity (ca), veh/h	1678	161	377	335	181	380

Save Adjusted Sat. Flow
Control Delay (s/veh) 12.2
Level of Service B

SR-165 & 3200 South Total Traffic – 2021

Control
Pretimed (Sequential Phasing)
Start Time 05:00:00
Change...
Remove
☐ Based on
Choose base plan...
Node 21

General
Turns
Timing
LOS
HCM Adjustments

MOEs

Flow Field Flow
Flow Interval (min.) 60
Base Saturation Flow Rate (pc/h/ln) 1900

Lane Group	↓ T	↓ R	← L	→ R	← L	↑ T
Approach	1 (S)	1 (S)	2 (E)	2 (E)	3 (N)	3 (N)
Number of Lanes	2	1	1	1	1	2
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
QAP	QAP	QAP	QAP	QAP	QAP	QAP
Adjusted Flow, veh/h	1037	345	252	63	66	668
Capacity (c), veh/h	1634	1207	398	1207	181	2014
Volume-to-Capacity Ratio (X)	0.635	0.286	0.633	0.052	0.365	0.332
Green to Cycle Ratio	0.430	0.750	0.220	0.750	0.100	0.530
Assigned Phase	1	1	3	3	2	1
Uniform Delay (d1), s/veh	13.417	2.395	21.213	1.957	25.223	8.051
Incremental Delay Calibration (K)	0.500	0.500	0.500	0.500	0.500	0.500
Incremental Delay (d2), s/veh	1.892	0.596	7.472	0.082	5.607	0.443
Initial Queue Delay (d3), s/veh	0.000	0.000	0.000	0.000	0.000	0.000
Progression Adjustment Factor (PF)	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay (d), s/veh	15.308	2.991	28.685	2.040	30.830	8.494
Level Of Service	B	A	C	A	C	A
Total Delay, veh-hr	4.410	0.287	2.008	0.036	0.565	1.576
Fully Stopped (Nf), veh/ln	9.9	0.7	3.1	0.1	0.9	4.3
Back of Queue (Q), veh/ln	10.4	0.9	3.9	0.1	1.1	4.4
Y Ratio	0.273	0.214	0.139	0.039	0.036	0.176
Effective Green Time, s	25.8	45.0	13.2	45.0	6.0	31.8
Approach Delay, s/veh	--	12.234	--	23.356	--	10.502
Flow (v), veh/h	1037	345	252	63	66	668
Saturation Flow, veh/h	3800	1900	1900	1900	1900	3800
Adjusted Saturation Flow, veh/h	3800	1609	1809	1609	1809	3800
Available Capacity (ca), veh/h	1634	692	398	354	181	1634

Save Adjusted Sat. Flow
Control Delay (s/veh) 13.2
Level of Service B

SR-165 & 3200 South Background Traffic – 2026

Control
Pretimed (Sequential Phasing)
Start Time
05:00:00
Change...
Remove
☐ Based on
Choose base plan...
Node
21

General
Turns
Timing
LOS
HCM Adjustments

MOEs

Flow Field
Flow
Flow Interval (min.)
60
Base Saturation Flow Rate (pc/h/ln)
1900

Lane Group	↓ T	↓ R	← L	→ R	← L	↑ T
Approach	1 (S)	1 (S)	2 (E)	2 (E)	3 (N)	3 (N)
Number of Lanes	2	1	1	1	1	2
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
QAP	QAP	QAP	QAP	QAP	QAP	QAP
Adjusted Flow, veh/h	1202	221	198	50	32	775
Capacity (c), veh/h	1678	1207	377	1207	181	2058
Volume-to-Capacity Ratio (X)	0.716	0.183	0.525	0.041	0.177	0.377
Green to Cycle Ratio	0.442	0.750	0.208	0.750	0.100	0.542
Assigned Phase	1	2	3	3	2	2
Uniform Delay (d1), s/veh	13.691	2.181	21.119	1.941	24.740	7.928
Incremental Delay Calibration (K)	0.500	0.500	0.500	0.500	0.500	0.500
Incremental Delay (d2), s/veh	2.651	0.334	5.164	0.064	2.127	0.527
Initial Queue Delay (d3), s/veh	0.000	0.000	0.000	0.000	0.000	0.000
Progression Adjustment Factor (PF)	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay (d), s/veh	16.343	2.515	26.283	2.006	26.867	8.455
Level Of Service	B	A	C	A	C	A
Total Delay, veh-hr	5.457	0.154	1.446	0.028	0.239	1.820
Fully Stopped (Nf), veh/ln	11.9	0.4	2.4	0.1	0.4	5.0
Back of Queue (Q), veh/ln	12.5	0.5	2.9	0.1	0.5	5.1
Y Ratio	0.316	0.137	0.109	0.031	0.018	0.204
Effective Green Time, s	26.5	45.0	12.5	45.0	6.0	32.5
Approach Delay, s/veh	--	14.195	--	21.388	--	9.185
Flow (v), veh/h	1202	221	198	50	32	775
Saturation Flow, veh/h	3800	1900	1900	1900	1900	3800
Adjusted Saturation Flow, veh/h	3800	1609	1809	1609	1809	3800
Available Capacity (ca), veh/h	1678	161	377	335	181	380

Control Delay (s/veh)
13.3
Level of Service
B

SR-165 & 3200 South Total Traffic – 2026

Control
Pretimed (Sequential Phasing)
Start Time 05:00:00
Change...
Remove
☐ Based on
Choose base plan...
Node 21

General
Tums
Timing
HCM Adjustments
LOS

MOEs

Flow Field Flow
Flow Interval (min.) 60
Base Saturation Flow Rate (pc/h/ln) 1900

Lane Group	↓ T	↘ R	↗ L	↖ R	↗ L	↑ T
Approach	1 (S)	1 (S)	2 (E)	2 (E)	3 (N)	3 (N)
Number of Lanes	2	1	1	1	1	2
Lane Width, ft	12.0	12.0	12.0	12.0	12.0	12.0
QAP	QAP	QAP	QAP	QAP	QAP	QAP
Adjusted Flow, veh/h	1202	375	279	70	70	775
Capacity (c), veh/h	1659	1207	386	1207	181	2039
Volume-to-Capacity Ratio (X)	0.724	0.311	0.723	0.058	0.387	0.380
Green to Cycle Ratio	0.437	0.750	0.213	0.750	0.100	0.537
Assigned Phase	1	1	3	3	2	1
Uniform Delay (d1), s/veh	13.937	2.454	21.957	1.966	25.281	8.101
Incremental Delay Calibration (K)	0.500	0.500	0.500	0.500	0.500	0.500
Incremental Delay (d2), s/veh	2.788	0.671	11.175	0.092	6.146	0.540
Initial Queue Delay (d3), s/veh	0.000	0.000	0.000	0.000	0.000	0.000
Progression Adjustment Factor (PF)	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay (d), s/veh	16.726	3.124	33.133	2.058	31.427	8.641
Level Of Service	B	A	C	A	C	A
Total Delay, veh-hr	5.584	0.325	2.568	0.040	0.611	1.860
Fully Stopped (Nf), veh/ln	12.0	0.8	3.5	0.1	0.9	5.0
Back of Queue (Q), veh/ln	12.7	1.0	4.7	0.2	1.2	5.2
Y Ratio	0.316	0.233	0.154	0.043	0.039	0.204
Effective Green Time, s	26.2	45.0	12.8	45.0	6.0	32.2
Approach Delay, s/veh	--	13.491	--	26.900	--	10.529
Flow (v), veh/h	1202	375	279	70	70	775
Saturation Flow, veh/h	3800	1900	1900	1900	1900	3800
Adjusted Saturation Flow, veh/h	3800	1609	1809	1609	1809	3800
Available Capacity (ca), veh/h	1659	703	386	343	181	1659

Control Delay (s/veh) 14.3
Level of Service B



STREET VIEW 10-PLEX CONDO SIDE



STREET VIEW 10-PLEX CONDO FRONT



FRONT CORNER PERSPECTIVE



REAR PERSPECTIVE



BACK CORNER PERSPECTIVE



UNIT A3-O

UNIT A1

UNIT A2-L

UNIT A2-B

UNIT A1

UNIT A3-L





FRONT CORNER PERSPECTIVE



REAR PERSPECTIVE



BACK CORNER PERSPECTIVE



Kalahari 2,270 SQ. FT.



DESERT COTTAGE ELEVATION



DESERT CRAFTSMAN ELEVATION

Mojave 2,414 SQ. FT.



DESERT COTTAGE ELEVATION



DESERT CRAFTSMAN ELEVATION

Nibley City

Future Land Use

10/16/2018

 Nibley City Boundary

 Annexation Declaration
 Boundary

-  Parks, Open Space, and Trails
-  Agriculture
-  Open Space, Agriculture, and Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial and Medium to High Density Residential
-  Commercial
-  Industrial
-  Municipal, Schools, and Churches
-  Town Center

This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of J-U-B Engineers, Inc., and is not to be used, in whole or part, for any other project without the express written authorization of J-U-B Engineers, Inc.



0 0.5 1 Miles



OTHER J-U-B COMPANIES

Agenda Item #13

Description	Discussion and Consideration – Ordinance 20-03: An Update to the Nibley City Water Master Plan
Department	Water
Presenter	Justin Maughan, Public Works Director
Recommendation	Move to approve Ordinance 20-03: An Update to the Nibley City Water Master Plan, and adopt the master plan.
Reviewed By	Mayor, City Manager, and Public Work Director, City Engineer, City Planner, outside consultants

Background:

In 2019, Nibley City hired Jones and Demille Engineering to review and update the City Water Master Plan. The Master Plan's goals were to help the City determine:

1. The need for water with future population growth,
2. What new infrastructure will need to be built
3. What steps Nibley can take to conserve water and
4. What water rates the City should charge in relation to financial needs of the water system.

Staff will review the plan and explain its recommendations.

RESOLUTION 20-03

**A RESOLUTION ADOPTING A NEW NIBLEY CITY
WATER MASTER PLAN**

WHEREAS, Utah law allows municipalities to create and plan for local infrastructure and utility needs; and

WHEREAS, Nibley City has established a culinary water system for its residents; and

WHEREAS, large areas of land around Nibley City are unincorporated and will likely develop in the future; and

WHEREAS, Nibley City anticipates population growth and greater demand placed on Nibley City's water system; and

WHEREAS, Nibley City wishes to update the Water Master Plan to plan for future growth within Nibley City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY,
STATE OF UTAH, AS FOLLOWS:

1. That the attached Water Master Plan is adopted by the Nibley City Council.

Dated this ____ day of _____ 2020

Shaun Dustin, Mayor

ATTEST

David Zook, City Recorder

NIBLEY CITY CULINARY WATER MASTER PLAN

DECEMBER 2019

PREPARED FOR:



PREPARED BY:



TABLE OF CONTENTS

1.	Executive Summary	1
2.	Introduction	3
3.	Definitions.....	3
4.	Demographics.....	4
4.1.	Population Projections	4
5.	Connections.....	5
5.1.	ERC projections.....	5
6.	Level of Service.....	6
7.	System Capacity Analysis.....	7
7.1.	Storage Capacity Analysis	7
7.1.1.	Storage Capacity Improvements	8
7.2.	Source Capacity Analysis	9
7.2.1.	Source Capacity Improvements.....	10
7.3.	Distribution System Capacity Analysis.....	11
7.3.1.	Hydraulic Modeling	11
7.3.2.	Existing Distribution System Capacity	12
7.3.3.	Distribution System Capacity Improvements.....	12
7.3.3.1.	Pipeline Replacement Program.....	14
7.4.	Water Rights Analysis	15
7.4.1.	YEates Spring	16
7.4.2.	Mitigation Water	16
7.5.	Improvement Costs	19
8.	Water Rate Study and Funding	20
8.1.	Funding Sources.....	20
8.1.1.	Utah Department of Environmental Quality Division of Drinking Water.....	20
8.1.2.	Permanent Community Impact Fund Board (CIB).....	21
8.1.3.	Utah Board of Water Resources.....	21
8.1.4.	USDA Emergency Community Water Assistance Grant (ECWAG)	21
8.1.5.	Agency Funding (self-fund).....	21
9.	System Optimization	21
9.1.	Wells	21

9.2.	Tanks	22
9.3.	PRVs	22
10.	Conclusions and Recommendations.....	22
10.1.	Next Steps.....	22
Appendix A. New DDW Calculations for Source & Storage Requirements		A-1
Appendix B. Existing System Layout		B-1
Appendix C. Existing System Hydraulic Model Results Peak Day Demand.....		C-1
Appendix D. Existing System Hydraulic Model Results Available Fire Flow.....		D-1
Appendix E. Hydraulic model Junctions Map.....		E-1
Appendix F. Proposed Improvements		F-1
Appendix G. Life Cycle Costs Analysis for Transmission Line vs Pump Station		G-1
Appendix H. Water Rate Study		H-1
Appendix I. Water Right Inventory.....		I-1
Appendix J. Water Conservation Study.....		J-1

FIGURES

Figure 1 - Population Projections.....	4
Figure 2 - Projected ERC Growth	6

TABLES

Table 1 - Capital Improvements List	2
Table 2 - Pipeline Replacement Projects	3
Table 3 - 2018 Culinary Water Connections	5
Table 4 – Existing Storage Tank Capacity	8
Table 5 - Storage Improvements.....	9
Table 6 - System Source Capacities.....	10
Table 7 - Source Capacity Improvements	11
Table 8 - Model Flows	12
Table 9 - Life Cycle Cost Comparison	13
Table 10 - 20-Yr Distribution System Improvements.....	14
Table 11 – Pipeline Replacement Projects.....	14
Table 12 - Current Water Rights	15
Table 13 – Required Water Rights	15
Table 14 - Irrigation Shares	17
Table 15 - Mitigation Water Requirements	18
Table 16 - Capital Improvements Cost Summary	19
Table 17 - Pipeline Replacement Program Costs	20

1. EXECUTIVE SUMMARY

This Master Plan will provide an outline of the existing system components, such as storage, system piping, water rights, and sources. The plan also provides recommendations for the City to supply water for the projected growth through 2040. The recommendations in this plan are given to meet the minimum level of service required by the State while providing the best value to Nibley City.

Based on the growth projection of 3.87%, Nibley City is expected to grow from 7,800 people to approximately 18,000 by 2040. This population is comparable to 4,890 equivalent residential connections, see Sections 4.1 and 5.1.

Nibley City currently has three storage tanks with a combined capacity of 3.35 million gallons. The current storage meets the existing requirements of the system as determined by the new State of Utah Division of Drinking water rules. The storage capacity will become deficient sometime during 2023 and additional storage will be needed to maintain optimal operation of the system. By the year 2040, the City will need a total of 6.35 million gallons of storage. It is recommended that an additional 2-million-gallons of storage be available by 2023 to meet short term needs, with the remaining 1-million-gallons of storage available before 2040, see Sections 7.1 and 7.1.1.

Nibley City has three active sources; namely the 4000 South Well, Nelson Well, and the 640 West Well. The current combined well test capacity is 9,980 gpm. The Division of Drinking Water considers 2/3 of the pumping rate from the aquifer drawdown test (6,653 gpm) as the safe yield of the well. The safe yield is used for planning purposes and determines the number of ERCs a well source can support. Based on the pumps installed at each well, the current combined pumping rate of all wells is 5,060 gpm. Comparing the well safe yield capacity and the pumping capacity, there is approximately 1,600 gpm of water than can be further extracted from the wells through increasing the pumping rate. By 2025 the City will need approximately 1,000 gpm of additional water production. This increase can be achieved by changing the pump settings on the 640 West Well and other existing wells to increase the pumping rate to the safe yield. By 2030 the City will need additional source water and by 2040 will need an additional 3,000 gpm. This could be achieved by re-drilling and equipping a new well near the 4000 South well to replace it. If the new 4000 South well can produce a safe yield of 3,000 gpm then it satisfies the need through 2040. If the rate is less than 3,000 gpm and new source making up the balance to 3,000 gpm will be necessary by 2040. This additional need can be met by developing new wells and sizing them appropriately (Sections 7.2 and 7.2.1).

A hydraulic model was created using the Bentley WaterGEMS modeling software from existing data provided by JUB Engineers. The model was calibrated to the existing system for accuracy. The model then projected water demands based on the State's guidelines for minimum pressures during different flow scenarios for 2025, 2030, and 2040 (see Section 6). The model results show that the system can adequately provide fire flow and minimum pressures during the various demand patterns.

As part of the Master Plan, there are existing pipelines that have been identified for a pipeline replacement program due to their age/condition or capacity needs. See Tables 1 and 2 below.

By 2030, the model shows that an additional transmission line is required to maintain flows and pressures. It is proposed that the transmission line start from the existing tank location and connect to the existing transmission line at 4400 S and 300 W. The transmission line would then be extended further west, as growth occurred, and connect to the 12-inch line on 1500 W and 3300 South.

Nibley City's water rights currently are classified under the "Interim Cache Valley Ground-Water Management Plan" of Area 25 (Bear River/Cache Valley) created by the Utah Division of Water Rights (DWR). This policy dictated the requirement for future water right applications, which Nibley City will need to do in the near future. Currently, Nibley City has water rights for 3,304 ERCs, which is sufficient for the current system, see Section 7.5. Future water right acquisition will be needed and can be obtained through the formal application process, purchase of existing water rights/shares, acquiring them through new development, or through filing change applications on Nibley City's existing water rights and diligence claims. A key aspect of the new policy in Area 25 is that compensation water is required for any new water right and some change applications. Because of this policy and its various interpretations that will change in time, the best practice will be to meet with DWR's Regional Engineer of the Northern Regional Office at the time when future water rights are required. The approximate future needs are shown below in this document. The highest priority change application corresponds to Yeates Spring (WR25-2167). It is recommended that this water right be moved to within the culinary water service boundary to be utilized by the City for municipal water needs.

A summary of the recommended capital improvements and construction schedule are shown in Table 1. The recommended pipeline replacement projects are shown in Table 2 - Pipeline Replacement Projects.

Table 1 - Capital Improvements List

5 YEAR CAPITAL IMPROVEMENTS				
Map ID	Improvement Name	Description	Year	Years from 2020
Source and Capacity Improvements				
C-1	2 MG Storage Tank	Increase Storage Capacity	2023	3
20 YEAR CAPITAL IMPROVEMENTS				
Source and Capacity Improvements				
C-2	4000 S Replacement Well	Increase Source Capacity (3,000 gpm required by 2040)	1,500 gpm by 2030	10
C-3	Transmission Line Phase 1	Install 18" Transmission Line Phase 1	2035	15
C-4	1 MG Storage Tank	Increase Storage Capacity	2035	15
C-5	Transmission Line Phase 2	Install 18" Transmission Line Phase 2	2038	18
	Develop New Source	New gpm Source (Well) (balance not developed in 2030)	2040	20

Table 2 - Pipeline Replacement Projects

Pipeline Replacement Program (See Section 7.4)			
Map ID	Improvement Name	Description	Purpose for Replacement
P-1	Meadowview Ln	Upsize to 8" pipe	Capacity
P-2	Cottonwoods-3850 S PRV	Add PRV to Developer Installed Pipeline	Capacity
P-3	4300 S. Hollow Rd	Upsize to 8" pipe	Capacity
P-4	South End of Hollow Rd	Upsize to 8" & 10" pipe	Capacity
P-5	3750 S Sheridan Ridge Ln	Upsize to 8" pipe	Capacity
P-6	2900 South	Upsize to 8" pipe	Capacity
P-7	4000 S	Replace 12" pipe	Age/Condition of Pipe
P-8	280 W - 250 W	Replace 10" & 12" pipes	Age/Condition of Pipe
P-9	South End of Hollow Rd Pipeline Replacement	Upsize to 10" pipe	Capacity

2. INTRODUCTION

Nibley City is one of the fastest growing communities in Cache County, Utah. The reason for the growth Nibley is experiencing is due to new residential developments, which make up the majority of land use. To support and sustain this development, Nibley has updated its Culinary Water Master Plan. This Master Plan will identify system limitations and associated strategic improvements that will allow the city to supply sufficient water supply to sustain and reliable system and support future growth.

3. DEFINITIONS

ADD Average Day Demand

MG Million Gallons

ac-ft Acre-feet

DDW Division of Drinking Water

DWR Division of Water Rights

ERC Equivalent Residential Connections

gpm gallons per minute

IFC International Fire Code

LCC Life Cycle Cost

PDD Peak Day Demand

PID Peak Instantaneous Demand

PRV Pressure Reducing Valve

psi pounds per square inch

SRF State Revolving Fund

WR Water Right

LOS Level of Service

4. DEMOGRAPHICS

4.1. POPULATION PROJECTIONS

Growth projections were developed using historic Census data (1990-2010) and data reported by Nibley to the Division of Water Rights (2011-2018). To calculate the projected population, the future value formula was used, see Equation 1.

$$FP = CP \times (1 + r)^t \quad (1)$$

Where:

FP = Future Population

CP = Current Population

r = Annual Growth Rate (%)

t = Number of Years Between Current and Future Population

Nibley City has experienced significant growth in recent years. From 2000 to 2010 the population grew at the rapid pace of 10% annually, from 2010 to 2018 the growth slowed to 3.87% annually. Since the more recent growth rate of 3.87% is more typical for the state and this area, it was used to determine the future growth projections. In 2025, Nibley's population is projected to be approximately 10,000, and approximately 18,000 in 2040 (see Figure 1).

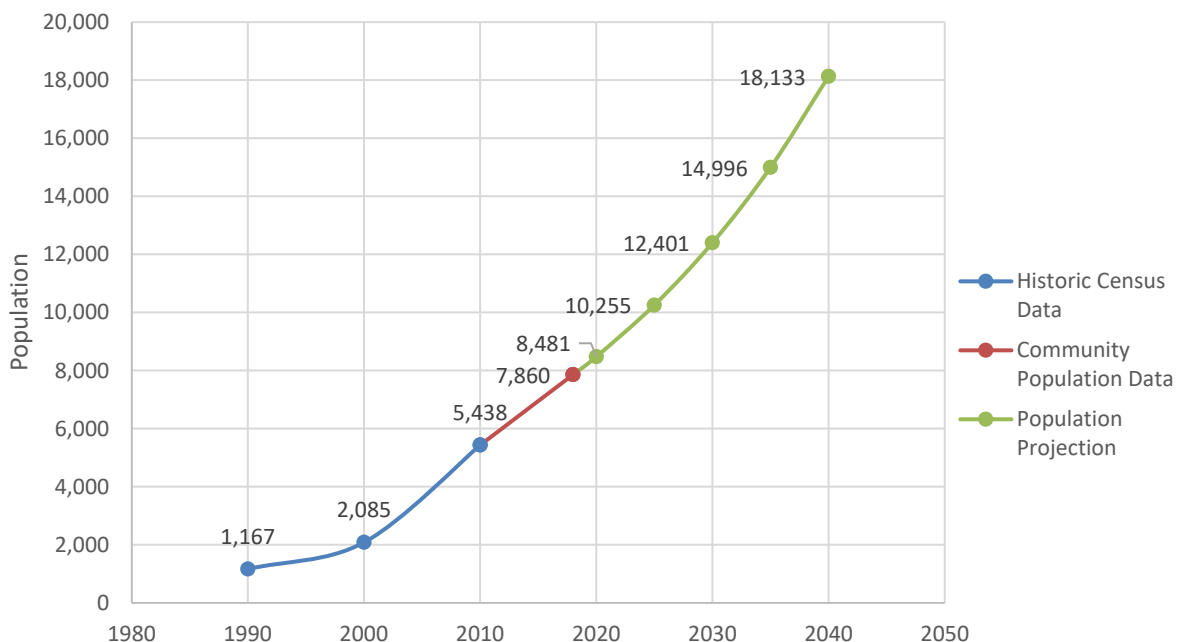


Figure 1 - Population Projections

5. CONNECTIONS

Nibley is mainly a residential community with some commercial and industrial connections. Water usage for these connections was based on the data reported to the Division of Water Rights by Nibley City for 2018. Because the water usage data doesn't differentiate the water between indoor and outdoor use and most of the residential culinary water use is for irrigating lawns, the calculation for converting connections to ERCs is straightforward and combines indoor and outdoor use. Typically, for planning purposes, ERCs are used to define the capacities of system components. Equations 2 and 3 show the conversion for connections to ERCs. A breakdown of connections and their ERC is shown in Table 3.

$$\text{Water Usage per ERC} = \frac{\text{Total Water Used by Residential Connections}}{\text{Number of Residential Connections}} \quad (2)$$

$$\text{Number of ERCs} = \frac{\text{Water Usage by Type of Connection}}{\text{Water Usage per ERC}} \quad (3)$$

Table 3 - 2018 Culinary Water Connections

2018	Connections	ERC
Residential	1,847	1,847
Commercial	19	65
Industrial	10	61
Institutional	48	146
Total Connections	1,924	2,119

5.1. ERC PROJECTIONS

To project future water demands, it was assumed that the system ERCs would grow at the same rate as the population (3.87%). This assumes that the residential, institutional, and commercial connections grow proportionally. Figure 2 shows existing and projected number of ERCs through 2040.

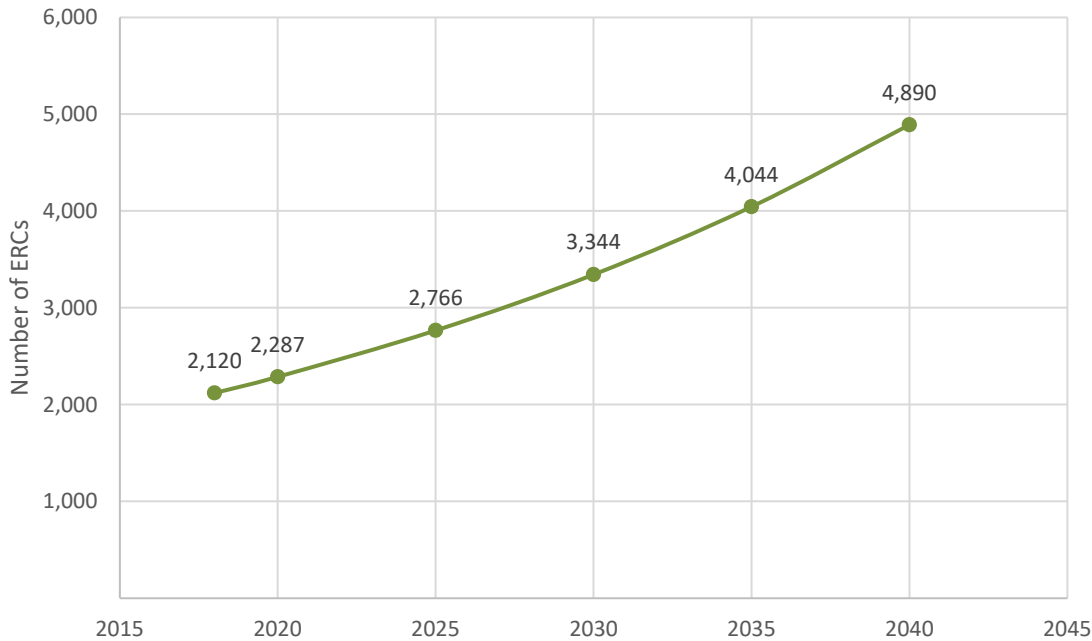


Figure 2 - Projected ERC Growth

6. LEVEL OF SERVICE

The State of Utah Division of Drinking Water Rules and the IFC outline the minimum Level of Service (LOS) that water systems are required to provide. Recently, the DDW has updated the requirements or calculations to determine the LOS for water systems serving more the 500 people (see Appendix A for a summary of the new rules and calculations). The LOS for the storage and source components incorporates a 16% System-Specific Variation Factor. The LOS for Water Rights is determined by the peak flow (based on peak day demand) and the annual diversion limit (based on the average day demand over a year). The LOS for Nibley's water system is as follows:

Storage

- Equalization storage of 1,076.5 gallons per ERC for indoor and outdoor use
- Fire storage 3,500 gpm for 3 hours (630,000 gallons)
 - Controlled by larger requirements of Nibley City Elementary
- Emergency storage based upon an assessment of risk and the desired degree of system dependability

Source

- Peak Day Demand of 1.86 gpm per ERC for indoor and outdoor use

Distribution Minimum Water Pressure Requirements

- Peak Day Demand is defined as 1.86 gpm/ERC with 40 psi residual system pressure during peak day demands.
- Peak Instantaneous Demand is defined as 2.72 gpm/ERC with 30 psi during peak instantaneous demands.
 - Peak Instantaneous Demand was calculated for every pipe according to DDW guidelines:
 - Indoor use (gal/year) is defined as $10.8 \times (\text{Number of ERCs})^{0.64}$
 - Outdoor use (gal/year), Nibley is located in Irrigation Zone 4, which states that each irrigated acre equates to 7.92 gallons per minute (4,192,752 gallons per year per irrigated acre) for peak instantaneous demand. A sample of 10 homes was taken to find the average irrigated acres per ERC (0.283 acres). This number was then multiplied by the total number of ERCs and the peak instantaneous demand for irrigated use.
 - The sum of the indoor and outdoor peak instantaneous demand was converted to gpm (5761.38) and then divided by the total number of ERCs.
- Peak Day Demand with Fire Flow Demand is defined as 1.86 gpm/ERC with 20 psi during peak day demands with fire.
 - 1,500 gpm for residential homes >3,600 square feet
 - 3,500 gpm for Nibley City Elementary

Water Rights

- Diversion Limit (peak flow or PDD) = 0.001667 cfs/ERC (1.86 gpm/ERC)
- Annual Diversion Volume (ADD projected for one year) = 1.21 ac-ft/ERC (0.748 gpm/ERC)

7. SYSTEM CAPACITY ANALYSIS

A map of the current system layout can be found in Appendix B.

7.1. STORAGE CAPACITY ANALYSIS

Currently, there are three water storage tanks that serve Nibley City and provide the total storage capacity for the water system of 3.35 million gallons. The existing ERC capacity was evaluated by first estimating the required fire storage based on the International Fire Code 2015, Appendix B. For Nibley City, the largest fire flow demand is Nibley City Elementary, which requires 3,500 gpm and 3 hours of storage, totaling 630,000 gallons of fire storage.

After the fire storage is accounted for, the tanks need additional storage for emergencies. Currently, the DDW does not specify the amount of storage volume required for emergencies but states,

“Emergency storage shall be considered during the design process. The amount of emergency storage shall be based upon an assessment of risk and the desired degree of system

dependability. The Director may require emergency storage when it is warranted to protect public health and welfare.”¹

Since the existing storage tanks have not been planned or constructed with emergency storage, the current emergency storage LOS is 0%. As future storage tanks are planned it is recommended that Nibley consider 10% of the storage reserved for emergencies.

Using the ERC’s calculated in Section 5 and the equalization storage requirements outlined in Section 6 , the required equalization storage was determined for the City. A breakdown of the existing storage translated into ERCs is shown in Table 4. The current existing storage can sustain 2,527 ERCs, which is sufficient for the current storage needs.

Table 4 – Existing Storage Tank Capacity

Name	Total Volume (gal)
Tank 1	350,000
Tank 2	1,000,000
Tank 3	2,000,000
Total Existing Storage	3,350,000
Fire Storage (gal)	630,000
Emergency Storage	0
Equalization Storage	2,720,000
ERCs (Equalization Storage/ Equalization Storage per ERC)	2,527

7.1.1.1. STORAGE CAPACITY IMPROVEMENTS

To accommodate the projected growth, additional storage will be required. Using the LOS criteria, the total storage needed by 2024 is approximately 1 MG. However, due to space constrictions and the cost-benefit advantage of constructing larger tanks, it is recommended to plan for a larger tank, approximately 2 MG. To support the near future need, the tank should be built by 2023. For the full 20-year buildout, an additional 1 MG of storage is required between 2035 and 2040 to meet the needs of the city, see Table 5.

¹ Utah Admin Code 309-510-8.4 <https://rules.utah.gov/publicat/code/r309/r309-510.htm#T8>

Table 5 - Storage Improvements

Planning Period	Year	Population	ERC	Additional Storage (MG)	Additional Equalization (ERC)	Cumulative Storage (MG)	Available Storage Capacity (ERC)
Short Term Planning Period	2018	7,860	2,120			3.35	2,527
	2019	8,164	2,202			3.35	2,527
	2020	8,481	2,287			3.35	2,527
	2021	8,809	2,376			3.35	2,527
	2022	9,150	2,468			3.35	2,527
	2023	9,505	2,563	2	1,858	5.35	4,385
	2024	9,873	2,663			5.35	4,385
	2025	10,255	2,766			5.35	4,385
Long Term Planning Period	2030	12,401	3,344			5.35	4,385
	2035	14,996	4,044	1	929	6.35	5,314
	2040	18,133	4,890			6.35	5,314

As the city continues to grow, consideration for 10 to 15 percent emergency storage should be included in the tank storage volume. This will increase the storage capacity more than what is required. Section 7.5 outlines the costs for the additional storage.

The new storage tanks should be located at a similar elevation as the existing tanks. Potential locations for the new tank could be near the existing tanks, next to Highway 165 and Ridgecrest Dr. (near LeGrand Johnson's truck shop in Hyrum) or south of the existing tanks, see Appendix F.

7.2. SOURCE CAPACITY ANALYSIS

Currently, the system is served by three wells, the Nelson Well, 4000 South Well, and the 640 West Well. The current system's source capacity is based upon the physical pumping capacity along with the well safe yield capacity. The current combined rate at which the City is pumping these wells is approximately 5,060 gpm, where combined well safe yield capacity is approximately 6,653 gpm. Given that each ERC requires 1.86 gpm, the number of ERCs that can be supported at the current pumping rate is 2,720 ERCs. The number of ERC's that can be supported at the wells' safe yield capacity is 3,577 ERCs, as shown in Table 6. Since the pump duration and pump speed of the wells is not fully utilized and the well safe yield capacity is greater than the current pumping rate, increasing the pumping rate (motor speed) of the wells will increase the number of ERC's that can be served by approximately 857.

Table 6 - System Source Capacities

Current Source Pump Production			Well Test Capacity		Well Safe Yield*	
Nelson Well	1,960	gpm	3,300	gpm	2,200	gpm
640 West Well	1,900	gpm	4,000	gpm	2,667	gpm
4000 South Well	1,200	gpm	2,680	gpm	1,787	gpm
Total	5,060	gpm	9,980	gpm	6,653	gpm
Capacity	2,720	ERC	Capacity		3,577	ERC

*Safe yield capacity calculated as 2/3 the well test capacity (Rule R309-515-6(10)(c)).

7.2.1. SOURCE CAPACITY IMPROVEMENTS

The safe yield of the wells is sufficient to handle the needs for the immediate future. Increasing the pumping rates and pump duration at the wells can supply the needed amount of water until 2030. To accommodate the growth to 2030, it is recommended to increase the pumping rate from the existing wells to the safe yield of each well.

Since the 4000 South well is aging, when the existing wells have reached their safe yield pumping capacity, it is recommended to replace the 4000 South Well to increase the well capacity. The redevelopment would include drilling a new well next to the current well, equipping the well with a larger pump, and constructing a building around the well. The new well could then produce an increased capacity that could meet the water supply needs up to 2035-2040.

The significant increase in the population from 2025 to 2040 has a large impact on the amount of water the system needs to pull from its sources. An additional 3,000 gpm of water produced from new sources will need to be achieved. This means that the production rate of the new wells will need to total 4,500 gpm. For planning purposes, the wells have been broken down to two new sources. By 2030, an additional 1,500 gpm safe yield of source water (2,250 gpm total capacity) will need to be added to the system as well as an additional 1,500 gpm of source water (2,250 gpm capacity) by 2040, see Table 7. If a safe yield of 3,000 gpm can be achieved through a single source in 2030, then no additional source water is needed through 2040. To optimize the location of the wells, it is recommended that they pump water into the system upstream of the existing PRV vaults, which will allow the wells to pump water to the tanks as well as the distribution system.

Table 7 - Source Capacity Improvements

Planning Period	Year	Population	ERC	Additional Source Needed (gpm)	Additional ERC	Cumulative Source Capacity (gpm)	Capacity (ERC)
Short Term Planning Period	2018	7,860	2,120			5,060	2,720
	2019	8,127	2,192			5,060	2,720
	2020	8,404	2,266			5,060	2,720
	2021	8,689	2,343			5,060	2,720
	2022	8,985	2,423			5,060	2,720
	2023	9,290	2,506			5,060	2,720
	2024	9,606	2,591			5,060	2,720
	2025	9,933	2,679	Increase pumping rate to safe yield	857	6,653	3,577
Long Term Planning Period	2030	12,401	3,344	1,500	806	7,459	4,383
	2035	14,996	4,044	1,500	806	9,560	5,140
	2040	18,133	4,890			9,560	5,140

7.3. DISTRIBUTION SYSTEM CAPACITY ANALYSIS

7.3.1. HYDRAULIC MODELING

The hydraulic model was set up using information from previous models and shapefiles and was verified with current operating conditions. Additional service connections were added to the data by viewing aerial imagery and with additional information from the City. The water system was then modeled using the Bentley WaterGEMS program and calibrated with existing flow data. Junctions were used to represent the nearby ERC values of homes and businesses. The representative junctions were used to minimize the overall size of the model and simplify the model for review. The junctions were strategically placed at beginning, middle and end of pipes, along major roads and intersections and at other locations as necessary to achieve system representation. The WaterGEMS demand calculator tool was used to assign ERC data to the placed junctions, based on the nearest connection locations, and associated ERC values. The hydraulic model was used to check multiple scenarios for system health in accordance with Utah drinking water laws and rules. The scenarios evaluated include: Average Day Demand (ADD), Peak Day Demand (PDD), Peak Instantaneous Demand (PID) and Peak Day Demand + Fire Flow (PDD+Fire), see Table 8. The scenarios include minimum system pressures that must be checked for function of the system.

Table 8 - Model Flows

ADD Flow per ERC	PDD Flow per ERC	PID Flow per ERC
0.748 gpm	1.856 gpm	2.718 gpm

The hydraulic model was created to check existing conditions and evaluate future buildout. The Nibley water system is large enough, and there are enough scenarios to evaluate that setup was vital to ensure smooth model transitions into the future buildouts. Nibley's reported water data from 2017 and 2018 were used in conjunction with the Utah Division of Administrative Rules (DAR) to determine the flow rate values per ERC. These calculations were used as a global demand factor and adjusted for the required scenario. The residential and commercial fire values for the model were used from the International Fire Code (IFC).

Upon completing the base model, dependent scenarios were created for the 2025 and 2040 buildouts. By creating dependent scenarios, any changes to the base or parent model were carried through the rest of the project. The system was continually updated as adjustments were made during the design process.

Buildout calculations were used to estimate future ERC values and were based on current growth data. The additional ERC's were divided into several junctions and placed along areas on the outer boundaries of the city and conservatively add flows to the existing system. The additional demand locations were placed by using aerial imagery and the Nibley City zoning map.

7.3.2. EXISTING DISTRIBUTION SYSTEM CAPACITY

The existing system was evaluated for ADD, PDD, PID, and PDD + Fire. The system provides adequate flow and pressure for all scenarios for all portions of the system. The IBC requires fire hydrants have a minimum specified flow with no less than 20 psi through the system during PDD. The minimum flow varies based on building size, type, and use. In general, 1,500 gpm is required for resident protection fire hydrants at 20 psi through the system. Schools and other large commercial buildings may require greater flows but the same minimum 20 psi pressure must be maintained. Facilities constructed prior to this rule requirement may not meet these conditions; however, when improvements are made to older facilities or newer facilities are constructed, they should provide the necessary system improvements to meet their required fire flow conditions.

7.3.3. DISTRIBUTION SYSTEM CAPACITY IMPROVEMENTS

The distribution lines throughout the system meet the DDW requirements for peak water demands on the system. The 2025 model was evaluated with ADD, PDD, PID, and PDD+Fire.

The year 2040 design model was evaluated with ADD, PDD, PID, and PDD+Fire. By the year 2040, the projected population growth is more than double the current population. Assuming water usage will continue at the same rate per ERC, the system has potential for large deficiencies by this time. The

deficiencies are great enough that an additional series of scenarios were completed at a 10-year interval to get in front of the major changes between 2025 and 2040.

The 2040 demands were divided up and placed around the city using several junctions. The junctions were also placed by estimation using aerial photography and the Nibley City zoning map. As the city grows, modeling adjustments are recommended to stay ahead and correct zones that may have issues, see Appendix E.

Several methods were modeled to determine the required improvements for the 20-year buildout, of which, two options were viable to meet the water demand. One option is to add an 18-inch transmission pipeline from the tanks that parallels the existing 18-inch transmission pipeline. The other option is to add a well, tank, and booster pump station to the lower portion of the system at 3200 South and 1200 west. To meet the water demand, the pump station would need a capacity of approximately 2,300 gpm during peak day demand and approximately 4,800 gpm during peak instantaneous demand. Both the pump station and the transmission pipeline could be phased, where the first phase is needed around 2030 and the second phase by 2040.

Both options provided the water needed to the system, so a life cycle cost (LCC) analysis was performed to determine the total cost of each option. The transmission pipeline has the initial capital project cost of \$2.78 million and \$25,000 to replace valves every 10 years. The pump station initial project cost is \$1.13 million with \$50,000 for pump maintenance/replacement at 10 years and \$100,000 for pump maintenance and replacement at 20 years. The pump station LCC cost also accounts for power usage and annual operation and maintenance (O&M). From the LCC analysis, the transmission pipeline is the cost-effective solution for Nibley, see Table 9 for the comparison and Appendix G for the calculation sheets.

Table 9 - Life Cycle Cost Comparison

Improvement Alternative	Initial Project Cost	Annual O&M	Total Cost after 20 Years
Transmission Pipeline	\$2,775,000	\$24,420	\$3,393,000
Pump Station	\$1,125,000	\$29,700	\$3,828,000

Nibley's water system is primarily driven by gravity, where the wells feed the tanks during the night and the tanks feed the system during the day. Because of the low cost associated with running a gravity fed system, the recommended distribution system improvement is to install the transmission pipeline in phases. Appendix F shows the location for the recommended transmission pipeline as well as the calculation sheets for the LCC analysis.

The entire length of the transmission pipeline can be broken into phases to support growth as it occurs. Phase 1 includes installing the transmission pipeline from the tanks to Highway 165 and parallels the existing pipeline to 4400 South and would connect to the existing 18-inch transmission pipe. Phase 1 would need to be completed by 2030 to meet the demands of the system.

Phase 2 begins where Phase 1 left off and would run west along 4400 South to 640 West. Then the pipe runs North to 4000 South and runs West to 1500 West and connects into the system, see Appendix F for locations of Phase 1 and 2 . The pipe location was chosen based on the low impacts to residents and lower costs for street repair. Costs for each phase may be seen in Section 7.5. The cost of the transmission pipeline does not include a PRV. To maximize the pressures in this pipeline for future expansion, we recommend that newly installed subdivisions include PRV's at the connection to this pipeline as needed.

Table 10 - 20-Yr Distribution System Improvements

20 YEAR CAPITAL IMPROVEMENTS		
Transmission Line Phase 1	Install 18" Transmission Line Phase 1	2030
Transmission Line Phase 2	Install 18" Transmission Line Phase 2	2038

7.3.3.1. PIPELINE REPLACEMENT PROGRAM

These improvements may happen when funding becomes available or the pipe needs to be replaced due to failure. To account for these and other potential pipe replacements, it is recommended that Nibley City start a Pipeline Replacement Program. This program is an annual budget amount set aside by the city to help cover the costs of pipe replacements when they need to occur. Table 11 has a list of recommendations for existing pipes that could be replaced and budgeted for with a pipeline replacement fund. Costs and dates for these Pipeline Replacement Projects can be found in Table 17.

Table 11 – Pipeline Replacement Projects

PIPELINE REPLACEMENT PROJECTS		
Improvement Name	Description	Cost
Pipeline Replacement Projects		
Meadowview Ln	Upsize to 8" pipe	\$ 91,000
Cottonwoods-3850 S PRV	Add PRV to Developer Installed Pipeline	\$ 96,000
4300 S. Hollow Rd	Upsize to 8" pipe	\$ 254,000
South End of Hollow Rd	Upsize to 8" & 10" pipe	\$ 355,000
3750 S Sheridan Ridge Ln	Upsize to 8" pipe	\$ 89,000
2900 South	Upsize to 8" pipe	\$ 37,000
4000 S	Replace 12" pipe	\$ 253,000
280 W - 250 W	Replace 10" & 12" pipes	\$ 917,000
South End of Hollow Rd Pipeline Replacement	Upsize to 10" pipe	\$ 194,000

7.4. WATER RIGHTS ANALYSIS

Currently, Nibley City has approximately 3,986.14 ac-ft per year of water rights (see Table 12). Given that each ERC is based on the Average Day Demand, each ERC requires 1.21 ac-ft/year (0.748 gpm). The number of ERCs that Nibley has sufficient water rights for is 3,304 ERCs.

Table 12 - Current Water Rights

WR No.	Owner	Flow (cfs)	Volume (AF)	Source	Use	Status	Application Status
25-2167	Nibley Town Incorporated	0.75	542.98	Yeates Spring	Municipal	Not in Use	Certificated
25-6680	Nibley Town Corporation	0.724	524.16	400 South Well	Municipal	In Use	Water User's Claim
25-9078	Nibley Town Corporation	7	1,700	Nelson & 4000 S Wells	Municipal	In Use	Approved
25-11236	Cache County Corporation & Nibley City	1.65	1,201	Wells (4) 4000 S, Nelson, 12th West, 640 West	Municipal	In Use	Approved
25-11105 a37687	Nibley City, a Utah Municipal Corporation		18	Wells (2)	Irrigation		Approved
Total Water Rights		10.124	3,986.14				

The large population growth has a considerable impact on the amount of water rights the system needs. By 2025, Nibley will need to acquire an additional 100 ac-ft/year of water rights. By 2030 an additional 800 ac-ft/year of water rights, as well as 1,100 ac-ft/yr by 2040, see Table 13.

Table 13 – Required Water Rights

	Year	Population	ERC	Additional Water Right Needed (ac-ft/yr)	Additional ERC	Cumulative Water Rights (Ac-ft/yr)	Capacity (ERC)
Short Term Planning Period	2018	7,860	2,120			3,986	3,304
	2019	8,164	2,202			3,986	3,304
	2020	8,481	2,287			3,986	3,304
	2021	8,809	2,376			3,986	3,304
	2022	9,150	2,468			3,986	3,304
	2023	9,505	2,563			3,986	3,304
	2024	9,873	2,663			3,986	3,304
	2025	10,255	2,766	100	1022	4,086	3,387
Long Term Planning Period	2030	12,401	3,344	800	430	4,886	4,050
	2035	14,996	4,044	1,100	591	5,986	4,961
	2040	18,133	4,890			5,986	4,961

The water rights or water shares can be obtained over a period of time by various methods. The most likely method is to require all residential, commercial, or industrial developers or businesses to furnish the appropriate amount of water rights or water shares from local irrigation companies to the city for their respective developments as agricultural lands are retired for the respective developments. The water rights/shares should continue to be part of the application process requiring the developer/business to provide the water rights/shares before receiving a building permit or development plan approval. The water rights are typically measured by the amount of ERC's the development or business will add to the system.

7.4.1. YEATES SPRING

Yeates Spring is a water source that was previously used by Nibley City. Due to a contamination event, there is concern that the spring may not meet water quality standards. Additionally, the source protection zone for the spring is large, covering several miles of Nibley and Hyrum and creates difficulty in managing these zones. This source also requires pumping to the tanks. Currently, this spring is being turned out to a nearby irrigation canal and not being used by the City. Several alternatives were discussed for the best course of action for future use of this spring. Ultimately, due to the risk using the spring as is, controlling the source protection area, or the costs associated with piping the spring at a planning level cost of \$500,000 per mile, using the spring water for a different purpose does not appear to be viable.

It is recommended that the Yeates Spring water right (25-2167) be moved to other existing sources, such as the 4000 South well for future increased capacity, and other wells with the remaining balance of the water rights, by a change application so that the water right can be put to beneficial use.

Possible options for the physical spring and water were reviewed by an attorney (Memorandum dated August 18, 2019 from Smith Hartvigsen, PLLC) related to the liabilities and legal option. Option #1 recommended in the letter is to transfer the water right as suggested above and quitclaim the spring and the underlying land to the canal company. Other options discussed in review included using the spring for non-potable uses or re-developing the spring both of which are more costly options for infrastructure and/or re-development costs. Since non-potable water is not an immediate need nor is there location for use of the water with minimal infrastructure costs, option #1 appears to be the best solution for Yeates Spring.

7.4.2. MITIGATION WATER

This section is prepared not as an attempt to document all previous water rights and mitigation water actions but more as a status report of current conditions and future actions to comply with previous decisions.

In 1991, the Cache Valley Groundwater Management Plan was established to manage water development of the ground and surface waters, such that water being developed would not impair prior rights or compensation water must be provided to replace the new source water.

Subsequent to this plan being adopted, Nibley City filed for WR 25-9078. As part of the filing, a Justification Report (mitigation plan) was provided outlining a plan for mitigating depleted waters beyond the year 2000. On May 11, 2005 the water right was approved with six conditions. Conditions 5 and 6 required additional actions that continue from 2002 forward. Condition 5 is to map Nibley City and its annexation area defining irrigated and non-irrigated agricultural lands. Condition 6 requires that sufficient water rights or shares be obtained from various irrigation companies for compensation or mitigation water.

In 2014, Nibley City filed “A Request to Segregate a Water Right” WR25-11236. As part of this filing, a water mitigation map was provided along with an updated table (Cache-Landmark Water Right 25-11236 Protest Response Letter dated December 10, 2014) showing the equivalent amount of depletion or mitigation water acquired by the City that satisfied its obligation into the future, based on population projections at the time.

Since 2014, the City has been actively collecting water shares in various irrigation companies. Below is a table with the current water shares owned by the City that are not being diverted and are available as mitigation water. Depletion calculations per share were provided in the Justification Report filed with WR25-9078.

Table 14 - Irrigation Shares

Irrigation Company	Total Shares	Depletion/Share (ac-ft)	Total Depletion (ac-ft)
Clear Creek Irrigation Company	86.5	1.61	139.27
Nibley Blacksmith Fork Canal Company	411.16	2.32	953.89
Providence Blacksmith Fork Irrigation Company	5.5	2	11
Millville Irrigation Company	2.25	2	4.50
College Irrigation Company	311.59	2	623.18
Spring Creek-Cache Irrigation Company	26.5	2	53.0
TOTAL SHARES	843.5		1,784.84

The State Engineers decision also required the City to have one foot of depletion for every 2.67 acre-feet of diversion. Using these depletion calculations and the population projections and water source determinations in this report, the table below shows that the City has sufficient water shares to be used as mitigation water until between the years 2030-2035.

Table 15 - Mitigation Water Requirements

Year	Population	ERC's	Diversion Limit (ac-ft)	Depletion Requirement (ac-ft)	Depletion Shares (ac-ft)	Depletion Balance (ac-ft)
2019	8164	2,202	2,664	998	1,784.84	787
2020	8,841	2,287	2,767	1,037	1,784.84	748
2025	10,255	2,766	3,347	1,253	1,784.84	531
2030	12,401	3,344	4,047	1,516	1,784.84	269
2035	14,996	4,044	4,894	1,833	1,784.84	-48
2040	18,133	4,890	5,917	2,216	1,784.84	-431

It is recommended that the City continue to acquire water shares from lands that are being converted from agricultural use to development. The waters attached to the water shares can be left to continue downstream and mitigate waters being diverted from municipal wells to support growth. Additionally, the irrigated and non-irrigated lands should be mapped and updated every 5 years to account for agricultural lands no longer in production, as outlined in the State Engineers water right decision.

7.5. IMPROVEMENT COSTS

A summary of costs for each improvement are given in Table 16 - Capital Improvements Cost Summary and Table 17 - Pipeline Replacement Program Costs. The costs are shown in 2019 dollars.

Table 16 - Capital Improvements Cost Summary

5 YEAR CAPITAL IMPROVEMENTS					
Improvement Name	Description	Cost	Financial Planning Period	Construction Planning Year	Year Needed
Source and Capacity Improvements					
2 MG Storage Tank	Increase Storage Capacity	\$ 3,500,000	2019	2022	2023
TOTAL 5 YEAR SOURCE AND CAPACITY IMPROVEMENTS		\$ 3,500,000			
20 YEAR CAPITAL IMPROVEMENTS					
4000 S Replacement Well	Increase Source Capacity	\$ 1,100,000	2025-2027	2029	2030
Transmission Line Phase 1	Install 18" Transmission Line Phase 1	\$ 711,000	2027-2030	2034	2035
1 MG Storage Tank	Increase Storage Capacity	\$1,700,000	2027-2030	2034	2035
Transmission Line Phase 2	Install 18" Transmission Line Phase 2	\$ 2,331,000	2030-2036	2037	2038
Develop New Source	New 1,500 gpm Source (Well)	\$ 1,370,000	2036-2039	2039	2040
TOTAL 20 YEAR IMPROVEMENTS		\$ 5,512,000			

Table 17 - Pipeline Replacement Program Costs

Pipeline Replacement Program				
Map ID	Improvement Name	Description	Purpose for Replacement	Cost
P-1	Meadowview Ln	Upsize to 8" pipe	Capacity	\$ 91,000
P-2	Cottonwoods-3850 S PRV	Add PRV to Developer Installed Pipeline	Capacity	\$ 96,000
P-3	4300 S. Hollow Rd	Upsize to 8" pipe	Capacity	\$ 254,000
P-4	South End of Hollow Rd	Upsize to 8" & 10" pipe	Capacity	\$ 355,000
P-5	3750 S Sheridan Ridge Ln	Upsize to 8" pipe	Capacity	\$ 89,000
P-6	2900 South	Upsize to 8" pipe	Capacity	\$ 37,000
P-7	4000 S	Replace 12" pipe	Age/Condition of Pipe	\$ 253,000
P-8	280 W - 250 W	Replace 10" & 12" pipes	Age/Condition of Pipe	\$ 917,000
P-9	South End of Hollow Rd Pipeline Replacement	Upsize to 10" pipe	Capacity	\$ 194,000
TOTAL WATERLINE REPLACEMENT IMPROVEMENTS				\$ 2,286,000

8. WATER RATE STUDY AND FUNDING

Included in Appendix H

8.1. FUNDING SOURCES

8.1.1. UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER

The Utah Division of Drinking Water offers low interest loans from the Federal State Revolving Funds (Federal SRF) and the State Revolving Funds (SRF). These funds are available to all political entities of the state. The typical interest rate ranges between 1.5-4% with a 20-year term.

- The Federal SRF is provided to the states from the Environmental Protection Agency (EPA). These funds are federal dollars and require compliance with the Davis Bacon Wage Act, the American Iron and Steel Act (Buy America), and the other federal programs.
- The SRF is administered by the state and offers low interest loans (2-4%) and grants. Typically, only about 5% of the SRF funds are awarded as grants.

8.1.2. PERMANENT COMMUNITY IMPACT FUND BOARD (CIB)

The CIB is an entity of the state that provides loans and grants to cities. The typical conditions of a loan are a 20-30-year term at the going interest rate (currently 2.5%).

8.1.3. UTAH BOARD OF WATER RESOURCES

The Utah Board of Water Resources offers low interest loans for projects that conserve, protect, or more efficiently use present water supplies, develop new water, or provide flood control. This option is likely less favorable funding option for culinary water infrastructure improvements. Typical loan terms are 20-30 years at 2-4%.

8.1.4. USDA EMERGENCY COMMUNITY WATER ASSISTANCE GRANT (ECWAG)

The ECWAG grant can be applied for to aid communities that have experienced a significant decline in water quantity or quality from their sources due to a natural disaster or other emergency event, such as: drought, flood, fire, earthquake, disease outbreak, chemical or leakage spill. 70% or more of funding is to be used for work at the source, 30% can be used in piping.

8.1.5. AGENCY FUNDING (SELF-FUND)

This option is for agencies to self-fund individual projects. Although self-funding is the least expensive money over the life of the project, this option is likely not financially possible for all agencies.

The most likely source to leverage the most favorable and obtainable funding terms for Nibley City culinary water infrastructure improvements is the Utah Division of Drinking Water.

For more information on available funding programs, please visit our funding website at:
<https://funding.jonesanddemille.com/>

9. SYSTEM OPTIMIZATION

9.1. WELLS

With the current system layout and operation, the wells turn on during the night to fill the tanks. This is the most cost-effective way to operate the wells because city can avoid higher daytime electricity rates. Peak electricity charges occur during the day when most users are consuming electricity, especially during the warmer seasons when air conditioners are in use. Our recommendation is to continue to operate the wells during the night to keep the system cost efficient.

The wells are currently located upstream of system PRVs. This allows the wells to pump into the system and fill the water storage tanks. Our recommendation is to locate future wells in the upper pressure zone. This will minimize costs associated with wells pumping only into the system and not to a water storage tank.

9.2. TANKS

The current location of the water storage tanks is sufficient to provide the State DDW minimum pressure requirements. To ensure proper system operation in the most cost-effective way, future water storage tanks should be constructed with similar floor and ceiling elevations as the existing tanks.

9.3. PRVS

The existing PRVs reduce the pressure 20 psi on average. This ensures that the lower elevation areas of the system do not experience too high of pressures. With the current PRV operation, the highest pressure in the system is approximately 115 psi during Average Day Demand. Without the PRVs, the pressure climbs to 135 psi during Average Day Demand. 135 psi is a high enough pressure to potentially cause problems in homes without residential PRVs, especially to the hot water lines and appliances.

10. CONCLUSIONS AND RECOMMENDATIONS

The current system meets the needs of the population. As the City grows, additional water storage, water sources, and water pipelines will need to be developed to meet the demand. This report has estimated areas where growth is likely to occur. As growth occurs, it is important for Nibley City to update its current hydraulic model. Additional water storage and existing and new water sources will need to be developed to meet the growing water demand. In addition, several distribution lines will need to be improved and a new transmission line installed to maintain pressures and flows throughout the system.

10.1. NEXT STEPS

Since a water storage tank is the next major water infrastructure improvement need, the City should consider the following as next steps in planning process:

- Conduct a tank siting and funding options study in 2020.
- Begin property and or easement acquisitions through 2021
- Planning, engineering, and construction of the tank through 2022

As development continues in the City it is also important to continue collecting irrigation water shares from development for mitigation water.

CONTINUE SECTION AFTER CUTY COUNCIL PRESENTATION

DRAFT

Summary of New Water Use Data Reporting and Water System Minimum Sizing Requirements (2018 Legislative Revisions to Utah Code 19-4-104 and 114)

I. Annual Water Use Data Reporting by All Community Water Systems Serving 500 People or More

Water Use Data to Be Collected:	Reporting Frequency:	Report Data to:	Reporting Due:
1. Peak Day Source Demand 2. Average Annual Demand 3. Number of Retail Equivalent Residential Connections <i>[Number of Total ERCs]</i> 4. Quantity of Non-revenue Water	Annual	Division of Water Rights (DWRi)	March 1, 2019 for 2018 data; as specified by DWRi for future years

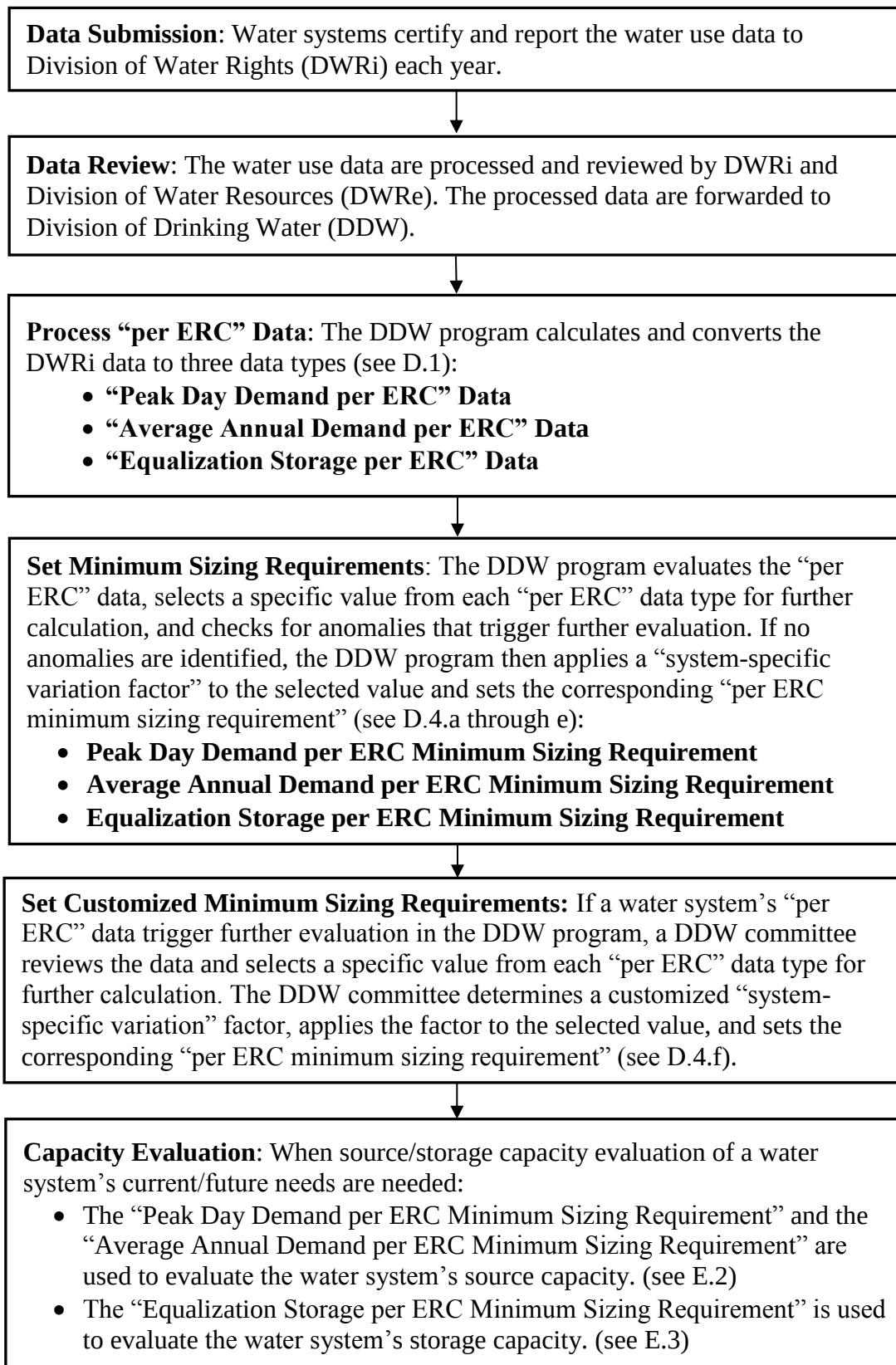
II. Schedule of Water Use Data Reporting and Minimum Sizing Requirements for Community Water Systems (CWS)

Water System Type	3 Years of Data Due	Report Data to	DDW Sets System-Specific Sizing Requirements by
Community Water Systems serving over 3,300 people	March 1, 2019	- DWRi – Annual Water Use Data described in 19-4-104(6)(a) - DDW – Engineering Study	After Division of Drinking Water (DDW) receives acceptable data
Community Water Systems serving between 500 and 3,300 people	March 1, 2023	- DWRi – Annual Water Use Data described in 19-4-104(6)(a) - DDW – Engineering Study	October 1, 2023
Community Water Systems serving fewer than 500 people	TBD	DWRi – Water Use Data (as previously required by DWRi)	TBD
Wholesale Water Suppliers that serve a total population of more than 10,000 people and the wholesale population is 75% or more of the total population served	March 1, 2019 (assume to be same as CWS serving over 3,300 people)	DWRi – Annual Water Use Data	Not Applicable

III. Non-Community Water Systems

DDW Director to establish minimum source and storage sizing standards - no water use reporting or deadlines given for water systems

Process of Analyzing Water Use Data and Establishing Minimum Sizing Requirements



To Calculate the Data:

Quantity of Non-Revenue Water (in gallons) =
[Average Annual Demand] – [Water Volume Metered/Billed] – [Wholesale Delivery Outflow]

“Peak Day Demand per ERC” Data = $\frac{[\text{Peak Day Source Demand}]}{[\text{Total Number of ERCs}]}$
(in gallons/day)

“Average Annual Demand per ERC” Data = $\frac{[\text{Average Annual Demand}]}{[\text{Total Number of ERCs}]}$
(in gallons/year)

“Equalization Storage per ERC” Data = $\frac{[\text{Average Annual Demand per ERC}]}{[\text{Operational Days in a Year}]}$
(in gallons)

To Calculate the “per ERC Minimum Sizing Requirements”:

System-Specific Variation Factor = $\frac{[\text{Highest Data Value}] - [\text{Lowest Data Value}]}{[\text{Lowest Data Value}]}$

Peak Day Demand per ERC Minimum Sizing Requirement (in gallons/day) =
[“Peak Day Demand per ERC” selected value] × [1 + System-Specific Variability Factor]

Average Annual Demand per ERC Minimum Sizing Requirement (in gallons/year) =
[“Average Annual Demand per ERC” selected value] × [1 + System-Specific Variability Factor]

Equalization Storage per ERC Minimum Sizing Requirement (in gallons) =
[“Equalization Storage per ERC” selected value] × [1 + System-Specific Variability Factor]

To Calculate Source Capacity:

Source Capacity Needed to Meet the Peak Day Source Demand (in gallons/day) =
[Peak Day Demand per ERC Minimum Sizing Requirement] × [Total Number of ERCs]

Source Capacity Needed to Meet the Average Annual Demand (in gallons/year) =
[Average Annual Demand per ERC Minimum Sizing Requirement] × [Total Number of ERCs]

To Calculate Storage Capacity:

Total Storage Capacity Required (in gallons) =
[Equalization Storage] + [Fire Suppression Storage] + [Emergency Storage (optional)]

Equalization Storage Required in Utah (in gallons) =
[Equalization Storage per ERC Minimum Sizing Requirement] × [Total Number of ERCs]

Fire Suppression Storage Required by Local Fire Code Authority (in gallons) =
[Required Fire Flow (in gallons per minute)] × [Required Duration (in minutes)]

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Existing Fire Hydrants

Existing Wells

Existing PRV Valves

Existing Tanks

Existing Pipe Diameters

2"

4"

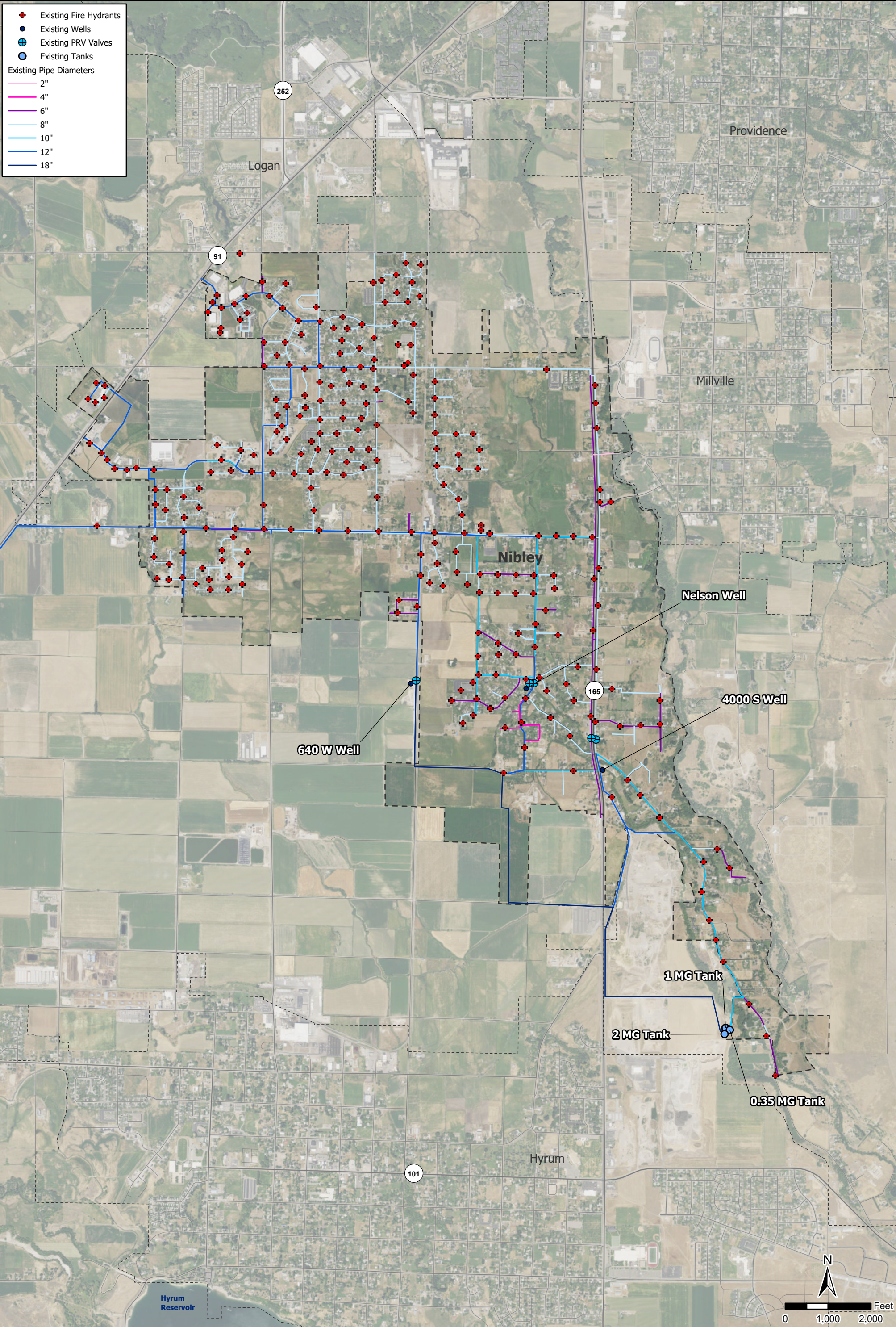
6"

8"

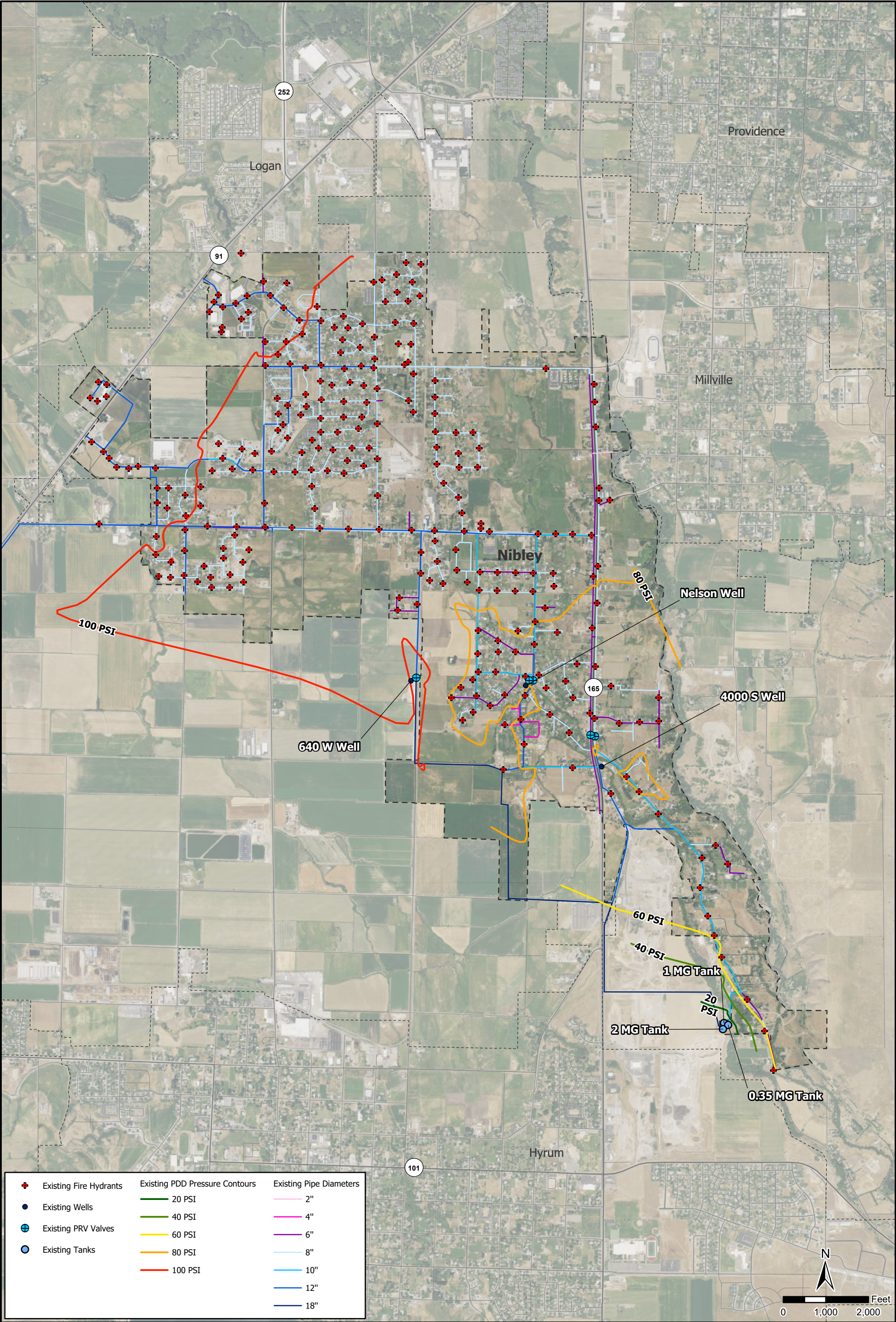
10"

12"

18"

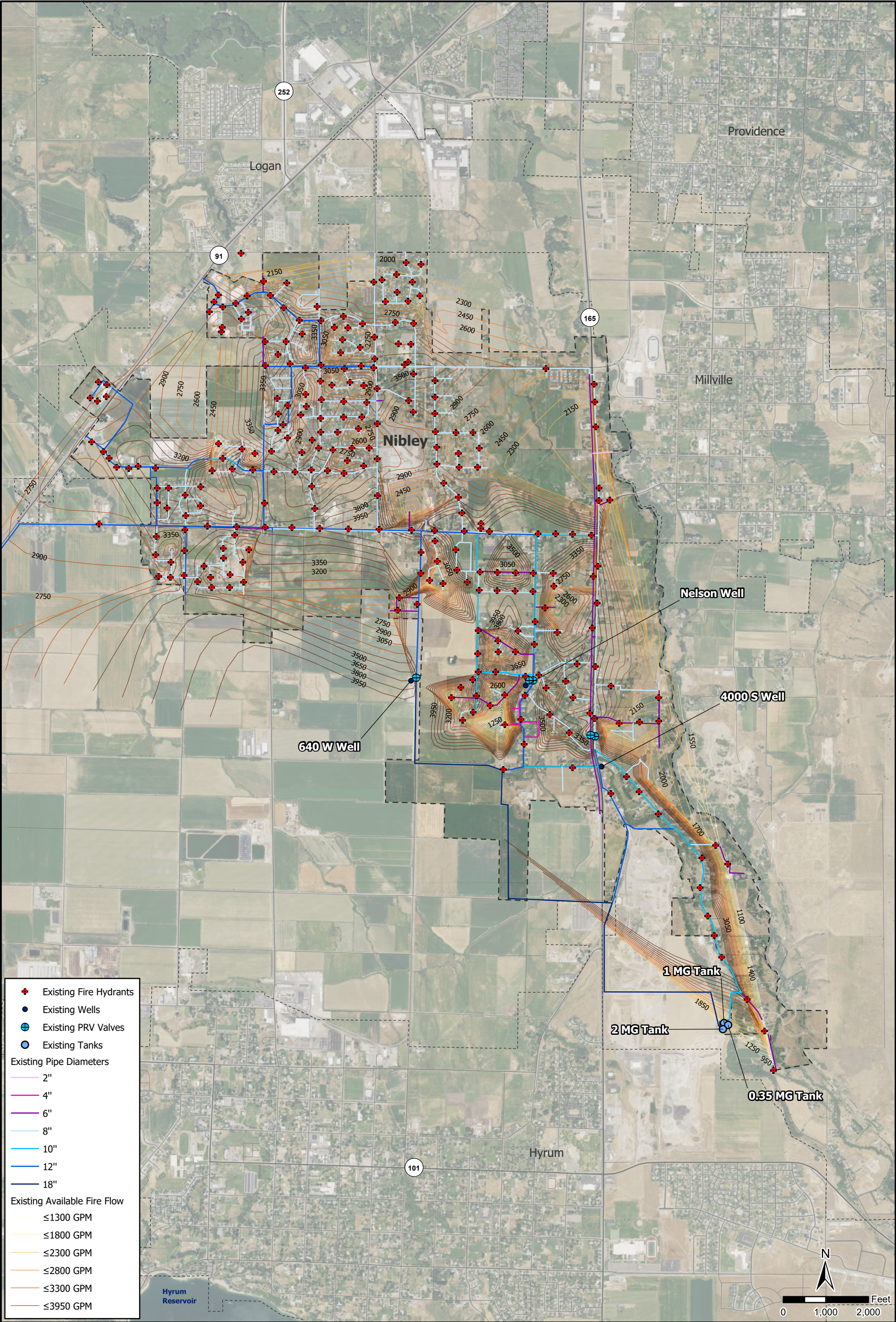


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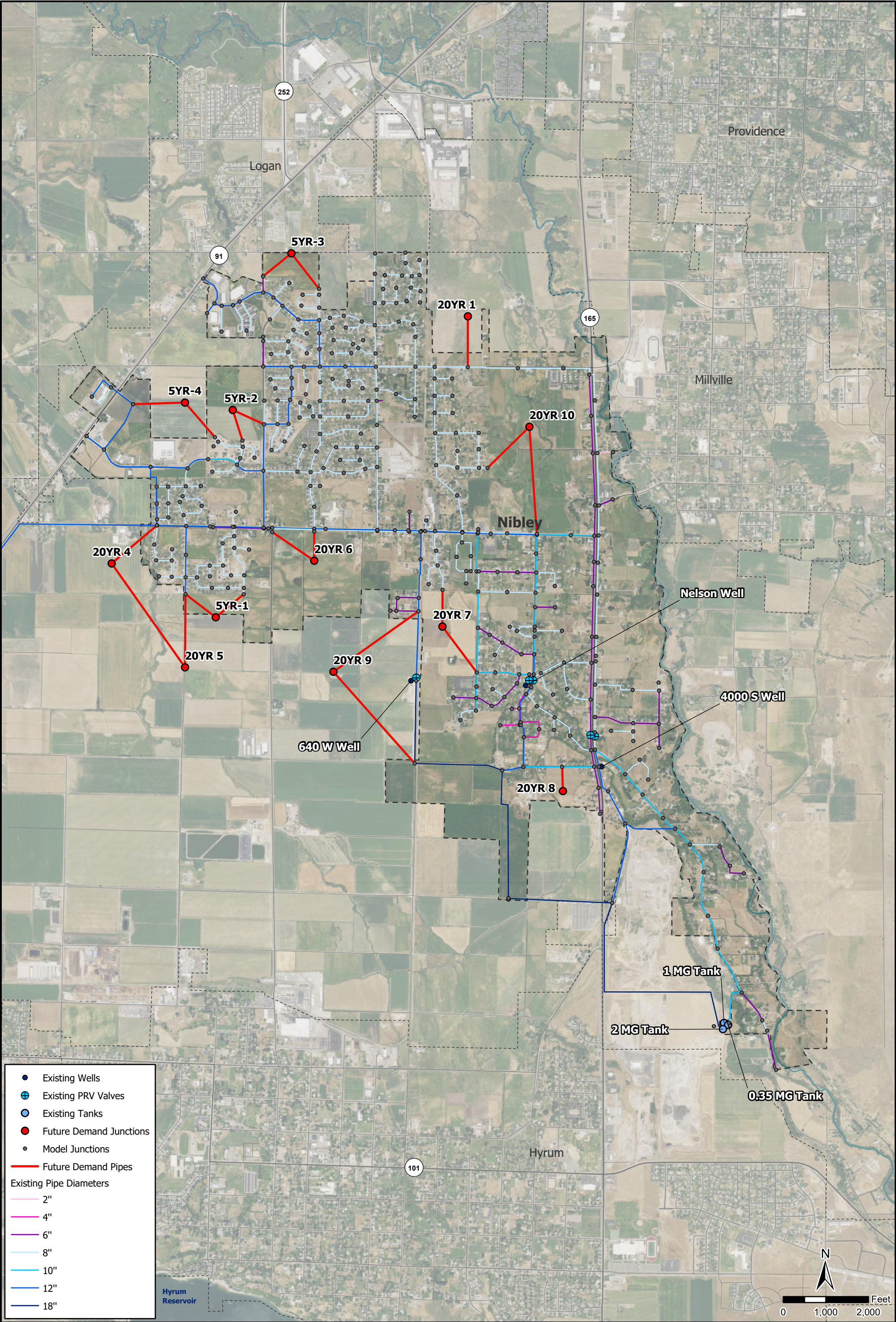


Existing Fire Hydrants	Existing PDD Pressure Contours	Existing Pipe Diameters
Existing Wells	20 PSI	2"
Existing PRV Valves	40 PSI	4"
Existing Tanks	60 PSI	6"
	80 PSI	8"
	100 PSI	10"
		12"
		18"

DRAFT



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● Existing Wells

● Existing PRV Valves

● Existing Tanks

● Future Demand Junctions

● Model Junctions

Future Demand Pipes

Existing Pipe Diameters

2"

4"

6"

8"

10"

12"

18"

ID	Label	Existing Condition			5- Yr Buildout Before Improvements		5- Yr Buildout After Improvements		20- Yr Buildout Before Improvements		20- Yr Buildout After Improvements	
		PDD Pressure (psi)	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	PDD Pressure (psi)	Fire Flow (Available) (gpm)	PDD Pressure (psi)	Fire Flow (Available) (gpm)	PDD Pressure (psi)	Fire Flow (Available) (gpm)	PDD Pressure (psi)	Fire Flow (Available) (gpm) ⁹
1460	5YR-1	(N/A)	1,500	(N/A)	84	2,175	84	2,198	19	(N/A)	90	(N/A)
1463	5YR-2	(N/A)	1,500	(N/A)	87	2,403	87	2,429	23	(N/A)	91	(N/A)
1466	5YR-3	(N/A)	1,500	(N/A)	90	2,050	90	2,069	27	(N/A)	94	(N/A)
1469	5YR-4	(N/A)	1,500	(N/A)	90	2,190	90	2,211	25	(N/A)	94	(N/A)
1405	20YR 1	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	26	0	88	2,731
1426	20YR 10	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	32	0	84	3,739
1413	20YR 4	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	21	0	92	5,000
1415	20YR 5	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	17	0	91	5,000
1417	20YR 6	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	18	0	84	5,000
1419	20YR 7	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	30	0	78	4,486
1422	20YR 8	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	30	0	63	2,236
1424	20YR 9	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	41	0	98	5,000
31	J-1	106	1,500	3,044	94	2,494	94	2,519	29	0	99	4,240
34	J-3	87	1,500	4,244	79	2,997	79	3,043	22	0	81	5,000
52	J-15	94	1,500	3,056	82	2,328	82	2,355	17	0	88	4,774
77	J-31	80	1,500	4,513	69	3,642	69	3,709	23	0	65	4,603
79	J-32	85	1,500	4,027	80	3,187	80	3,232	28	0	80	4,473
82	J-34	83	1,500	4,081	79	3,170	79	3,238	26	0	77	4,375
85	J-36	76	1,500	3,789	74	3,094	74	3,253	31	0	73	3,968
86	J-37	76	1,500	3,588	74	2,941	74	3,051	31	0	73	3,658
91	J-40	106	1,500	5,000	98	4,969	98	5,000	58	0	94	5,000
96	J-43	99	1,500	2,496	87	2,278	87	2,302	23	0	92	3,782
97	J-44	99	1,500	2,407	87	2,250	87	2,273	23	0	91	3,690
99	J-45	72	1,500	2,321	71	2,007	71	2,316	41	0	72	2,498
103	J-48	84	1,500	4,454	80	3,471	80	3,525	27	0	79	5,000
105	J-49	94	1,500	3,102	91	2,666	91	2,684	45	0	94	3,237
106	J-50	94	1,500	2,500	92	2,189	92	2,201	46	0	95	2,528
108	J-51	97	1,500	3,106	85	2,497	85	2,527	21	0	89	4,784
109	J-52	97	1,500	2,928	85	2,470	85	2,498	21	0	89	4,502
111	J-53	94	1,500	2,849	82	2,257	82	2,282	17	0	88	4,460
113	J-54	99	1,500	2,384	87	2,151	87	2,173	22	0	91	3,394
115	J-55	91	1,500	3,330	80	2,380	80	2,410	17	0	83	4,098
116	J-56	91	1,500	3,042	80	2,221	80	2,247	17	0	84	3,540
118	J-57	97	1,500	3,709	85	2,637	85	2,675	21	0	90	5,000
119	J-58	97	1,500	3,781	85	2,637	85	2,675	21	0	90	5,000
121	J-59	104	1,500	3,148	92	2,413	92	2,438	29	0	96	3,731
122	J-60	104	1,500	3,121	92	2,396	92	2,421	29	0	95	3,679
124	J-61	82	1,500	(N/A)	72	(N/A)	72	(N/A)	29	(N/A)	68	(N/A)
125	J-62	82	1,500	(N/A)	73	(N/A)	73	(N/A)	29	(N/A)	69	(N/A)
129	J-64	98	1,500	2,174	87	1,706	87	1,720	24	0	90	2,245
130	J-65	98	1,500	2,078	86	1,641	86	1,654	24	0	90	2,131
132	J-66	73	1,500	2,194	72	1,905	72	2,168	42	0	73	2,311
134	J-67	88	1,500	2,540	80	1,998	80	2,019	30	0	83	3,755
135	J-68	88	1,500	2,369	80	1,879	80	1,897	31	0	83	3,683
137	J-69	72	1,500	4,458	71	3,454	71	3,519	22	0	66	4,790
138	J-70	71	1,500	2,871	70	2,354	70	2,385	21	0	66	2,724
140	J-71	91	1,500	3,431	81	2,470	81	2,501	18	0	84	4,388
141	J-72	90	1,500	3,004	80	2,220	80	2,245	17	0	83	3,530
143	J-73	98	1,500	2,184	87	1,716	87	1,730	24	0	90	2,257
145	J-74	98	1,500	3,357	86	2,450	86	2,478	23	0	89	4,011
146	J-75	97	1,500	2,957	85	2,211	85	2,233	22	0	89	3,316
148	J-76	86	1,500	4,777	81	3,547	81	3,608	28	0	81	5,000
149	J-77	86	1,500	4,477	81	3,500	81	3,552	29	0	81	5,000
151	J-78	85	1,500	4,809	80	3,530	80	3,589	27	0	80	5,000
152	J-79	86	1,500	3,744	81	2,980	81	3,015	29	0	81	4,180
154	J-80	99	1,500	2,013	87	1,599	87	1,612	24	0	90	2,054
155	J-81	99	1,500	1,914	87	1,530	87	1,542	24	0	90	1,940
158	J-83	99	1,500	2,859	88	2,164	88	2,184	22	0	93	3,640
160	J-84	94	1,500	3,666	82	2,575	82	2,612	19	0	86	4,902
161	J-85	95	1,500	3,663	83	2,571	83	2,607	20	0	87	4,873
163	J-86	98	1,500	3,249	86	2,390	86	2,416	21	0	92	4,680
164	J-87	97	1,500	2,875	86	2,160	86	2,182	21	0	91	3,709
166	J-88	95	1,500	3,699	83	2,593	83	2,630	20	0	87	5,000
167	J-89	95	1,500	3,681	83	2,591	83	2,627	20	0	87	5,000
169	J-90	63	1,500	(N/A)	62	(N/A)	62	(N/A)	57	0	62	2,305
170	J-91	62	1,500	1,106	61	1,074	61	1,883	56	0	61	2,115
172	J-92	101	1,500	3,681	89	2,607	89	2,640	24	0	95	5,000
173	J-93	101	1,500	3,745	90	2,610	90	2,643	25	0	95	5,000
175	J-94	73	1,500	4,802	72	3,678	72	3,748	25	0	68	5,000
177	J-95	94	1,500	3,670	82	2,582	82	2,619	19	0	86	4,961
179	J-96	97	1,500	3,530	86	2,517	86	2,548	21	0	91	5,000
180	J-97	97	1,500	3,276	85	2,403	85	2,430	20	0	90	4,718
183	J-98	96	1,500	3,490	84	2,534	84	2,564	21	0	88	4,471
186	J-100	78	1,500	3,252	69	2,717	69	2,744	25	0	65	3,099
187	J-101	77	1,500	2,678	67	2,263	67	2,287	23	0	64	2,498
190	J-103	84	1,500	3,328	79	2,698	79	2,731	27	0	79	3,445
192	J-104	99	1,500	3,343	87	2,453	87	2,480	22	0	93	4,983
193	J-105	99	1,500	2,881	87	2,170	87	2,191	22	0	93	3,725
195	J-106	96	1,500	3,742	84	2,602	84	2,639	21	0	88	5,000
197	J-107	90	1,500	5,000	88	4,098	88	4,156	42	0	91	5,000
198	J-108	88	1,500	5,000	85	3,986	85	4,044	38	0	88	5,000
200	J-109	101	1,500	3,461	89	2,535	89	2,564	26	0	93	4,218

201	J-110	99	1,500	2,916	87	2,204	87	2,226	24	0	91	3,256
203	J-111	98	1,500	3,623	86	2,509	86	2,540	21	0	92	5,000
205	J-112	72	1,500	2,417	70	2,013	70	2,036	20	0	65	2,249
206	J-113	73	1,500	2,154	71	1,825	71	1,844	21	0	67	1,984
208	J-114	74	1,500	2,486	73	2,069	73	2,093	22	0	69	2,334
209	J-115	73	1,500	2,184	72	1,842	72	1,862	21	0	68	2,025
213	J-117	96	1,500	2,766	85	2,088	85	2,108	20	0	90	3,458
215	J-118	84	1,500	3,172	80	2,544	80	2,582	26	0	79	3,188
216	J-119	86	1,500	1,942	81	1,624	81	1,640	28	0	80	1,848
218	J-120	96	1,500	2,250	85	1,746	85	1,762	22	0	88	2,340
219	J-121	97	1,500	2,066	85	1,627	85	1,640	22	0	89	2,118
221	J-122	98	1,500	1,926	87	1,538	87	1,550	24	0	90	1,954
223	J-123	100	1,500	3,642	89	2,607	89	2,641	24	0	94	5,000
224	J-124	99	1,500	2,993	88	2,255	88	2,278	23	0	93	3,811
227	J-126	67	1,500	5,000	62	4,614	62	4,609	33	0	60	5,000
229	J-127	97	1,500	3,751	86	2,623	86	2,657	22	0	91	5,000
230	J-128	98	1,500	3,069	86	2,288	86	2,311	22	0	91	3,925
232	J-129	94	1,500	3,274	82	2,380	82	2,408	19	0	86	4,057
233	J-130	94	1,500	3,245	83	2,371	83	2,399	19	0	87	3,989
235	J-131	79	1,500	4,985	70	3,915	70	3,975	28	0	66	5,000
236	J-132	78	1,500	5,000	70	4,024	70	4,079	29	0	66	5,000
238	J-133	99	1,500	3,216	87	2,386	87	2,411	22	0	93	4,492
239	J-134	100	1,500	3,229	88	2,394	88	2,419	23	0	94	4,546
241	J-135	93	1,500	2,871	82	2,116	82	2,139	19	0	85	3,230
242	J-136	92	1,500	2,371	80	1,803	80	1,820	17	0	84	2,507
244	J-137	72	1,500	1,050	67	971	67	1,846	42	0	65	1,869
245	J-138	72	1,500	(N/A)	67	(N/A)	67	(N/A)	41	0	65	1,607
247	J-139	95	1,500	2,538	83	2,044	83	2,064	19	0	88	3,158
249	J-140	104	1,500	3,299	92	2,526	92	2,553	29	0	96	4,050
250	J-141	102	1,500	2,021	90	2,075	90	2,094	27	0	94	2,936
252	J-142	89	1,500	2,667	81	2,094	81	2,116	30	0	83	3,589
253	J-143	89	1,500	2,338	82	1,866	82	1,884	31	0	84	2,820
256	J-144	99	1,500	3,492	87	2,557	87	2,588	24	0	91	4,298
257	J-145	100	1,500	2,865	89	2,187	89	2,208	25	0	92	3,181
259	J-146	96	1,500	3,176	85	2,331	85	2,358	22	0	88	3,700
260	J-147	95	1,500	2,598	84	1,974	84	1,994	21	0	87	2,794
262	J-148	97	1,500	2,159	86	1,685	86	1,700	23	0	89	2,229
263	J-149	96	1,500	1,915	85	1,519	85	1,531	22	0	88	1,942
265	J-150	93	1,500	3,321	84	2,515	84	2,545	24	0	85	3,816
266	J-151	93	1,500	(N/A)	84	(N/A)	84	(N/A)	24	0	85	2,889
268	J-152	93	1,500	2,754	81	2,052	81	2,073	18	0	85	3,044
269	J-153	93	1,500	2,246	81	1,728	81	1,744	18	0	84	2,346
271	J-154	91	1,500	3,054	80	2,214	80	2,240	17	0	83	3,514
272	J-155	89	1,500	2,536	78	1,900	78	1,920	16	0	81	2,715
276	J-157	92	1,500	3,115	83	2,388	83	2,415	26	0	85	3,622
277	J-158	92	1,500	(N/A)	83	(N/A)	83	(N/A)	25	0	84	2,787
279	J-159	68	1,500	1,880	67	1,628	67	3,050	43	0	70	3,361
280	J-160	67	1,500	1,686	66	1,480	66	3,122	42	0	70	3,441
282	J-161	100	1,500	2,866	89	2,241	89	2,263	25	0	92	3,340
283	J-162	99	1,500	3,078	87	2,361	87	2,387	24	0	91	3,706
285	J-163	91	1,500	3,001	83	2,316	83	2,343	27	0	84	3,593
286	J-164	90	1,500	(N/A)	82	(N/A)	82	(N/A)	27	0	83	2,761
289	J-165	74	1,500	3,330	72	2,699	72	2,738	19	0	66	3,296
290	J-166	76	1,500	2,545	74	2,130	74	2,154	21	0	69	2,402
292	J-167	102	1,500	3,476	90	2,554	90	2,588	27	0	94	4,275
293	J-168	102	1,500	2,819	91	2,175	91	2,195	27	0	94	3,117
295	J-169	79	1,500	4,672	77	3,692	77	3,757	28	0	74	5,000
296	J-170	81	1,500	4,095	79	3,317	79	3,368	30	0	76	4,237
298	J-171	85	1,500	3,544	78	2,715	78	2,750	24	0	80	4,333
299	J-172	86	1,500	1,820	79	1,514	79	1,526	25	0	81	1,827
301	J-173	84	1,500	4,671	80	3,637	80	3,696	28	0	79	5,000
302	J-174	84	1,500	2,856	79	2,369	79	2,395	27	0	78	2,830
305	J-176	80	1,500	1,884	78	1,619	78	1,634	27	0	75	1,758
307	J-177	101	1,500	3,504	89	2,582	89	2,611	24	0	94	5,000
309	J-178	94	1,500	3,552	83	2,506	83	2,539	19	0	86	4,546
311	J-179	95	1,500	2,522	83	1,924	83	1,942	20	0	86	2,695
312	J-180	95	1,500	2,193	84	1,712	84	1,727	21	0	87	2,273
314	J-181	90	1,500	2,956	82	2,297	82	2,323	29	0	84	3,793
317	J-183	88	1,500	1,964	82	1,648	82	1,664	27	0	81	1,874
318	J-184	88	1,500	(N/A)	82	(N/A)	82	(N/A)	28	0	81	2,378
320	J-185	84	1,500	4,701	80	3,640	80	3,699	27	0	79	5,000
321	J-186	84	1,500	4,648	81	3,638	81	3,705	29	0	78	5,000
323	J-187	100	1,500	3,591	88	2,595	88	2,628	24	0	94	5,000
324	J-188	99	1,500	3,272	88	2,426	88	2,452	23	0	93	4,519
326	J-189	79	1,500	4,984	69	3,898	69	3,957	27	0	66	5,000
327	J-190	82	1,500	678	72	619	72	2,631	30	0	69	2,912
329	J-191	99	1,500	2,882	88	2,283	88	2,306	24	0	91	3,492
331	J-192	82	1,500	2,342	76	1,889	76	1,907	28	0	79	3,939
332	J-193	83	1,500	1,993	77	1,638	77	1,653	28	0	79	2,660
334	J-194	101	1,500	3,573	89	2,599	89	2,632	24	0	94	5,000
336	J-195	103	1,500	3,381	92	2,546	92	2,573	29	0	95	4,138
337	J-196	102	1,500	2,681	90	2,088	90	2,107	27	0	94	2,935
339	J-197	84	1,500	5,000	76	5,000	76	5,000	40	0	73	5,000
340	J-198	79	1,500	5,000	71	4,712	71	4,755	33	0	68	5,000
342	J-199	95	1,500	3,639	84	2,562	84	2,596	21	0	87	4,797
344	J-200	103	1,500	3,410	92	2,633	92	2,667	27	0	97	5,000
345	J-201	104	1,500	3,286	92	2,563	92	2,590	27	0	97	4,657

347	J-202	100	1,500	3,438	88	2,501	88	2,530	25	0	92	4,213
348	J-203	97	1,500	2,658	85	2,025	85	2,044	22	0	89	2,889
350	J-204	68	1,500	1,785	67	1,552	67	3,080	43	0	71	3,391
351	J-205	69	1,500	1,615	68	1,436	68	2,342	44	0	72	2,460
353	J-206	99	1,500	3,753	87	2,645	87	2,680	23	0	92	5,000
355	J-207	82	1,500	4,578	79	3,565	79	3,626	27	0	77	5,000
356	J-208	81	1,500	2,691	77	2,233	77	2,258	25	0	75	2,618
358	J-209	74	1,500	3,616	72	2,906	72	2,951	20	0	67	3,666
359	J-210	77	1,500	1,653	75	1,445	75	2,252	22	0	70	2,528
361	J-211	97	1,500	3,328	85	2,437	85	2,465	20	0	91	4,920
362	J-212	95	1,500	3,232	83	2,393	83	2,420	18	0	89	4,915
364	J-213	82	1,500	5,000	76	4,401	76	4,401	42	0	72	5,000
365	J-214	82	1,500	2,316	75	2,099	75	2,099	40	0	70	2,153
368	J-215	92	1,500	3,381	80	2,418	80	2,448	18	0	84	4,179
369	J-216	92	1,500	3,171	80	2,300	80	2,327	18	0	84	3,760
372	J-217	95	1,500	3,276	83	2,389	83	2,416	20	0	86	3,885
373	J-218	95	1,500	3,084	84	2,291	84	2,317	21	0	87	3,521
375	J-219	69	1,500	1,847	68	1,602	68	2,084	41	0	70	2,194
376	J-220	67	1,500	(N/A)	66	(N/A)	66	(N/A)	40	(N/A)	69	(N/A)
378	J-221	94	1,500	3,307	82	2,397	82	2,426	19	0	85	3,963
380	J-222	76	1,500	4,227	75	3,368	75	3,430	28	0	71	4,382
381	J-223	72	1,500	2,662	71	2,243	71	2,271	24	0	68	2,505
385	J-225	80	1,500	4,624	77	3,658	77	3,722	28	0	74	5,000
386	J-226	81	1,500	3,483	79	2,874	79	2,913	30	0	76	3,465
388	J-227	99	1,500	3,627	87	2,553	87	2,587	24	0	90	4,579
389	J-228	97	1,500	3,232	85	2,384	85	2,410	22	0	89	3,778
392	J-229	102	1,500	3,149	90	2,383	90	2,407	27	0	94	3,620
395	J-230	91	1,500	3,393	80	2,420	80	2,450	17	0	83	4,210
396	J-231	90	1,500	3,048	79	2,210	79	2,236	16	0	82	3,559
398	J-232	98	1,500	2,730	86	2,078	86	2,098	22	0	91	3,144
400	J-233	105	1,500	3,065	93	2,361	93	2,385	30	0	96	3,579
401	J-234	103	1,500	2,455	91	1,943	91	1,960	28	0	95	2,631
403	J-235	73	1,500	2,589	72	2,236	72	2,546	42	0	73	2,785
406	J-236	93	1,500	3,473	82	2,488	82	2,519	19	0	86	4,493
407	J-237	92	1,500	2,548	81	1,930	81	1,949	18	0	85	2,808
409	J-238	87	1,500	3,180	77	2,293	77	2,322	15	0	80	3,806
410	J-239	89	1,500	2,354	79	1,799	79	1,817	17	0	82	2,504
412	J-240	95	1,500	3,834	83	2,628	83	2,666	19	0	87	5,000
414	J-241	79	1,500	4,611	77	3,648	77	3,712	28	0	74	4,999
415	J-242	79	1,500	2,806	77	2,341	77	2,368	28	0	74	2,700
417	J-243	105	1,500	3,139	93	2,561	93	2,587	28	0	98	4,578
420	J-244	95	1,500	3,609	83	2,546	83	2,579	20	0	87	4,712
421	J-245	93	1,500	2,558	81	1,929	81	1,948	18	0	85	2,770
424	J-246	97	1,500	3,106	85	2,319	85	2,344	20	0	91	4,421
426	J-247	98	1,500	3,462	86	2,471	86	2,501	21	0	92	5,000
430	J-248	98	1,500	3,609	87	2,563	87	2,596	24	0	90	4,576
431	J-249	102	1,500	2,685	91	2,087	91	2,105	27	0	94	2,908
433	J-250	100	1,500	2,732	88	2,225	88	2,247	24	0	91	3,345
435	J-251	79	1,500	2,800	69	2,369	69	3,810	27	0	66	4,952
438	J-253	101	1,500	3,778	89	2,630	89	2,664	24	0	94	5,000
442	J-255	92	3,500	3,539	81	2,493	81	2,527	19	0	84	4,000
444	J-256	90	1,500	3,140	79	2,245	79	2,273	16	0	82	3,771
446	J-257	96	1,500	2,367	84	1,820	84	1,837	21	0	87	2,488
448	J-258	91	1,500	3,489	80	2,471	80	2,505	17	0	83	4,407
450	J-259	94	1,500	2,454	82	1,872	82	1,889	19	0	85	2,604
451	J-260	94	1,500	2,156	83	1,682	83	1,697	20	0	86	2,228
453	J-261	93	1,500	3,623	82	2,544	82	2,577	19	0	85	4,733
455	J-262	100	1,500	3,730	89	2,599	89	2,632	24	0	94	5,000
458	J-263	66	1,500	5,000	65	5,000	65	3,819	60	0	65	3,874
460	J-264	105	1,500	2,940	94	2,296	94	2,318	30	0	97	3,346
461	J-265	106	1,500	3,029	94	2,359	94	2,382	31	0	97	3,493
463	J-266	100	1,500	3,723	88	2,594	88	2,627	23	0	94	5,000
467	J-268	73	1,500	3,538	72	2,989	72	3,398	41	0	72	3,949
472	J-271	86	1,500	4,838	81	3,589	81	3,651	28	0	80	5,000
474	J-272	96	1,500	2,549	84	1,941	84	1,960	21	0	88	2,729
476	J-273	91	1,500	3,478	80	2,478	80	2,510	18	0	83	4,344
479	J-275	60	1,500	769	59	750	59	1,266	54	0	59	1,707
481	J-276	97	1,500	3,751	86	2,624	86	2,658	21	0	91	5,000
483	J-277	88	1,500	2,113	77	1,618	77	1,633	14	0	81	2,206
486	J-278	76	1,500	5,000	71	4,457	71	4,447	45	0	69	5,000
488	J-279	78	1,500	3,827	77	3,158	77	3,216	31	0	73	3,830
489	J-280	74	1,500	3,115	73	2,614	73	2,652	27	0	69	2,990
494	J-282	92	1,500	3,675	81	2,545	81	2,581	18	0	84	4,941
497	J-284	101	1,500	3,621	89	2,554	89	2,588	26	0	92	4,517
501	J-286	99	1,500	(N/A)	88	(N/A)	88	(N/A)	24	0	92	1,337
503	J-287	86	1,500	3,343	76	2,382	76	2,413	14	0	79	4,000
504	J-288	90	1,500	3,456	79	2,473	79	2,504	17	0	83	4,369
510	J-290	74	1,500	4,173	73	3,293	73	3,350	20	0	67	4,525
512	J-291	82	1,500	4,689	79	3,679	79	3,742	27	0	76	5,000
515	J-293	83	1,500	4,203	79	3,250	79	3,318	26	0	78	4,565
517	J-294	76	1,500	3,456	75	2,880	75	2,930	29	0	72	3,392
518	J-295	74	1,500	4,859	73	3,718	73	3,789	26	0	69	5,000
520	J-296	102	3,000	3,756	90	2,620	90	2,653	25	0	95	4,000
521	J-297	100	1,500	3,727	88	2,596	88	2,629	23	0	94	5,000
523	J-298	84	1,500	3,552	78	2,720	78	2,757	27	0	80	4,000
524	J-299	82	1,500	1,973	76	1,620	76	1,634	30	0	79	4,307
526	J-300	79	1,500	4,853	77	3,713	77	3,787	30	0	74	5,000

527	J-301	76	1,500	4,237	74	3,338	74	3,395	21	0	69	4,488
531	J-303	63	1,500	5,000	58	5,000	58	5,000	35	0	57	5,000
533	J-304	84	1,500	3,510	78	2,698	78	2,733	25	0	79	4,361
535	J-305	98	1,500	3,496	86	2,491	86	2,521	21	0	92	5,000
536	J-306	99	1,500	3,713	87	2,584	87	2,617	23	0	93	5,000
538	J-307	87	1,500	3,301	76	2,344	76	2,374	14	0	80	4,071
540	J-308	88	1,500	2,950	81	2,291	81	2,317	30	0	83	3,873
544	J-310	73	1,500	5,000	67	4,198	67	4,214	32	0	64	5,000
546	J-311	102	1,500	5,000	94	5,000	94	5,000	56	0	89	5,000
551	J-313	76	1,500	3,098	68	2,650	68	2,669	26	0	64	2,926
553	J-314	91	1,500	3,941	81	2,722	81	2,761	19	0	84	5,000
556	J-315	77	1,500	5,000	71	4,776	71	4,776	43	0	69	5,000
562	J-318	99	1,500	1,929	87	1,546	87	1,558	25	0	91	1,957
563	J-319	92	1,500	3,585	81	2,539	81	2,573	18	0	84	4,577
565	J-320	70	1,500	(N/A)	63	(N/A)	63	(N/A)	28	(N/A)	60	(N/A)
567	J-321	106	1,500	3,065	94	2,361	94	2,385	31	0	97	3,579
570	J-322	85	1,500	2,166	80	1,806	80	1,826	27	0	79	2,083
571	J-323	91	1,500	2,821	85	2,277	85	2,303	28	0	84	2,770
574	J-325	87	1,500	4,189	79	3,000	79	3,046	22	0	81	5,000
579	J-327	102	1,500	2,482	90	1,941	90	1,958	25	0	96	2,887
587	J-330	82	1,500	5,000	76	4,272	76	4,290	41	0	73	5,000
589	J-331	107	1,500	2,831	95	2,329	95	2,350	30	0	100	3,672
592	J-332	97	1,500	2,205	86	1,725	86	1,740	23	0	89	2,284
595	J-333	97	1,500	2,259	85	1,758	85	1,773	23	0	89	2,350
598	J-334	96	1,500	2,202	85	1,716	85	1,731	22	0	88	2,281
601	J-335	97	1,500	2,029	86	1,598	86	1,611	23	0	89	2,074
604	J-336	98	1,500	2,115	86	1,668	86	1,682	23	0	89	2,175
607	J-337	96	1,500	3,376	84	2,462	84	2,490	21	0	88	4,161
608	J-338	97	1,500	3,373	85	2,470	85	2,498	22	0	89	4,141
609	J-339	100	1,500	2,838	89	2,234	89	2,256	25	0	92	3,323
610	J-340	93	1,500	2,868	81	2,130	81	2,153	19	0	85	3,239
611	J-341	93	1,500	2,845	82	2,122	82	2,144	19	0	85	3,199
613	J-342	93	1,500	3,100	91	2,659	91	2,676	44	0	93	3,234
614	J-343	95	1,500	3,114	84	2,308	84	2,334	21	0	86	3,559
615	J-344	103	1,500	2,825	91	2,193	91	2,214	28	0	94	3,181
618	J-345	91	1,500	2,611	83	2,075	83	2,096	32	0	86	3,370
633	J-347	97	1,500	2,819	86	2,142	86	2,163	22	0	90	3,211
638	J-348	89	1,500	3,111	78	2,266	78	2,293	16	0	82	3,671
644	J-350	91	1,500	3,259	80	2,354	80	2,383	17	0	83	3,975
650	J-352	88	1,500	2,779	77	2,059	77	2,082	15	0	81	3,115
653	J-353	88	1,500	3,097	78	2,251	78	2,278	15	0	81	3,654
656	J-354	91	1,500	3,439	81	2,492	81	2,523	18	0	84	4,425
668	J-358	101	1,500	3,738	89	2,604	89	2,638	24	0	95	5,000
674	J-360	100	1,500	3,344	88	2,477	88	2,504	23	0	94	4,817
677	J-361	99	1,500	3,660	87	2,538	87	2,570	22	0	93	5,000
680	J-362	97	1,500	3,292	86	2,420	86	2,447	21	0	91	4,697
683	J-363	94	1,500	2,782	86	2,223	86	2,246	26	0	85	2,705
692	J-366	80	1,500	2,160	77	1,853	77	1,886	29	0	75	2,057
695	J-367	79	1,500	3,312	76	2,718	76	2,799	29	0	75	3,337
698	J-368	83	1,500	3,998	80	3,205	80	3,251	28	0	77	4,194
710	J-371	86	1,500	4,925	82	3,689	82	3,746	31	0	83	5,000
713	J-372	85	1,500	3,842	81	3,074	81	3,115	28	0	80	4,150
716	J-373	84	1,500	4,350	80	3,387	80	3,452	27	0	79	4,823
719	J-374	81	1,500	2,362	77	2,004	77	2,038	27	0	76	2,272
722	J-375	81	1,500	3,466	77	2,797	77	2,865	27	0	76	3,528
728	J-377	76	1,500	3,072	67	2,606	67	2,627	25	0	64	2,901
731	J-378	80	1,500	3,807	70	3,109	70	3,149	26	0	67	3,761
734	J-379	78	1,500	(N/A)	69	(N/A)	69	(N/A)	28	(N/A)	66	(N/A)
740	J-381	73	1,500	4,196	72	3,309	72	3,367	21	0	67	4,462
750	J-385	80	1,500	4,993	74	4,340	74	4,340	42	0	71	5,000
753	J-386	77	1,500	5,000	71	4,574	71	4,574	41	0	69	5,000
756	J-387	75	1,500	1,372	70	1,261	70	2,287	44	0	68	2,349
759	J-388	74	1,500	4,917	70	4,423	70	4,411	48	0	68	4,799
762	J-389	71	1,500	4,743	68	4,345	68	4,335	52	0	67	4,581
765	J-390	70	1,500	4,955	68	4,596	68	4,589	56	0	67	4,775
768	J-391	68	1,500	(N/A)	62	(N/A)	62	(N/A)	26	0	58	1,359
771	J-392	67	1,500	5,000	61	4,147	61	4,152	29	0	58	5,000
774	J-393	73	1,500	2,532	71	2,104	71	2,129	19	0	66	2,372
784	J-397	76	1,500	2,871	74	2,390	74	2,419	25	0	70	2,748
787	J-398	75	1,500	2,780	73	2,298	73	2,326	22	0	69	2,649
790	J-399	81	1,500	4,584	78	3,613	78	3,675	28	0	75	5,000
794	J-400	83	1,500	2,837	79	2,347	79	2,373	27	0	77	2,804
797	J-401	86	1,500	4,848	81	3,609	81	3,672	28	0	80	5,000
812	J-406	98	1,500	3,635	86	2,552	86	2,586	23	0	90	4,627
815	J-407	95	1,500	3,613	83	2,549	83	2,583	20	0	87	4,617
818	J-408	94	1,500	2,454	82	1,872	82	1,890	19	0	86	2,605
824	J-410	92	1,500	3,163	81	2,307	81	2,334	18	0	84	3,695
827	J-411	93	1,500	3,369	81	2,422	81	2,451	18	0	85	4,133
830	J-412	93	1,500	2,916	82	2,151	82	2,174	19	0	85	3,316
833	J-413	93	1,500	2,758	86	2,228	86	2,252	28	0	86	2,693
836	J-414	83	1,500	4,636	79	3,612	79	3,674	26	0	78	5,000
839	J-415	84	1,500	3,031	78	2,719	78	2,719	42	0	73	2,869
842	J-416	70	1,500	4,256	69	3,545	69	3,942	44	0	70	4,603
852	J-419	75	1,500	3,557	73	2,962	73	3,182	35	0	73	3,749
855	J-420	94	1,500	3,047	86	2,376	86	2,402	23	0	85	2,983
861	J-422	93	1,500	3,508	83	2,608	83	2,641	22	0	84	4,045
865	J-423	95	1,500	3,072	84	2,286	84	2,312	21	0	87	3,495

868	J-424	90	1,500	2,709	83	2,137	83	2,159	30	0	85	3,416
871	J-425	90	1,500	2,554	82	2,023	82	2,043	31	0	84	3,424
874	J-426	88	1,500	3,190	77	2,278	77	2,307	14	0	80	3,846
922	J-429	74	1,500	5,000	67	4,054	67	4,072	31	0	63	5,000
935	J-431	86	1,500	4,582	80	3,336	80	3,389	26	0	81	5,000
940	J-433	85	1,500	4,217	80	3,310	80	3,358	27	0	79	4,742
942	J-435	80	1,500	4,557	69	3,675	69	3,744	23	0	65	4,657
944	J-436	85	1,500	3,773	80	3,015	80	3,055	27	0	80	4,083
949	J-438	88	1,500	2,825	83	2,289	83	2,322	28	0	82	2,789
955	J-441	94	1,500	2,651	83	1,998	83	2,018	20	0	86	2,877
960	J-442	90	1,500	3,974	80	2,764	80	2,804	19	0	83	4,000
962	J-443	75	1,500	3,825	73	3,053	73	3,103	20	0	67	3,965
966	J-444	96	1,500	3,196	84	2,362	84	2,388	19	0	90	4,629
969	J-445	101	1,500	3,454	89	2,554	89	2,582	24	0	94	5,000
970	J-446	100	1,500	3,492	88	2,571	88	2,599	23	0	94	5,000
975	J-448	86	1,500	3,986	81	3,175	81	3,218	29	0	81	4,371
979	J-449	96	1,500	3,036	84	2,285	84	2,310	19	0	90	4,380
983	J-450	81	1,500	4,744	71	3,787	71	3,852	26	0	67	4,894
993	J-451	89	1,500	3,166	78	2,295	78	2,323	16	0	82	3,772
1002	J-452	77	1,500	3,242	76	2,729	76	2,770	30	0	72	3,140
1008	J-453	76	1,500	5,000	69	4,232	69	4,253	32	0	65	4,989
1012	J-454	87	1,500	3,254	81	2,527	81	2,558	29	0	82	3,820
1014	J-455	89	1,500	1,992	84	1,668	84	1,684	28	0	83	1,903
1024	J-456	96	1,500	3,891	84	2,673	84	2,711	21	0	89	5,000
1025	J-457	96	1,500	3,872	85	2,680	85	2,720	21	0	89	5,000
1032	J-459	86	1,500	4,719	81	3,502	81	3,561	28	0	81	5,000
1082	J-462	92	1,500	2,864	81	2,123	81	2,146	18	0	84	3,235
1132	J-463	86	1,500	4,405	80	3,172	80	3,222	24	0	81	5,000
1136	J-464	85	1,500	4,046	80	3,206	80	3,251	28	0	80	4,470
1142	J-465	71	1,500	3,678	70	3,062	70	3,751	44	0	71	4,361
1175	J-466	86	1,500	4,890	81	3,666	81	3,733	28	0	80	5,000
1220	J-467	90	1,500	2,732	84	2,213	84	2,238	28	0	83	2,675
1280	J-471	83	1,500	2,689	77	2,136	77	2,160	27	0	79	4,066
1383	J-482	86	1,500	(N/A)	81	(N/A)	81	(N/A)	28	0	81	5,000
1446	J-498	95	1,500	(N/A)	84	(N/A)	84	(N/A)	21	(N/A)	88	(N/A)
1448	J-499	95	1,500	(N/A)	84	(N/A)	84	(N/A)	21	(N/A)	88	(N/A)
1450	J-500	91	1,500	(N/A)	81	(N/A)	81	(N/A)	19	(N/A)	84	(N/A)
1452	J-501	86	1,500	(N/A)	81	(N/A)	81	(N/A)	28	(N/A)	80	(N/A)
1455	J-502	95	1,500	(N/A)	85	(N/A)	85	(N/A)	22	(N/A)	89	(N/A)
1475	J-507	98	1,500	3,805	87	2,722	87	2,755	22	(N/A)	92	(N/A)
1502	J-508	72	1,500	(N/A)	66	(N/A)	66	(N/A)	37	0	66	5,000
1505	J-509	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	66	5,000
1509	J-510	(N/A)	1,500	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	8	(N/A)
74	Tank Junction A	13	1,500	(N/A)	13	(N/A)	13	(N/A)	37	(N/A)	73	(N/A)
62	Tank Junction B	12	1,500	(N/A)	12	(N/A)	12	(N/A)	12	0	13	0
1432	J-511	75	1,500	(N/A)	74	(N/A)	74	(N/A)	12	(N/A)	12	(N/A)

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Existing Fire Hydrants

Existing Wells

Existing PRV Valves

Existing Tanks

Proposed PRV Locations

Proposed Well Improvements

Potential Tank Locations

Proposed Pipe Improvements

Existing Pipe Diameters

2"

4"

6"

8"

10"

12"

18"

Table 1 - Pipeline Replacement Program List			
Pipeline Replacement Program			
Map ID	Improvement Name	Description	Purpose for Replacement
P-1	Meadowview Ln	Upsize to 8" pipe	Capacity
P-2	Cottonwoods-3850 S PRV	Add PRV to Developer Installed Pipeline	Capacity
P-3	4300 S. Hollow Rd	Upsize to 8" pipe	Capacity
P-4	South End of Hollow Rd	Upsize to 8" & 10" pipe	Capacity
P-5	3750 S Sheridan Ridge Ln	Upsize to 8" pipe	Capacity
P-6	2900 South	Upsize to 8" pipe	Capacity
P-7	4000 South	Replace 12" pipe	Age/Condition of Pipe
P-8	280 West - 250 West	Replace 10" & 12" pipes	Age/Condition of Pipe
P-9	South End of Hollow Rd Pipeline Replacement	Upsize to 10" pipe	Capacity

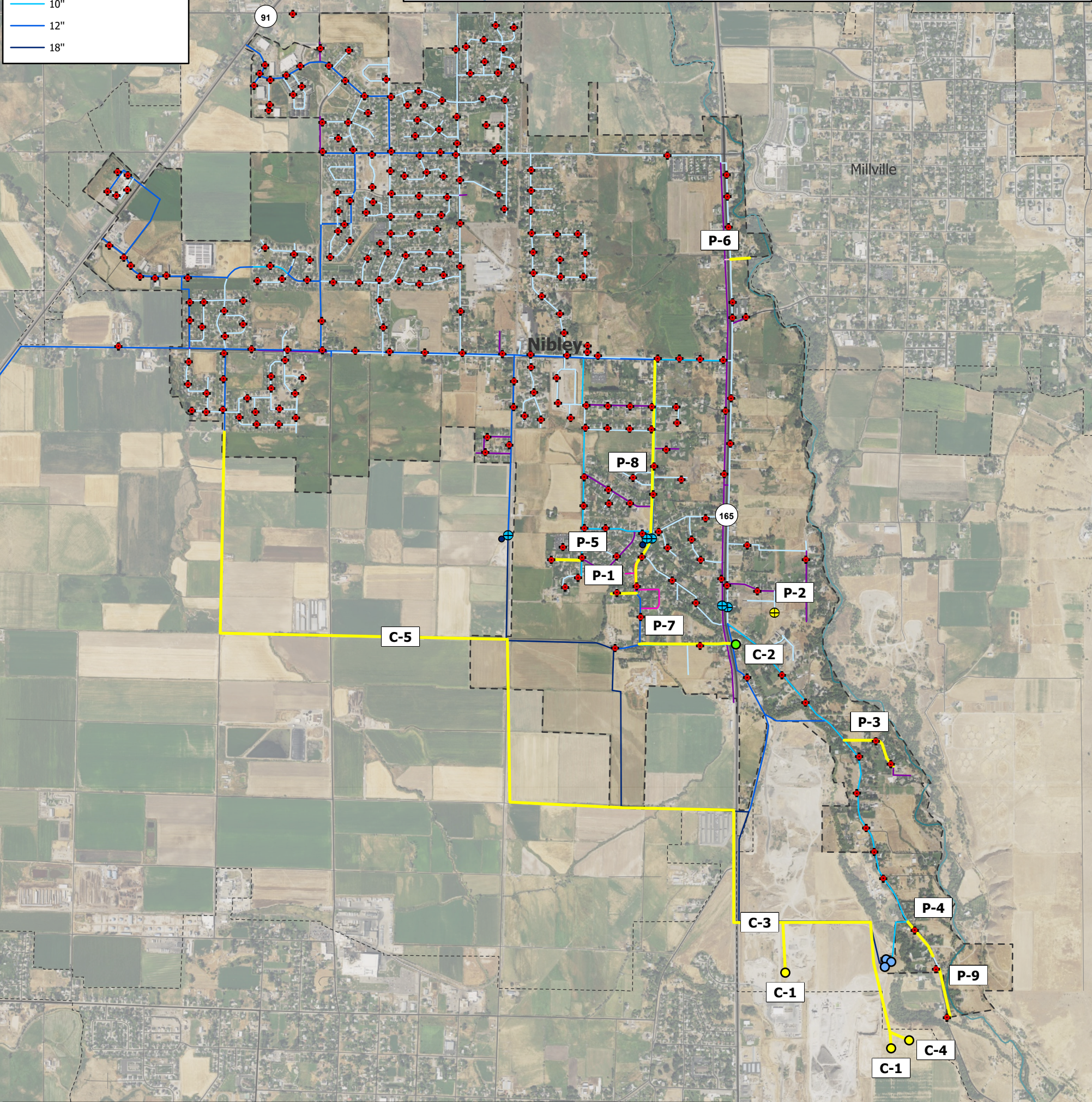
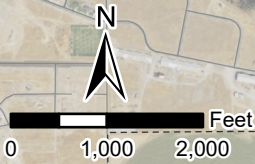


Table 2 - Capital Improvements List			
5 YEAR CAPITAL IMPROVEMENTS			
Map ID	Improvement Name	Description	Year
C-1	2 MG Storage Tank	Increase Storage Capacity	2023
20 YEAR CAPITAL IMPROVEMENTS			
C-2	4000 S Replacement Well	Increase Source Capacity	2030
C-3	Transmission Line Phase 1	Install 18" Transmission Line Phase 1	2035
C-4	1 MG Storage Tank	Increase Storage Capacity	2035
C-5	Transmission Line Phase 2	Install 18" Transmission Line Phase 2	2038
	Develop New Source	New 1,500 gpm Source (Well)	2040



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		Initial Capital Cost (2019):	O&M Rate (%) (per year)
Power (\$/KWhr) =	0.11	Pump Station	\$ 990,000
Discount Rate =	3.0%	PRVs and Valves	\$ -
Escalation Rate =	2.0%	Special Crossings	\$ -
Power Escalation =	0.5%	Power Transmission	\$ -
Average Day Q =	100.0%	Misc. Costs	\$ -
Pipe to E Res =	0.0 ft	Total:	\$ 990,000
C =	130	Annual O&M:	\$ 29,700
Pump Efficiency =	82%		

Lifecycle Cost Analysis for Pump Station																	
		Power Usage						Capital Cost			O & M Cost			Power Cost			
Year	Flow Rate	Average Flow Rate (MGD)	Flow Rate (GPM)	Pumping Hf + Static Hf	Equivalent Power Usage (HP)	Equivalent Power Usage (KW)	Equivalent Power Usage (KW)	Capital Cost	Escalated Capital Cost	Present Worth Capital Cost	Escalated Annual O&M \$/Year	Present Worth Annual O&M \$/Year	Cumulative Present Worth Annual O&M	Power Cost \$ (\$/KWHr)	Annual Power Usage \$/Year	Annual Present Worth Power Usage \$/Year	Cumulative Present Worth Power Usage
1	8	5.2	3,591	150.0 ft	166	124	124	\$ 1,125,000	\$ 1,125,000	\$ 1,125,000	\$ 29,700	\$ 29,700	\$ 29,700	\$ 0.1100	\$ 119,712	\$ 119,712.05	\$ 119,712
2	8	5.2	3,591	151.0 ft	168	125	125		\$ -	\$ -	\$ 30,900	\$ 29,999.88	\$ 59,700	\$ 0.1106	\$ 121,113	\$ 117,585.13	\$ 237,297
3	8	5.2	3,591	152.0 ft	169	126	126		\$ -	\$ -	\$ 31,518	\$ 29,708.62	\$ 89,409	\$ 0.1111	\$ 122,524	\$ 115,490.93	\$ 352,788
4	8	5.2	3,591	153.0 ft	170	127	127		\$ -	\$ -	\$ 32,148	\$ 29,420.19	\$ 118,829	\$ 0.1117	\$ 123,947	\$ 113,429.12	\$ 466,217
5	8	5.2	3,591	154.0 ft	171	128	128		\$ -	\$ -	\$ 32,791	\$ 29,134.56	\$ 147,963	\$ 0.1122	\$ 125,381	\$ 111,399.36	\$ 577,617
6	8	5.2	3,591	155.0 ft	172	128	128		\$ -	\$ -	\$ 33,447	\$ 28,851.70	\$ 176,815	\$ 0.1128	\$ 126,826	\$ 109,401.30	\$ 687,018
7	8	5.2	3,591	156.0 ft	173	129	129		\$ -	\$ -	\$ 34,116	\$ 28,571.58	\$ 205,387	\$ 0.1133	\$ 128,283	\$ 107,434.62	\$ 794,453
8	8	5.2	3,591	157.0 ft	174	130	130		\$ -	\$ -	\$ 34,798	\$ 28,294.19	\$ 233,681	\$ 0.1139	\$ 129,750	\$ 105,498.95	\$ 899,951
9	8	5.2	3,591	158.0 ft	175	131	131		\$ -	\$ -	\$ 35,494	\$ 28,019.49	\$ 261,700	\$ 0.1145	\$ 131,230	\$ 103,593.95	\$ 1,003,545
10	8	5.2	3,591	159.0 ft	176	132	132	50,000	\$ 59,755	\$ 45,797	\$ 36,204	\$ 27,747.45	\$ 289,448	\$ 0.1151	\$ 132,721	\$ 101,719.28	\$ 1,105,265
11	8	5.2	3,591	160.0 ft	178	133	133		\$ -	\$ -	\$ 36,928	\$ 27,478.06	\$ 316,926	\$ 0.1156	\$ 134,223	\$ 99,874.58	\$ 1,205,139
12	8	5.2	3,591	161.0 ft	179	133	133		\$ -	\$ -	\$ 37,667	\$ 27,211.28	\$ 344,137	\$ 0.1162	\$ 135,737	\$ 98,059.51	\$ 1,303,199
13	8	5.2	3,591	162.0 ft	180	134	134		\$ -	\$ -	\$ 38,420	\$ 26,947.10	\$ 371,084	\$ 0.1168	\$ 137,263	\$ 96,273.70	\$ 1,399,472
14	8	5.2	3,591	163.0 ft	181	135	135		\$ -	\$ -	\$ 39,189	\$ 26,685.47	\$ 397,770	\$ 0.1174	\$ 138,801	\$ 94,516.82	\$ 1,493,989
15	8	5.2	3,591	164.0 ft	182	136	136		\$ -	\$ -	\$ 39,972	\$ 26,426.39	\$ 424,196	\$ 0.1180	\$ 140,351	\$ 92,788.51	\$ 1,586,778
16	8	5.2	3,591	165.0 ft	183	137	137		\$ -	\$ -	\$ 40,772	\$ 26,169.83	\$ 450,366	\$ 0.1185	\$ 141,913	\$ 91,088.41	\$ 1,677,866
17	8	5.2	3,591	166.0 ft	184	137	137		\$ -	\$ -	\$ 41,587	\$ 25,915.75	\$ 476,282	\$ 0.1191	\$ 143,487	\$ 89,416.18	\$ 1,767,282
18	8	5.2	3,591	167.0 ft	185	138	138		\$ -	\$ -	\$ 42,419	\$ 25,664.14	\$ 501,946	\$ 0.1197	\$ 145,073	\$ 87,771.46	\$ 1,855,054
19	8	5.2	3,591	168.0 ft	186	139	139		\$ -	\$ -	\$ 43,267	\$ 25,414.97	\$ 527,361	\$ 0.1203	\$ 146,671	\$ 86,153.90	\$ 1,941,208
20	8	5.2	3,591	169.0 ft	188	140	140		\$ -	\$ -	\$ 44,133	\$ 25,168.23	\$ 552,529	\$ 0.1209	\$ 148,282	\$ 84,563.16	\$ 2,025,771
21	8	5.2	3,591	170.0 ft	189	141	141		\$ -	\$ -	\$ 45,015	\$ 24,923.87	\$ 577,453	\$ 0.1215	\$ 149,905	\$ 82,998.89	\$ 2,108,770
22	8	5.2	3,591	171.0 ft	190	142	142		\$ -	\$ -	\$ 45,916	\$ 24,681.90	\$ 602,135	\$ 0.1221	\$ 151,541	\$ 81,460.73	\$ 2,190,231
23	8	5.2	3,591	172.0 ft	191	142	142		\$ -	\$ -	\$ 46,834	\$ 24,442.27	\$ 626,577	\$ 0.1228	\$ 153,189	\$ 79,948.34	\$ 2,270,179
24	8	5.2	3,591	173.0 ft	192	143	143		\$ -	\$ -	\$ 47,771	\$ 24,204.96	\$ 650,782	\$ 0.1234	\$ 154,850	\$ 78,461.39	\$ 2,348,640
25	8	5.2	3,591	174.0 ft	193	144	144	100,000	\$ 160,844	\$ 79,124	\$ 48,726	\$ 23,969.96	\$ 674,752	\$ 0.1240	\$ 156,524	\$ 76,999.51	\$ 2,425,640
26	8	5.2	3,591	175.0 ft	194	145	145		\$ -	\$ -	\$ 49,701	\$ 23,737.24	\$ 698,489	\$ 0.1246	\$ 158,211	\$ 75,562.37	\$ 2,501,202
27	8	5.2	3,591	176.0 ft	195	146	146		\$ -	\$ -	\$ 50,695	\$ 23,506.79	\$ 721,996	\$ 0.1252	\$ 159,910	\$ 74,149.64	\$ 2,575,352
28	8	5.2	3,591	177.0 ft	196	147	147		\$ -	\$ -	\$ 51,708	\$ 23,278.56	\$ 745,274	\$ 0.1259	\$ 161,623	\$ 72,760.97	\$ 2,648,113
29	8	5.2	3,591	178.0 ft	198	147	147		\$ -	\$ -	\$ 52,743	\$ 23,052.56	\$ 768,327	\$ 0.1265	\$ 163,349	\$ 71,396.03	\$ 2,719,509
30	8	5.2	3,591	179.0 ft	199	148	148		\$ -	\$ -	\$ 53,797	\$ 22,828.75	\$ 791,156	\$ 0.1271	\$ 165,088	\$ 70,054.48	\$ 2,789,563
31	8	5.2	3,591	180.0 ft	200	149	149		\$ -	\$ -	\$ 54,873	\$ 22,607.11	\$ 813,763	\$ 0.1278	\$ 166,840	\$ 68,736.00	\$ 2,858,299
32	8	5.2	3,591	181.0 ft	201	150	150		\$ -	\$ -	\$ 55,971	\$ 22,387.62	\$ 836,150	\$ 0.1284	\$ 168,606	\$ 67,440.24	\$ 2,925,740
33	8	5.2	3,591	182.0 ft	202	151	151		\$ -	\$ -	\$ 57,090	\$ 22,170.27	\$ 858,321	\$ 0.1290	\$ 170,385	\$ 66,166.90	\$ 2,991,906
34	8	5.2	3,591	183.0 ft	203	152	152		\$ -	\$ -	\$ 58,232	\$ 21,955.02	\$ 880,276	\$ 0.1297	\$ 172,178	\$ 64,915.64	\$ 3,056,822
35	8	5.2	3,591	184.0 ft	204	152	152		\$ -	\$ -	\$ 59,397	\$ 21,741.87	\$ 902,018	\$ 0.1303	\$ 173,984	\$ 63,686.14	\$ 3,120,508
36	8	5.2	3,591	185.0 ft	205	153	153		\$ -	\$ -	\$ 60,585	\$ 21,530.78	\$ 923,548	\$ 0.1310	\$ 175,805	\$ 62,478.08	\$ 3,182,986
37	8	5.2	3,591	186.0 ft	206	154	154		\$ -	\$ -	\$ 61,796	\$ 21,321.74	\$ 944,870	\$ 0.1316	\$ 177,639	\$ 61,291.14	\$ 3,244,277
38	8	5.2	3,591	187.0 ft	208	155	155		\$ -	\$ -	\$ 63,032	\$ 21,114.74	\$ 965,985	\$ 0.1323	\$ 179,487	\$ 60,125.01	\$ 3,304,402
39	8	5.2	3,591	188.0 ft	209	156	156		\$ -	\$ -	\$ 64,293	\$ 20,909.74	\$ 986,895	\$ 0.1330	\$ 181,349	\$ 58,979.39	\$ 3,363,382
40	8	5.2	3,591	189.0 ft	210	157	157		\$ -	\$ -	\$ 65,579	\$ 20,706.73	\$ 1,007,601	\$ 0.1336	\$ 183,225	\$ 57,853.96	\$ 3,421,236
41	8	5.2	3,591	190.0 ft	211	157	157		\$ -	\$ -	\$ 66,890	\$ 20,505.70	\$ 1,028,107	\$ 0.1343	\$ 185,115	\$ 56,748.41	\$ 3,477,984
42	8	5.2	3,591	191.0 ft	212	158	158		\$ -	\$ -	\$ 68,228	\$ 20,306.61	\$ 1,048,414	\$ 0.1350	\$ 187,020	\$ 55,662.45	\$ 3,533,647
43	8	5.2	3,591	192.0 ft	213	159	159		\$ -	\$ -	\$ 69,593	\$ 20,109.46	\$ 1,068,523	\$ 0.1356	\$ 188,939	\$ 54,595.77	\$ 3,588,242
44	8	5.2	3,591	193.0 ft	214	160	160		\$ -	\$ -	\$ 70,985	\$ 19,914.22	\$ 1,088,437	\$ 0.1363	\$ 190,873	\$ 53,548.08	\$ 3,641,790
45	8	5.2	3,591	194.0 ft	215	161	161		\$ -	\$ -	\$ 72,404	\$ 19,720.88	\$ 1,108,158	\$ 0.1370	\$ 192,821	\$ 52,519.09	\$ 3,694,310
46	8	5.2	3,591	195.0 ft	216	162	162		\$ -	\$ -	\$ 73,852	\$ 19,529.42	\$ 1,127,688	\$ 0.1377	\$ 194,784	\$ 51,508.50	\$ 3,745,818
47	8	5.2	3,591	196.0 ft	218	162	162		\$ -	\$ -	\$ 75,329	\$ 19,339.81	\$ 1,147,027	\$ 0.1384	\$ 196,762	\$ 50,516.03	\$ 3,796,334
48	8	5.2	3,591	197.0 ft	219	163	163		\$ -	\$ -	\$ 76,836	\$ 19,152.04	\$ 1,166,180	\$ 0.1391	\$ 198,755	\$ 49,541.39	\$ 3,845,875
49	8	5.2	3,591	198.0 ft	220	164	164		\$ -	\$ -	\$ 78,373	\$ 18,966.10	\$ 1,185,146	\$ 0.1398	\$ 200,763	\$ 48,584.30	\$ 3,894,460
50		-	-	-	-	-	-		\$ -	\$ -	\$ 79,940	\$ 18,781.96	\$ 1,203,928	\$ 0.1405	\$ -	\$ -	\$ 3,894,460

20 Year Present Worth of Facility/O&M/Power Costs:	\$ 3,828,221
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<u>Assumptions:</u>				<u>Life of Facility:</u>	<u>25 Years</u>	<u>50 Years</u>		
2.) Pump Eff = 86%	Motor Eff = 95%	Overall Eff= 82%		Pipelines:		XX		
3.) The annual escalation, power cost and the year the power cost was quoted are listed above.				Pump Station(s) - Mech/Elec	XX	XX		
4.) Average Daily Flow is 100% of Max Daily Flow.				Pump Station(s) - Pipe/Struct		XX		
5.) Project Capital Cost are based on Total Estimated Cost including Contingency.				Special Crossings		XX		
				Power Transmission		XX		
				Misc. Costs		XX		
					Base Cost	Contingency	Admin, Eng	Total
						10%	15%	
				Pump Station	\$ 900,000	\$ 90,000	\$ 135,000	\$ 1,125,000
				PRVs' and Valves	\$ -	\$ -	\$ -	\$ -
				Special Crossings	\$ -	\$ -	\$ -	\$ -
				Power Transmission	\$ -	\$ -	\$ -	\$ -
				Misc. Costs	\$ -	\$ -	\$ -	\$ -
					\$ 900,000	\$ 90,000	\$ 135,000	
							Total:	\$ 1,125,000



Initial Capital Cost (2013):			O&M Rate (% per year)		
Power (\$/KWHr) =	0	Year - 2013	Pipeline	\$ 2,090,000	1%
Discount Rate =	3.0%		PRV's and Valves	\$ -	0%
Escalation Rate =	2.0%		Special Crossings	\$ -	0%
Power Escalation =	1.0%		Power Transmission	\$ -	0%
Average Day Q =	100.0%		Misc. Costs	\$ -	0%
Pipe to E Res =	0.0 ft		Total:	\$ 2,090,000	
C =	130		Annual O&M:	\$ 20,900	
Pump Efficiency =	83%				

Lifecycle Cost for Pipeline																	
		Power Usage						Capital Cost			O & M Cost			Power Cost			
Year	Flow Rate	Average Flow Rate (MGD)	Flow Rate (GPM)	Pumping Hf + Static Hf	Equivalent Power Usage (HP)	Equivalent Power Usage (KW)	Equivalent Power Usage (KW)	Capital Cost	Escalated Capital Cost	Present Worth Capital Cost	Escalated Annual O&M \$/Year	Present Worth Annual O&M \$/Year	Cumulative Present Worth Annual O&M	Power Cost \$ (\$/KWHr)	Annual Power Usage \$/Year	Annual Present Worth Power Usage \$/Year	Cumulative Present Worth Power Usage
				-													
1	8	5.2	3,591	150.0 ft	164	122	122	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 20,900	\$ 20,900	\$ 20,900	\$ -	\$ -	\$ -	\$ -
2	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 21,744	\$ 21,111.03	\$ 42,011	\$ -	\$ -	\$ -	\$ -
3	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 22,179	\$ 20,906.07	\$ 62,917	\$ -	\$ -	\$ -	\$ -
4	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 22,623	\$ 20,703.10	\$ 83,620	\$ -	\$ -	\$ -	\$ -
5	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 23,075	\$ 20,502.10	\$ 104,122	\$ -	\$ -	\$ -	\$ -
6	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 23,537	\$ 20,303.05	\$ 124,425	\$ -	\$ -	\$ -	\$ -
7	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 24,008	\$ 20,105.93	\$ 144,531	\$ -	\$ -	\$ -	\$ -
8	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 24,488	\$ 19,910.73	\$ 164,442	\$ -	\$ -	\$ -	\$ -
9	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 24,977	\$ 19,717.42	\$ 184,159	\$ -	\$ -	\$ -	\$ -
10	6.2	4.0	2,783	1.0 ft	1	1	1	25,000	\$ 29,877	\$ 22,898	\$ 25,477	\$ 19,525.99	\$ 203,685	\$ -	\$ -	\$ -	\$ -
11	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 25,987	\$ 19,336.41	\$ 223,022	\$ -	\$ -	\$ -	\$ -
12	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 26,506	\$ 19,148.68	\$ 242,170	\$ -	\$ -	\$ -	\$ -
13	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 27,036	\$ 18,962.77	\$ 261,133	\$ -	\$ -	\$ -	\$ -
14	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 27,577	\$ 18,778.67	\$ 279,912	\$ -	\$ -	\$ -	\$ -
15	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 28,129	\$ 18,596.35	\$ 298,508	\$ -	\$ -	\$ -	\$ -
16	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 28,691	\$ 18,415.80	\$ 316,924	\$ -	\$ -	\$ -	\$ -
17	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 29,265	\$ 18,237.01	\$ 335,161	\$ -	\$ -	\$ -	\$ -
18	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 29,850	\$ 18,059.95	\$ 353,221	\$ -	\$ -	\$ -	\$ -
19	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 30,447	\$ 17,884.61	\$ 371,106	\$ -	\$ -	\$ -	\$ -
20	6.2	4.0	2,783	1.0 ft	1	1	1	25,000	\$ 36,420	\$ 20,770	\$ 31,056	\$ 17,710.97	\$ 388,817	\$ -	\$ -	\$ -	\$ -
21	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 31,677	\$ 17,539.02	\$ 406,356	\$ -	\$ -	\$ -	\$ -
22	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 32,311	\$ 17,368.74	\$ 423,724	\$ -	\$ -	\$ -	\$ -
23	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 32,957	\$ 17,200.11	\$ 440,925	\$ -	\$ -	\$ -	\$ -
24	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 33,616	\$ 17,033.12	\$ 457,958	\$ -	\$ -	\$ -	\$ -
25	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 34,289	\$ 16,867.75	\$ 474,825	\$ -	\$ -	\$ -	\$ -
26	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 34,974	\$ 16,703.99	\$ 491,529	\$ -	\$ -	\$ -	\$ -
27	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 35,674	\$ 16,541.81	\$ 508,071	\$ -	\$ -	\$ -	\$ -
28	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 36,387	\$ 16,381.21	\$ 524,452	\$ -	\$ -	\$ -	\$ -
29	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 37,115	\$ 16,222.17	\$ 540,675	\$ -	\$ -	\$ -	\$ -
30	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 37,857	\$ 16,064.67	\$ 556,739	\$ -	\$ -	\$ -	\$ -
31	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 38,615	\$ 15,908.71	\$ 572,648	\$ -	\$ -	\$ -	\$ -
32	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 39,387	\$ 15,754.25	\$ 588,402	\$ -	\$ -	\$ -	\$ -
33	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 40,175	\$ 15,601.30	\$ 604,003	\$ -	\$ -	\$ -	\$ -
34	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 40,978	\$ 15,449.83	\$ 619,453	\$ -	\$ -	\$ -	\$ -
35	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 41,798	\$ 15,299.83	\$ 634,753	\$ -	\$ -	\$ -	\$ -
36	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 42,634	\$ 15,151.29	\$ 649,904	\$ -	\$ -	\$ -	\$ -
37	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 43,486	\$ 15,004.19	\$ 664,909	\$ -	\$ -	\$ -	\$ -
38	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 44,356	\$ 14,858.52	\$ 679,767	\$ -	\$ -	\$ -	\$ -
39	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 45,243	\$ 14,714.26	\$ 694,481	\$ -	\$ -	\$ -	\$ -
40	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 46,148	\$ 14,571.40	\$ 709,053	\$ -	\$ -	\$ -	\$ -
41	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 47,071	\$ 14,429.93	\$ 723,483	\$ -	\$ -	\$ -	\$ -
42	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 48,012	\$ 14,289.84	\$ 737,773	\$ -	\$ -	\$ -	\$ -
43	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 48,973	\$ 14,151.10	\$ 751,924	\$ -	\$ -	\$ -	\$ -
44	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 49,952	\$ 14,013.71	\$ 765,937	\$ -	\$ -	\$ -	\$ -
45	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 50,951	\$ 13,877.66	\$ 779,815	\$ -	\$ -	\$ -	\$ -
46	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 51,970	\$ 13,742.92	\$ 793,558	\$ -	\$ -	\$ -	\$ -
47	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 53,010	\$ 13,609.50	\$ 807,167	\$ -	\$ -	\$ -	\$ -
48	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 54,070	\$ 13,477.36	\$ 820,645	\$ -	\$ -	\$ -	\$ -
49	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 55,151	\$ 13,346.52	\$ 833,991	\$ -	\$ -	\$ -	\$ -
50	6.2	4.0	2,783	1.0 ft	1	1	1		\$ -	\$ -	\$ 56,254	\$ 13,216.94	\$ 847,208	\$ -	\$ -	\$ -	\$ -

30 Year Present Worth of Facility/O&M/Power Costs:	\$ 2,910,198
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<u>Assumptions:</u>				<u>Life of Facility:</u>		<u>25 Years</u>	<u>50 Years</u>
				Pipelines:		XX	XX
2.) Pump Eff = 86%				Motor Eff = 95%		XX	XX
3.) The annual escalation, power cost and the year the power cost was quoted are listed above.				Overall Eff= 82%		XX	XX
4.) Average Daily Flow is 100% of Max Daily Flow.						XX	XX
5.) Project Capital Cost are based on Total Estimated Cost including Contingency.						XX	XX
						XX	XX
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DRAFT



DRAFT Water Rate Analysis

Nibley City

September 10, 2019

Contents

Contents	1
Water Rates	2
Background and Approach.....	2
Growth Projections	2
Operating Expenses	3
Outstanding Debt.....	3
Capital Projects	3
Repair and Replacement.....	3
Cash Balances.....	4
Rate Structuring	4
Proposed Rates	4
Impacts on Existing Water Users	5
Benefits from Change in Water Rate Structure	5
Debt Coverage Ratios.....	6
Days Cash on Hand.....	6
Appendix A – Water Rate Analysis.....	7

Water Rates

Background and Approach

Nibley City is experiencing strong growth, putting pressure on the City's water system to serve more customers. Further, inflationary costs are resulting in increased operating expenses. Rates must be designed to keep up with these changes and must be structured to fairly and equitably serve customer needs. As such, Nibley City has two components to its water rates: 1) a base rate charged to all customers monthly; and 2) a usage rate that is tied to the actual amount of water used each month.

The approach used in this analysis is commonly referred to as a "revenue sufficiency model." All expenses (operating and capital) are first calculated, and then rates are structured to cover annual expenses, maintain sufficient debt service ratios, and to keep at least 180 days on hand in the water utility fund.

Growth Projections

Growth in water equivalent residential connections (ERCs) is based on historical growth in the City and has been projected at a rate of three percent per year, which equates to approximately 56 ERCs in 2019, increasing to roughly 75 ERCs per year over the next 10 years. Nibley is experiencing steady growth and this is expected to continue in the future.

TABLE 1: PROJECTED WATER ERC GROWTH

Water Growth	ERCs
2019	1,932
2029	2,597

Of the existing customers, most are categorized as meter size 1 as shown in the table below.

TABLE 2: ERCs BY METER SIZE

Meter Size	Current ERCs	Current Base Rate per Month
Meter Size 1 (1 inch base and under)	1,891	\$10.50
Meter Size 2 (2 inch base)	36	\$31.50
Meter Size 3 (3 inch base)	1	\$58.50
Meter Size 4 (4 inch base)	4	\$85.80
Meter Size 6 (6 inch base)	0	\$92.50
Meter Size 8 (8 inch base)	0	\$102.50

Water usage, for which water users are charged in addition to the base monthly fees, is anticipated to grow in proportion to the increased ERCs. Current usage reaches nearly 630 million gallons per year and is expected to reach nearly 872 million gallons by 2029.

TABLE 3: WATER USAGE, 2018 AND 2029

Tier	Gallons Usage per Month per Tier	Total Annual Usage - Current	Projected Annual Usage – 2029
Tier 1	0-5,000	92,523,912	128,074,733

Tier	Gallons Usage per Month per Tier	Total Annual Usage - Current	Projected Annual Usage – 2029
Tier 2	5,001-40,000	264,022,024	365,468,228
Tier 3	40,001-65,000	75,049,293	103,885,773
Tier 4	65,001-99,999	42,595,936	58,962,737
Tier 5	100,000+	155,642,504	215,445,625
TOTAL		629,833,668	871,837,097

Operating Expenses

Growth in operating expenses is projected at an average annual rate of five percent per year. This includes the new costs attributable to new development, as well as inflationary expenses. These expense projections are shown in detail in Appendix A.

Outstanding Debt

Outstanding debt that must be covered by the Water Fund include payments on a well loan. These payments extend through 2022 and average slightly less than \$100,000 per year.

Capital Projects

The only capital project planned within the next 10 years is the 2 MG storage tank. An inflation rate of three percent per year has been added to these projects to cover the increased costs of construction over time.¹

TABLE 4: WATER CAPITAL PROJECTS

Project #	Description	Estimated Cost	Year Budget
Meadowview Ln Pipeline Replacement	Upsize to 8" pipe	\$91,000	Within 20 Years
4300 S. Hollow Rd Pipeline Replacement	Upsize to 8" pipe	\$254,000	Within 20 Years
South End of Hollow Rd Pipeline Replacement	Upsize to 8" & 10" pipe	\$550,000	Within 20 Years
2 MG Storage Tank	New 2 MG Water Tank	\$3,500,000	2023
3850 S. Main Pipeline Replacement	Loop Line and Add PRV	\$138,000	Within 20 Years
3750 S Sheridan Ridge Ln	Upsize to 8" pipe	\$89,000	Within 20 Years
2900 South Pipeline Replacement	Upsize to 8" pipe	\$37,000	Within 20 Years
Reconstruct and Equip 4000 S Well House	Increase Source Capacity	\$1,100,000	Within 20 Years
Transmission Line Phase 1		\$711,000	Within 20 Years
Transmission Line Phase 2		\$2,331,000	Within 20 Years
Develop New 2,000 gpm Source		\$1,644,000	Within 20 Years
Develop New 1,500 gpm Source		\$1,370,000	Within 20 Years

Repair and Replacement

Based on conversations with the City, an amount of \$100,000 annually has been budgeted for repair and replacement of water facilities.

¹ Projects shown in the table are in \$2019. The spreadsheet analysis adds in the inflationary costs, depending on construction year.

Cash Balances

The beginning cash balance in the Water Utility Fund is \$300,000.² This represents 176 days cash on hand, which is near the City's goal of at least 180 days cash on hand. An absolute minimum level of cash on hand, in order not to negatively impact bond ratings, is 150 days; and 180 days is preferable.

Rate Structuring

Current rates are structured as follows:

TABLE 5: CURRENT RATES

Meters and Tiers	Current Rate per Month or per 1,000 Gallons
Meter Size	
Meter Size 1	\$10.50
Meter Size 2	\$31.50
Meter Size 3	\$58.50
Meter Size 4	\$85.50
Meter Size 6	\$92.50
Meter Size 8	\$102.50
Tiers	
All Tiers	\$0.95

Proposed Rates

The proposed water rates strive to accomplish two things: 1) place more of the revenue generation on the monthly base charges, rather than on usage charges; and 2) comply with State of Utah requirements that encourage water conservation by placing higher rates on the largest water users. Therefore, the proposed rate structure is for a one-time increase as follows:

TABLE 6: PROPOSED RATE STRUCTURE

	Tiers	Current Monthly Rates	Proposed Rates
Meter Size 1		\$10.50	\$15.50
Meter Size 2		\$31.50	\$35.00
Meter Size 3		\$58.50	\$65.00
Meter Size 4		\$85.50	\$90.00
Meter Size 6		\$92.50	\$95.00
Meter Size 8		\$102.50	\$105.00
		Per 1,000 Gallons	Per 1,000 Gallons
Tier 1	0-5,000	\$0.95	\$0.00
Tier 2	5,001-40,000	\$0.95	\$0.95
Tier 3	40,001-65,000	\$0.95	\$1.00
Tier 4	65,001-99,999	\$0.95	\$1.20
Tier 5	100,000+	\$0.95	\$1.50

With the proposed rate structure, the City would still need to issue a \$1.75 million bond by 2023 in order to fund the one-time large expense of the new 2-million gallon storage tank. While impact fees will provide some revenues for the tank, there will be insufficient funds collected by 2023 to enable a pay-as-you-go approach. With the issuance of the bond, cash on hand would always stay above 180 days. Cash on hand is shown, year-by-year, in Appendix A.

Impacts on Existing Water Users

This rate structuring was chosen, after extensive discussions with City staff and its consultants, because it has minimal impacts on existing water users. The table below provides a sample of impacts to customers at varying levels of usage.

For example, if a customer uses less than 5,000 gallons per month, the customer will see the base fee go up from \$10.50 to \$15.50 – an increase of \$5.00; however, this will be offset by the fact that the first 5,000 gallons are free. There will be a reduction in the usage fee of \$3.80; therefore, the overall increase is \$1.20 per month.

TABLE 7: IMPACTS TO CUSTOMERS FROM PROPOSED RATE CHANGE

Customer Tier	Example Customer Usage	Current Monthly Charge	Monthly Charge with Rate Change in 2020	Total Change in Monthly Bill 2020	Percent Change
1	4,000	\$14.30	\$15.50	\$1.20	8%
2	7,000	\$17.15	\$17.40	\$0.25	1%
2	17,000	\$26.65	\$26.90	\$0.25	1%
2	30,000	\$39.00	\$39.25	\$0.25	1%
3	45,000	\$53.25	\$53.75	\$0.50	1%
3	60,000	\$67.50	\$68.75	\$1.25	2%
4	75,000	\$81.75	\$85.75	\$4.00	5%
4	95,000	\$100.75	\$109.75	\$9.00	9%
5	125,000	\$129.25	\$153.25	\$24.00	19%
5	175,000	\$176.75	\$228.25	\$51.50	29%

Benefits from Change in Water Rate Structure

One benefit from the change in the water rate structure is that the City will now meet State requirements to charge a higher rate for higher levels of water usage, thereby encouraging conservation.

Another benefit is that more of the utility's revenues will come from the base rate, rather than from usage. Usage revenues can vary greatly, depending on wet and dry years. This change will add more stability and predictability to water rate revenues. Further, the City currently receives only 28 percent of its revenues from the basic monthly charge, with the remaining 72 percent coming from water usage. With the proposed changes, the City should receive 37 percent of its revenues from base rates. Over time, the City may want to consider increasing this ratio even further.

Debt Coverage Ratios

Debt coverage ratios, with the issuance of the \$1.75 million bond, are shown on Appendix A and never get lower than 4.96. Minimum debt coverage ratios are generally assumed to be 1.25.

Days Cash on Hand

Days cash on hand never gets lower than 186 days which is within the guidelines set forth in this report.



Appendix A – Water Rate Analysis

APPENDIX A		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Customers and Tiers													
Meter Size 1 (1 inch and under)		1,835	1,891	1,949	2,009	2,070	2,134	2,199	2,266	2,335	2,407	2,480	2,556
2 Inch Base Rate		36	36	36	36	36	36	36	36	36	36	36	36
3 Inch Base Rate		1	1	1	1	1	1	1	1	1	1	1	1
4 Inch Base Rate		4	4	4	4	4	4	4	4	4	4	4	4
6 Inch Base Rate													
8 Inch Base Rate													
Tiers - Usage													
Tier 1		92,523,912	95,299,630	98,158,619	101,103,377	104,136,478	107,260,573	110,478,390	113,792,742	117,206,524	120,722,720	124,344,401	128,074,733
Tier 2		264,022,024	271,942,685	280,100,965	288,503,994	297,159,114	306,073,888	315,256,104	324,713,787	334,455,201	344,488,857	354,823,523	365,468,228
Tier 3		75,049,293	77,300,771	79,619,794	82,008,388	84,468,640	87,002,699	89,612,780	92,301,164	95,070,198	97,922,304	100,859,974	103,885,773
Tier 4		42,595,936	43,873,814	45,190,028	46,545,729	47,942,101	49,380,364	50,861,775	52,387,628	53,959,257	55,578,035	57,245,376	58,962,737
Tier 5		155,642,504	160,311,779	165,121,132	170,074,766	175,177,009	180,432,319	185,845,289	191,420,647	197,163,267	203,078,165	209,170,510	215,445,625
TOTAL		629,833,668	648,728,678	668,190,539	688,236,255	708,883,343	730,149,843	752,054,338	774,615,968	797,854,447	821,790,081	846,443,783	871,837,097
Revenues													
Operational Revenues													
Base Water Charges													
Meter Size 1 (1 inch and under)		\$231,210	\$238,301	\$362,560	\$373,666	\$385,105	\$396,886	\$409,022	\$421,521	\$434,396	\$447,656	\$461,315	\$475,383
2 Inch Base Rate		\$13,608	\$13,608	\$15,120	\$15,120	\$15,120	\$15,120	\$15,120	\$15,120	\$15,120	\$15,120	\$15,120	\$15,120
3 Inch Base Rate		\$702	\$702	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780
4 Inch Base Rate		\$4,104	\$4,104	\$4,320	\$4,320	\$4,320	\$4,320	\$4,320	\$4,320	\$4,320	\$4,320	\$4,320	\$4,320
6 Inch Base Rate		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 Inch Base Rate		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tiers													
Tier 1		\$87,898	\$90,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tier 2		\$250,821	\$258,346	\$266,096	\$274,079	\$282,301	\$290,770	\$299,493	\$308,478	\$317,732	\$327,264	\$337,082	\$347,195
Tier 3		\$71,297	\$73,436	\$79,620	\$82,008	\$84,469	\$87,003	\$89,613	\$92,301	\$95,070	\$97,922	\$100,860	\$103,886
Tier 4		\$40,466	\$41,680	\$54,228	\$55,855	\$57,531	\$59,256	\$61,034	\$62,865	\$64,751	\$66,694	\$68,694	\$70,755
Tier 5		\$147,860	\$152,296	\$247,682	\$255,112	\$262,766	\$270,648	\$278,768	\$287,131	\$295,745	\$304,617	\$313,756	\$323,168
Total Operational Revenues		\$847,966	\$873,008	\$1,030,406	\$1,060,940	\$1,092,390	\$1,124,784	\$1,158,150	\$1,192,517	\$1,227,914	\$1,264,374	\$1,301,927	\$1,340,607
Base as % of Total Revenues			29%	37%	37%	37%	37%	37%	37%	37%	37%	37%	37%
Operational Expenses													
Salaries & Wages		(\$84,000)	(\$88,200)	(\$92,610)	(\$97,241)	(\$102,103)	(\$107,208)	(\$112,568)	(\$118,196)	(\$124,106)	(\$130,312)	(\$136,827)	(\$143,669)
Employee Benefits		(\$44,000)	(\$46,200)	(\$48,510)	(\$50,936)	(\$53,482)	(\$56,156)	(\$58,964)	(\$61,912)	(\$65,008)	(\$68,258)	(\$71,671)	(\$75,255)
Education, Training, & Travel		(\$6,000)	(\$6,300)	(\$6,615)	(\$6,946)	(\$7,293)	(\$7,658)	(\$8,041)	(\$8,443)	(\$8,865)	(\$9,308)	(\$9,773)	(\$10,262)
Water Meters		(\$10,000)	(\$10,500)	(\$11,025)	(\$11,576)	(\$12,155)	(\$12,763)	(\$13,401)	(\$14,071)	(\$14,775)	(\$15,513)	(\$16,289)	(\$17,103)
Maintenance - General		(\$65,000)	(\$68,250)	(\$71,663)	(\$75,246)	(\$79,008)	(\$82,958)	(\$87,106)	(\$91,462)	(\$96,035)	(\$100,836)	(\$105,878)	(\$111,172)
Utilities		(\$100,000)	(\$105,000)	(\$110,250)	(\$115,763)	(\$121,551)	(\$127,628)	(\$134,010)	(\$140,710)	(\$147,746)	(\$155,133)	(\$162,889)	(\$171,034)
Memberships & Dues		(\$3,000)	(\$3,150)	(\$3,308)	(\$3,473)	(\$3,647)	(\$3,829)	(\$4,020)	(\$4,221)	(\$4,432)	(\$4,654)	(\$4,887)	(\$5,131)
Professional Services		(\$10,000)	(\$10,500)	(\$11,025)	(\$11,576)	(\$12,155)	(\$12,763)	(\$13,401)	(\$14,071)	(\$14,775)	(\$15,513)	(\$16,289)	(\$17,103)
Legal Expense		(\$5,000)	(\$5,250)	(\$5,513)	(\$5,788)	(\$6,078)	(\$6,381)	(\$6,700)	(\$7,036)	(\$7,387)	(\$7,757)	(\$8,144)	(\$8,552)
Water Share Assessments		(\$10,000)	(\$10,500)	(\$11,025)	(\$11,576)	(\$12,155)	(\$12,763)	(\$13,401)	(\$14,071)	(\$14,775)	(\$15,513)	(\$16,289)	(\$17,103)
Department Expenditures		(\$3,000)	(\$3,150)	(\$3,308)	(\$3,473)	(\$3,647)	(\$3,829)	(\$4,020)	(\$4,221)	(\$4,432)	(\$4,654)	(\$4,887)	(\$5,131)
Water Testing		(\$6,500)	(\$6,825)	(\$7,166)	(\$7,525)	(\$7,901)	(\$8,296)	(\$8,711)	(\$9,146)	(\$9,603)	(\$10,084)	(\$10,588)	(\$11,117)
Engineering Expense		(\$5,000)	(\$5,250)	(\$5,513)	(\$5,788)	(\$6,078)	(\$6,381)	(\$6,700)	(\$7,036)	(\$7,387)	(\$7,757)	(\$8,144)	(\$8,552)
Emergency Expense		(\$10,000)	(\$10,500)	(\$11,025)	(\$11,576)	(\$12,155)	(\$12,763)	(\$13,401)	(\$14,071)	(\$14,775)	(\$15,513)	(\$16,289)	(\$17,103)
39% Adminstrative Charge		(\$231,000)	(\$242,550)	(\$254,678)	(\$267,411)	(\$280,782)	(\$294,821)	(\$309,562)	(\$325,040)	(\$341,292)	(\$358,357)	(\$376,275)	(\$395,088)
Total Operational Expenses		(\$592,500)	(\$622,125)	(\$653,231)	(\$685,893)	(\$720,187)	(\$756,197)	(\$794,007)	(\$833,707)	(\$875,392)	(\$919,162)	(\$965,120)	(\$1,013,376)

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DRAFT

WATER INVENTORY

November 2017

Nibley City



FRANSON
CIVIL ENGINEERS

TABLE OF CONTENTS

Introduction.....	1
Water Rights	1
Utilization of Water Rights	1
Mitigation Water Rights	1
Yeates Spring.....	5
Action Items.....	6
Water Shares	6
Utilization of Water Shares.....	7
Alternatives for Unused Water Shares.....	9
Irrigation Company Information.....	9
Water Needs.....	9
Alternatives to Provide for the Future	10
Recommendations & Conclusion	10

List of Tables

Table 1. Nibley City Water Rights	2
Table 2. Nibley City Water Shares	7
Table 3. Nibley City Water Needs.....	10

List of Figures

Figure 1. Nibley Water Rights.....	3
Figure 2. Other Water Rights.....	4
Figure 3. Service Areas.....	8

Appendices

Appendix A: Water Rights Summary	
Appendix B: Water Rights History	
Appendix C: Justification Report for WR 25-9078 Approval	
Appendix D: Mitigation Water for WR 25-9078	
Appendix E: Mitigation Water for WR 25-11236	
Appendix F: Mitigation Plan for WR 25-11236	
Appendix G: Mitigation Calculations	
Appendix H: Irrigation Company Information	

INTRODUCTION

This report analyzes Nibley City's current water rights to help the city understand what water is available to them and how it can be used. The purpose is to establish the current status of Nibley's water and determine what questions should be asked that can be addressed in an updated water master plan.

WATER RIGHTS

Nibley City has 11 active, approved water rights. These rights are listed under various names all referring to Nibley City: Nibley City, a Utah Municipal Corporation; Nibley City Corporation; Nibley Town Incorporated; Nibley City; and Nibley Town Corporation. In addition to these active rights, Nibley has one right, 25-11236, that is currently unapproved due to a request for reconsideration filed by protestants. Table 1 summarizes Nibley City's current water rights. Flow is specified in cubic feet per second (cfs) and volume in acre-feet (AF).

Utilization of Water Rights

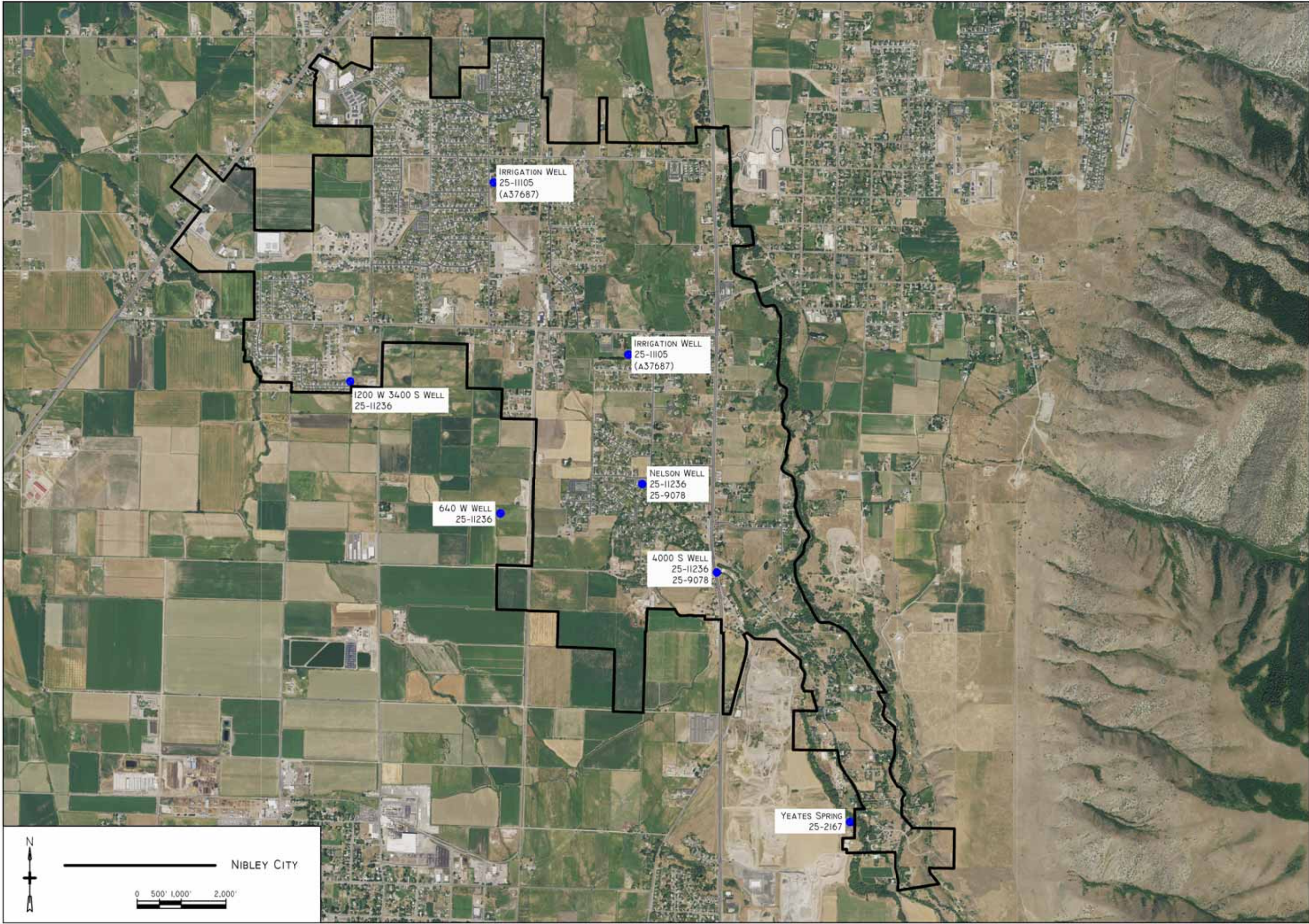
Water Rights 25-6680 and 25-9078 for the 4000 South and Nelson Wells are currently the only two water rights being utilized for municipal use. Yeates Spring, WR 25-2167, was contaminated and has not been used since. Nibley's application for two additional wells, the 640 West and 12th West Wells, as represented by WR 25-11236, has not been approved. Water Right 25-11105 is currently being used to water Nibley City parks. Nibley's remaining rights are currently designated for irrigation and stock water purposes, but are not being used. A detailed table summarizing all water rights held by Nibley is shown in Appendix A. Appendix B details the history of each water right as documented by the Utah Division of Water Rights (UDWRi). Figures 1 and 2 on the following pages indicate the points of diversion for the water rights listed above.

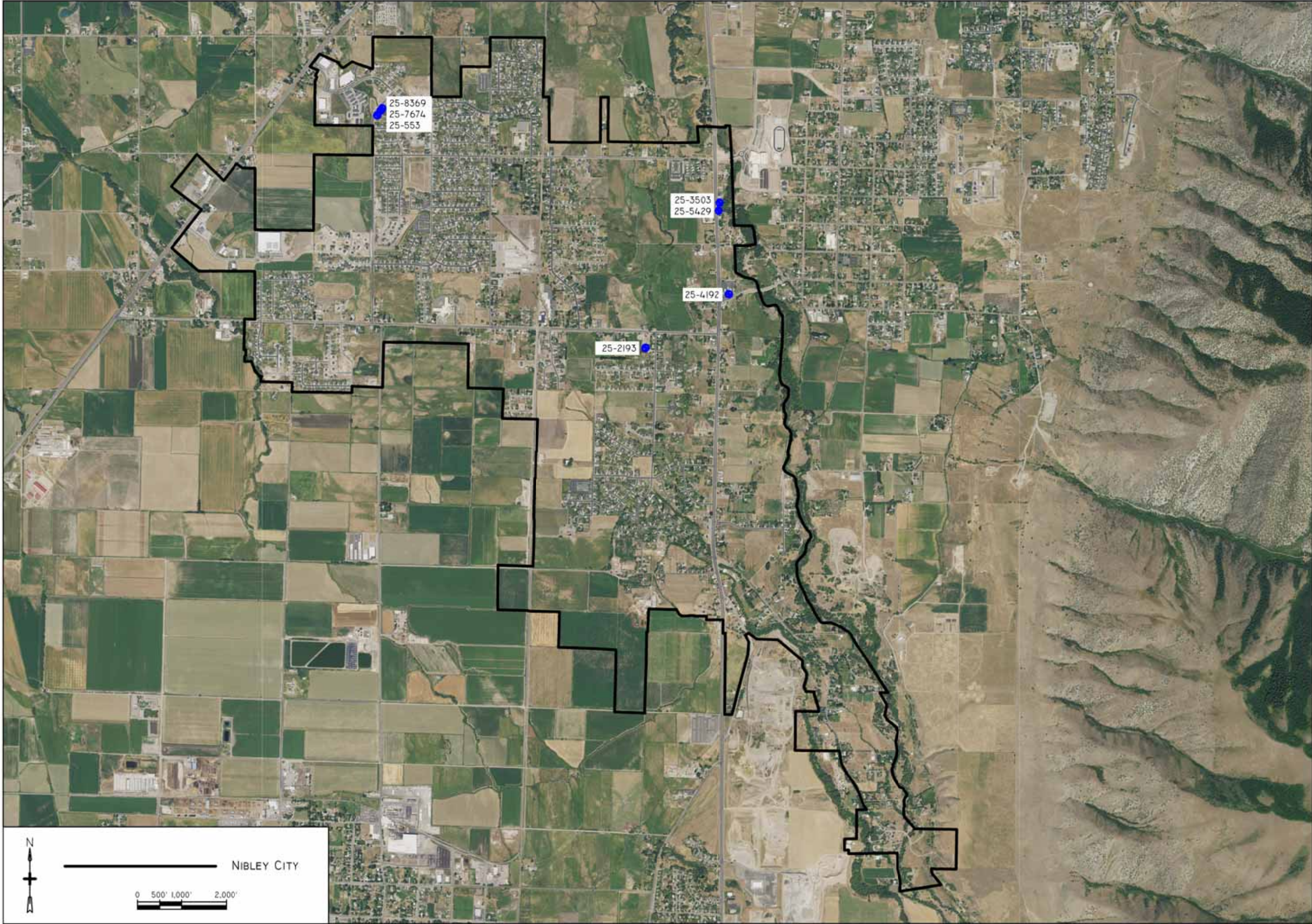
Mitigation Water Rights

In 1999, the Cache Valley Groundwater Management Plan was established to ensure that future water development of groundwater would not interfere with prior surface and underground water rights. As new water is developed, the process set forth in this plan governs whether or not the developed water will be approved. For any water being developed for more than an individual family, the applicant must prove that prior rights will not be impaired or provide compensation water to replace the water drawn from the new source. Nibley City had originally filed WR 25-9078 in 1990, but protests arose, and the groundwater management plan was developed to address these concerns and the overall water management throughout the valley. Following the implementation of the plan, Nibley refilled their application for WR 25-9078 in 2000 with a plan to provide compensation water to replace the water requested in the application. After some revisions and public hearings, the application was approved and the standard was set: newly developed water requires compensation water if it is expected to impair prior water rights. In this sense, compensation water is synonymous with replacement water or mitigation water. All are intended to describe water that is used to mitigate the negative impacts caused by newly developed water. Hereafter it will be referred to as mitigation water, but if old documents are referenced, they may label it as compensation water.

Table 1. Nibley City Water Rights.

Water Right No.	Owner	Flow (cfs)	Volume (AF)	Source	Use
Municipal Use (Not Currently in Use)					
25-2167	Nibley Town Incorporated	0.75	542.98	Yeates Spring	Municipal
Municipal Use (Currently in Use)					
25-6680	Nibley Town Corporation	0.724	524.16	4000 South Well	Municipal
25-9078	Nibley City Corporation	7	1,700	Nelson & 4000 S Wells	Municipal
Municipal Use (Unapproved)					
25-11236	Cache County Corporation & Nibley City	1.65	1,201	Wells (4) 4000 S Nelson 12th West 640 West	Municipal
Secondary Park Watering Use					
25-11105 (a37687)	Nibley City, a Utah Municipal Corporation		18	Wells (2)	Irrigation
Other Rights Held by Nibley (Not Currently in Use)					
25-553	Nibley City Corporation	0.08		Water Drain	Stock Water
25-2193	Nibley City	0.064		Well	Irrigation
25-3503	Nibley City Corporation	0.15	20.68	Spring	Irrigation Stock Water
25-4192	Nibley City	0.015		Well	Irrigation Stock Water
25-5429	Nibley City Corporation	0.1		Drain	Irrigation
25-7674	Nibley City Corporation	0.015		Well	Stock Water Domestic
25-8369	Nibley City Corporation	0.0318	2	Well	Stock Water Dairy





Mitigation water may come from water rights owned by Nibley City or water shares held by Nibley City. In the case of WR 25-9078, the mitigation water is a combination of water rights and water shares as indicated in the justification report prepared by Cache Landmark (see Appendix C). As referenced in multiple locations, a mitigation plan was developed that outlined the process Nibley would follow to ensure mitigation water was provided; this is incorporated into the justification report in Appendix C. As far as the available documentation indicates, Nibley has adequate mitigation water, but there is confusion on the exact amount needed and its source (see Appendix D for details).

Mitigation water for the unapproved application for WR 25-11236 comes solely from College Irrigation Company water shares as shown in Appendix E. Specific certificates have been dedicated to this purpose and a letter of acknowledgement has been signed by the irrigation company. Although this application has not been approved, a mitigation plan has been developed as a collaborative effort between Nibley City and the protestants, PacifiCorp and the Bear River Water Users Association (see Appendix F).

The most current water master plan for Nibley City, prepared in 2012, indicates that Water Rights 25-553, 25-2193, 25-3503, 25-4192, 25-5429, 25-7674, and 25-8369 are mitigation rights. As shown in Appendices C and D, Water Rights 25-3503 and 25-5429 are being used for WR 25-9078 mitigation water; however, the other water rights have not been linked to any other application as mitigation water and there is no other record that these rights are being used at all, for mitigation or otherwise. It is assumed that they are not currently mitigation water.

If these water rights will be used as mitigation water for future water rights, the following steps should be taken:

1. Develop a mitigation agreement that states what rights will be used for mitigation and what their associated mitigation value is.
2. Submit a request to the UDWRi to note on each indicated water right that it is being used for mitigation for the appropriate water right.
3. Continue to hold the mitigation rights without using them. No change application is necessary.

Yeates Spring

Yeates Spring was previously one of Nibley City's main potable water sources. However, after a diesel spill contaminated the spring, it was eliminated as a potable water source. Nibley City has discussed with the Division of Drinking Water (DDW) what remediation would be necessary to allow the spring to continue to be used for potable water supply and has determined it is not a viable option. FCE recommends that Nibley City either move the water from Yeates Spring to a new source to use as municipal supply or use it as mitigation water for new water developed from a new or existing source. It is likely that a change application would need to be filed if the water is moved to a new source.

Nibley City is interested in diverting the spring water through the city in a wide, open ditch and then discharging it into the Blacksmith Fork River. The intent is to provide aesthetics to the community and possible recreational use of the water. Whether or not the right is used for mitigation or moved to a new well, the mitigation agreement or change application could include

provisions for this desired non-consumptive use. This would need to be discussed further with UDWRi.

Action Items

FCE recommends that Nibley take the following actions to ensure all records are up-to-date and to maintain compliance:

- **WR 25-11236: Push application forward immediately**
All the steps have been taken to apply for this water right, provide mitigation water, and negotiate with the protestants. However, since the State Engineer did not incorporate specific details into the official Order, the protestants are unhappy. This resulted in a granted request for reconsideration that requires action by Nibley City to ensure something gets done on this application.
- **Change Application a28705: Withdraw application immediately**
This application (described in Appendix B) is no longer necessary due to the approval of WR 25-9078 and should be withdrawn to eliminate any confusion.
- **WR 25-2167: Determine how to use this water**
Since Nibley City has already determined that using Yeates Spring for their potable water system is not a feasible option, the water use needs to be determined. The recommended options include moving the water to a usable source or using the water as mitigation water for other developed uses.
- **WR 25-9078: File proof by May 31, 2019**
The due date for this water right proof is drawing near. Nibley needs to determine what water is set aside as mitigation water for this right and file the proof to maintain the active status. Franson Civil Engineers (FCE) recommends this be addressed sooner rather than later, if possible, in case any issues arise. However, if growth in Nibley has not warranted the full use of this right yet, Nibley may need to file an extension so that the proof reflects evidence that Nibley is utilizing the full water right.
- **WR 25-11105: File proof by November 30, 2021**
Although the proof for this water right is not due in the near future, FCE recommends verifying that the current use matches the water right. If they do not match, these issues need to be resolved prior to the proof being filed.

WATER SHARES

Water shares are a subset of water rights that indicate the shareholder owns a portion of an overall water right. Often, an irrigation or canal company owns multiple water rights in which the shareholders purchase water shares which allows them to use water distributed by the irrigation company as allocated by the company water rights. Each share represents a unique water yield based on the irrigation company that manages the water rights.

Nibley City currently holds shares in six irrigation companies: Clear Creek Irrigation Company, College Irrigation Company, Millville Irrigation Company, Nibley Blacksmith Fork (BSF) Irrigation Company, Providence BSF Irrigation Company, and Spring Creek Cache Irrigation Company. Based on the City's boundaries and irrigation company service areas, it is likely that



Nibley may gain shares in Hyrum BSF Irrigation Company in the future since it serves a portion of Nibley City (see Figure 3). Table 2 summarizes Nibley City's shares in the irrigation companies.

As shown in the table below, many of the irrigation companies have multiple sources of water that are used in different areas or to supplement areas when the main source is not sufficient. It is likely that the water Nibley City uses per their shares is mainly from the Blacksmith Fork River with occasional supplemental flows from underground sources.

Table 2. Nibley City Water Shares.

Irrigation Company (IC)	Nibley City Water Shares	Source of Water	Period of Use
Clear Creek IC	86.5	Clear Creek Spring	4/1 – 10/31
College IC	311.59	Blacksmith Fork River McKinney Spring Stream Underground Wells & Drains Berger Spring	4/1 – 10/31
Millville IC	2.25	Blacksmith Fork River	4/1 – 10/31
Nibley BSF IC	374.41	Blacksmith Fork River Underground Water Drains John Schiess Springs Hyrum Slough Stream Anderson Slough Stream	4/1 – 10/31
Providence BSF IC	5.5	Blacksmith Fork River	4/1 – 10/31
Spring Creek Cache IC	26.5	Blacksmith Fork River Underground Water Drains Wellsville Slough	4/1 – 10/31

Utilization of Water Shares

A large portion of Nibley City's water shares have already been dedicated as mitigation water for WR 25-9078 and WR 25-11236 while the remaining shares are currently unused. The challenge arises when trying to determine which specific shares are being used as mitigation water. This information is not clear and varies from document to document (see Appendices D and E). FCE recommends that Nibley City evaluate the available documentation, determine which shares are set aside as mitigation water to fulfill the mitigation plan requirements, and document this determination. Documentation should include the source, diversion volume, depletion volume, and water share certificate number.

Once the official number of shares held by Nibley City and used for mitigation have been determined, Nibley City will be able to determine what shares are available for use. To prevent the development of a profitable water market, Utah Code states that municipalities are not legally allowed to sell water shares once they are in possession of them. Due to this law, once Nibley City

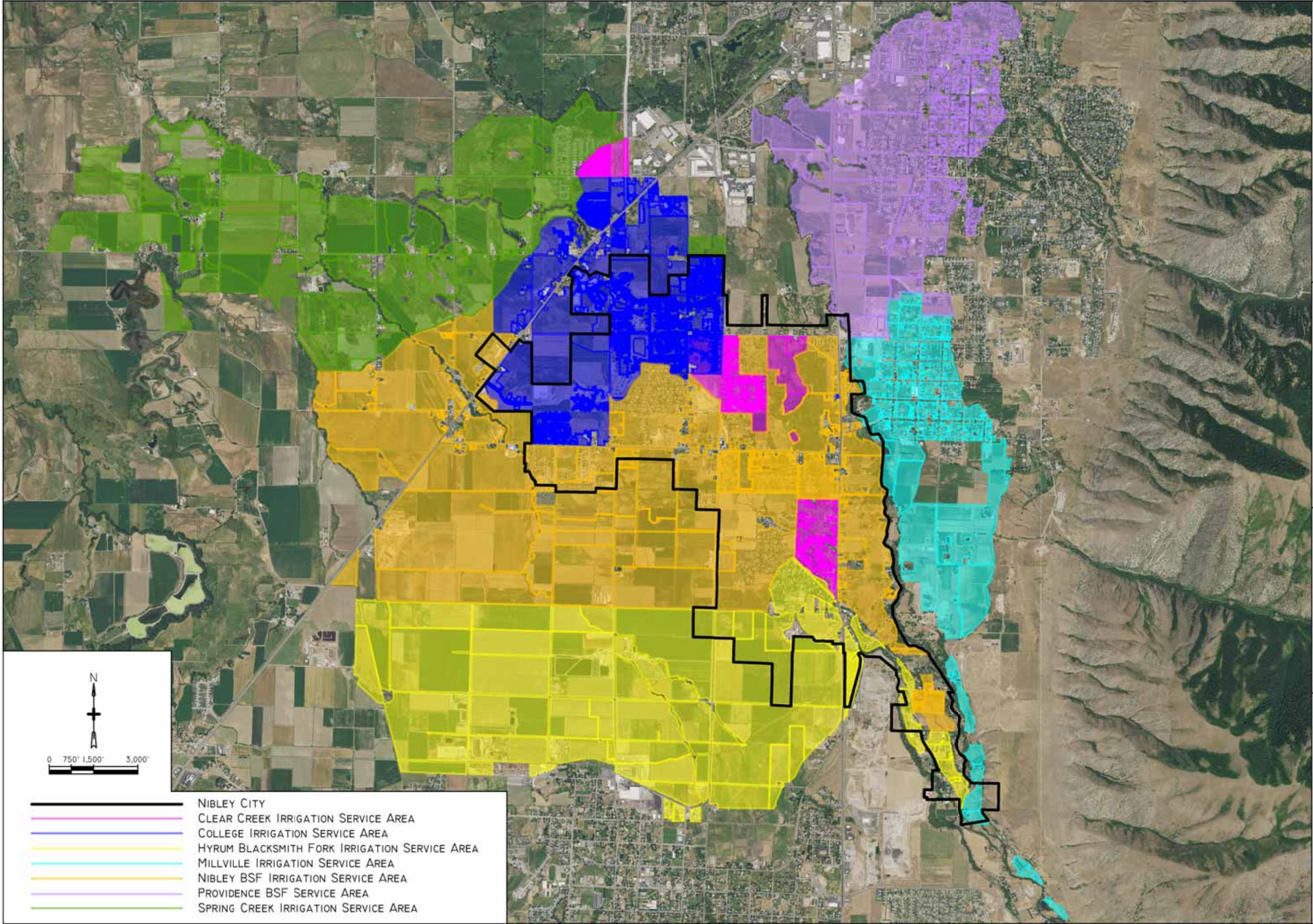


FIGURE 3
SERVICE AREAS

receives water shares, they can trade them or use them, but they cannot ever sell them. As Nibley City evaluates what shares are available, further research should be conducted to determine how best to use these shares.

Alternatives for Unused Water Shares

The least complicated alternative is to use all water shares for mitigation purposes. If Nibley City attempts to gain additional water sources or increase the quantity of existing water sources to meet demands, it is likely that mitigation efforts will be required in compliance with the Cache Valley Groundwater Management Plan. Available water shares could then be dedicated as mitigation water and left in the source to recharge the groundwater with an equivalent amount to that depleted by the newly-requested water. It is recommended that mitigation calculations to determine depletion amounts follow the process used when filing WR 25-9078 or WR 25-11236. These methods have been approved by the State Engineer and are detailed in Appendix G.

Rather than using the water shares to supplement the potable water system as mitigation water, Nibley City could create a secondary water system. This could service the entire city or begin smaller and serve Nibley City property. This would decrease outdoor potable water use, provide irrigation water at a lower cost, and require minimal changes to the existing water shares since they are already designated for irrigation purposes. While this is a significant project, it would benefit the city for years to come as it decreases the anticipated potable water demand and utilizes the already-held water shares.

Irrigation Company Information

Nibley City requested information be gathered about all the irrigation companies with shares held by Nibley City. FCE was able to make contact with some irrigation companies, but not with others. The information gathered is listed in Appendix H, as well as a note of the information that was not able to be obtained. It is recommended that Nibley City directly contact these companies for the information as they all seemed happy to work together.

WATER NEEDS

Although evaluating Nibley City's future water needs was not requested in the scope of work, FCE did a preliminary review of the existing water master plan prepared by Cache Landmark Engineering in March 2012 to see a rough status of Nibley's situation. This review was not extensive and provided no additional evaluation or calculations performed by FCE. It is anticipated that Nibley City will update their water master plan in the near future to answer the questions that arose during this inventory, resolve any confusion with the current water rights/shares situation, provide a more extensive and updated analysis of Nibley City's water needs, and organize a plan to address the stated needs and action items.

As stated above, the following information is a summary of the 2012 Nibley City Water Master Plan conclusions. As stated in the plan, Nibley is not able to meet the future culinary water needs as required by DDW. DDW requires that source capacity be able to handle the peak day flows and the average yearly volume. Due to the contamination of Yeates Spring in 2015 and Nibley's decision to eliminate it as a potable water source, Nibley currently has two culinary water sources:



4000 South Well and Nelson Well. In addition to the water rights for these two sources, Nibley has also applied for an additional water right that would utilize these two wells and add two new wells to Nibley's sources. However, this application has been protested and is currently unapproved until further action has been taken. Table 3 indicates the available source supply and the required source supply under two conditions based on the water master plan: 1) sources consist only of the 4000 South Well and Nelson Well, and 2) sources consist of the two existing wells and the additional unapproved water right that adds two more wells.

Table 3. Nibley City Water Needs.

Scenario	Available Volume	Average Yearly Demand		Available Flow	Peak Day Demand	
		Year 2030	Year 2050		Year 2030	Year 2050
1	2,224 AF	2,720 AF	4,912 AF	7.724 cfs	12.41 cfs	22.41 cfs
2	3,424 AF			9.374 cfs		

*The demand numbers have not been verified by FCE. Their validity should be determined in an updated master plan. The available volume is based on the water right limitations and is considered valid.

As indicated in the table above, Nibley City does not have enough source supply to meet the average yearly demand or peak day demand as indicated in the water master plan with its current municipal water rights. If Nibley City is able to get WR 25-11236 approved, they would have enough source supply to meet the average yearly demand for 2030, but would still be unable to meet 2050 average yearly demand and all future peak day demands.

Alternatives to Provide for the Future

In order to accommodate future growth in Nibley City, action needs to be taken to provide adequate potable water supply. FCE recommends utilizing a water master plan to research and evaluate possible alternatives to address future needs. Among the potential alternatives, Nibley should consider developing new potable water supplies using unused water shares or rights for mitigation or converting unused water rights to municipal use. These options have not been thoroughly explored by FCE and may not be feasible, but may provide benefit to Nibley City.

RECOMMENDATIONS & CONCLUSION

In summary, this water inventory analyzed Nibley City's existing water rights and water shares, provided information on the irrigation companies Nibley is a part of, briefly evaluated Nibley's water needs, and provided options for Nibley to fully utilize their water. Based on the analysis completed, it is recommended that Nibley City take the action suggested regarding their existing water rights, determine what is being used for mitigation water and how, and create an updated water master plan to answer all unresolved questions, clarify Nibley's situation, and plan for the future.

APPENDIX A

WATER RIGHTS SUMMARY

The following is a summary of Nibley City's existing water rights based on the UDWRi database and associated scanned documents.

Table A1. Detailed List of Nibley City Water Rights.

Water Right Number	Description	Flow (cfs)	Volume (AF)	Priority	Type of Right	Status of Right	Designated Use	Notes
25-2167	Yeates Spring	0.75	542.98	12/7/1914	Application to Appropriate	Certificate	Municipal	Contaminated in May 2015, not currently used
25-6680	4000 S Well	0.724	524.16	10/9/1975	Application to Appropriate	Water User's Claim	Municipal	
25-9078	4000 S Well Nelson Well	7	1,700	6/25/1990	Application to Appropriate	Approved	Municipal	Proof due 5/31/2019 Nelson Well limited to 4.45 cfs
25-11236	4000 S Well Nelson Well 640 W Well 12 th W Well	1.65	1,201	9/8/2014	Application to Appropriate	Unapproved	Municipal	Protestants are not satisfied
25-11105 a37687	Shallow Wells (2)		18	5/1/1861	Decree		Irrigation	Proof due 11/30/2021
25-553	Drain	0.08		1930	Diligence Claim		Stock Water	
25-2193	Well	0.064		6/2/1958	Application to Appropriate	Water User's Claim	Irrigation	
25-3503	Spring	0.15	20.68	1901	Diligence Claim	Water User's Claim	Irrigation Stock Water	*Possible mitigation water for 25-9078
25-4192	Well	0.015		4/7/1964	Application to Appropriate	Water User's Claim	Irrigation Stock Water	
25-5429	Drain	0.1		3/31/1972	Application to Appropriate	Water User's Claim	Irrigation	*Possible mitigation water for 25-9078
25-7674	Well	0.015		7/6/1978	Application to Appropriate	Water User's Claim	Stock Water Domestic	
25-8369	Well	0.0318	2	9/13/1991	Application to Appropriate	Certificate	Stock Water Dairy	

APPENDIX B

WATER RIGHTS HISTORY

WATER RIGHT HISTORY

Water Right (WR) 25-2167 was originally filed for Yeates Spring in December 1914 by Millville Water Works Company and approved in June 1915. A proof was filed in December 1917 leading to its certification in June 1918. This water right was deeded to Nibley Town in January 1936. A permanent change application (a28705) was filed in March 2004 to add the Nelson Well as a point of diversion, but was not approved. A temporary change application was filed and approved in 2005, but expired in 2006. UDWRi requested Nibley to reply to a questionnaire about the change application in November 2011, but received no response so the change application was never completed and remains unapproved. Due to WR 25-9078, this change application is no longer needed, and the original water right continues to operate as originally filed with no problems. It should be noted that this spring was contaminated by diesel fuel in May 2015 and is no longer used in Nibley City's drinking water system.

Water Right 25-6680 was originally filed for the 4000 South Well in October 1975 by Nibley Town. Shortly thereafter, Nibley requested to drill the well prior to the approval of the application. This request was denied. The application was approved in January 1976 and a water user's claim was filed in July 1978. While the original request and approval was for 5 cfs, a court decision in January 1979 states the allotted flow as 0.724 cfs with no record of the decrease in quantity. Nibley later filed a change application (a28705) to add the Nelson Well as a point of diversion in March 2004, which was not approved. UDWRi requested that Nibley fill out a questionnaire related to the change application in November 2011, but received no response so the change application was never completed and remains unapproved. However, the original water right continues to operate as indicated in the court decision with no problems.

Water Right 25-9078 was originally filed for the new Nelson Well and existing 4000 South Well in June 1990 by Nibley City with the limitation that only 4.45 cfs could be pulled from Nelson Well. Protests were filed by PacifiCorp and the United States Bureau of Reclamation (USBR) and the application was put on hold until the Cache Valley Groundwater Management Plan was developed and a US geologic study was conducted. Nibley then filed a revised application for the well in November 2000. Protests were filed by PacifiCorp, USBR, Bear River Water Users, US Fish & Wildlife, and multiple local residents. Nibley provided a justification report prepared by Cache Landmark Engineering in 2001 and then revised and filed the application again in 2002. The protestants restated their original protests and a public hearing was held in July 2003. In the meantime, Nibley requested, and was granted, permission to construct the well, but not use it for production. Following the public hearing in July 2003, two more public hearings were held, one in January 2004 and the second in March 2004. The application was then approved via Order of the State Engineer in May 2005 with the proof due May 31, 2010. It should be noted that the application for appropriation lists the period of use as January 1 to December 1, but the UDWRi website lists the period of use as January 1 to December 31. Although there is no documentation for the change, it is assumed that the original application had a typo since the expected period would be year-round. Nibley requested an extension of the proof deadline, which was granted and extends the deadline to May 31, 2019.

Water Right 25-11236 was filed to be segregated from the unapproved WR 25-10883 in August 2014. Water Right 25-10883 was originally filed by Cache County to hold water within Cache

Valley until individual cities needed more water, at which time the county would then transfer a portion of the right to the city in need. This water right was never approved and no city had requested water prior to Nibley's request. A statement of segregation was issued in September 2014 indicating that WR 25-11236 was segregated from WR 25-10883 and included 1.65 cfs up to 1,201 AF. Just after the segregation was complete, Nibley City, with Cache County listed as a co-owner, filed an application to appropriate the segregated water to four wells: Nelson Well (existing), 4000 South Well (existing), 640 West Well (new), and 12th West Well (new). Included in this application was a mitigation plan that indicated that Nibley City would use their shares in College Irrigation Company as mitigation water to recharge the groundwater and meet the requirements set forth in the Cache Valley Groundwater Management Plan.

Protests were filed by PacifiCorp, Bear River Water Users, and Duane Morley Cox. Following the protests, College Irrigation Company issued a statement that they would not divert Nibley City's share of their water so that it could be used as mitigation water. A hearing was held in February 2015 and the record was kept open for legal issues until June 30, 2016. Nibley City and Cache County negotiated with the protestants, mainly PacifiCorp and Bear River Water Users as Duane Morley Cox was only concerned with the priority date, and came to a settlement on March 22, 2016. This settlement included an agreement that indicated that Nibley would adhere to specific conditions to ensure the mitigation water was used properly and no negative impacts would affect the protestants. The protestants stated that if the conditions of the agreement and mitigation plan were included in the Order of the State Engineer, they would remove their protests. An Order of the State Engineer was then issued that approved the application on September 27, 2016 and listed the proof deadline as September 30, 2021.

Although the application was approved, the protestants were not satisfied with the wording in the Order of the State Engineer and filed a request for reconsideration with UDWRi requesting that the Order be clarified such that it require Nibley to comply with all aspects of the settled-upon agreement. UDWRi responded to the protestants stating that it is not under the authority of the UDWRi to ensure that Nibley upholds the agreement and is not proper to include such wording in the Order. In addition, the State Engineer did not include any specific mention of the requirement for College Irrigation Company to measure the water that is not diverted so that it can be used for mitigation efforts as it is not reasonable for anyone to measure flow that is not diverted. In addition to the UDWRi response, Cache County also responded to the protestants. The protestants then replied to the letters from UDWRi and Cache County stating that they are not satisfied and if their requests are not considered, they will reinstate their protests such that the application approval is void. UDWRi granted the request for reconsideration on November 7, 2016, and changed the status of the application to unapproved. At this time, action should be taken to ensure this application moves forward.

Water Right 25-11105 was originally part of WR 25-6422, but was segregated in September 2011 by Duane Morley Cox. Cox then filed a change application (a37687) to change the quantity, point of diversion, place of use, and nature of use. This moved the water from a surface source in Hyde Park, Utah, to two underground water wells in Nibley, Utah. The quantity was decreased from the originally-segregated 24 AF to 18 AF and the designated irrigation use was sustained with a minor change in acreage. This change application was protested by Bear River Water Users and PacifiCorp, but after discussions regarding depletion, the application was approved in November

2011. Nibley City was deeded this water right immediately following the approval of the change application in November 2011. Currently, the source for this water comes from shallow wells constructed as concrete manholes with pumps to water local parks. A proof still needs to be submitted on this water right by November 30, 2021.

Water Right 25-553 has very little documentation available on its history, but it was listed as either certificated or proved via a water user's claim in December 1952. Ernest Speth, the owner of the water right at the time, signed a court decision that confirmed the details of the right. Nibley City was deeded this water right in March 2005. This water comes from a drain and is purposed for stock water.

Water Right 25-2193 was originally filed in May 1958 by Douglas Olson and approved in August 1959. A water user's claim was filed in May 1962. While the original request and approval allotted 0.25 cfs to irrigate 1.5 acres, a court decision in December 1962 states the flow as 0.064 cfs to irrigate 0.3 acres with no record of the decrease in quantity. Nibley City was deeded the water right in October 2008.

Water Right 25-3503 was originally filed in 1964 by Arthur L. Maurer. This water right was deeded to Nibley City in 2002 (conveyed with WR 25-5429). It should be noted that all associated scanned documents reflect an allotted flow of 0.15 cfs, but the UDWRi website lists the flow as 0.5 cfs. Based on all documentation, the flow should be 0.15 cfs. The right is for an unnamed spring that was rediverted from Blacksmith Fork River for personal use.

Water Right 25-4192 was originally filed in March 1964 by Charles Ames and approved in August 1964. A water user's claim was filed in July 1967. While the original request and approval allotted 0.1 cfs, a court decision in October 1967 states the flow as 0.015 cfs with no record of the decrease in quantity. Nibley City was deeded the water right in February 2008. Sometime between 2006 and 2009, a Maverik gas station was built on top of the associated farmland.

Water Right 25-5429 was originally filed in March 1972 by Arthur Maurer and approved in June 1972. A water user's claim was filed in June 1974. While the original request and approval allotted 0.25 cfs, a court decision in December 1975 states the flow as 0.1 cfs with no record of the decrease in quantity. Nibley City was deeded the water right in August 2002.

Water Right 25-7674 was originally filed in July 1978 by Ernest Speth and approved in November 1978. A water user's claim was filed in July 1981. A court decision was filed in April 1982 confirming the quantity and other details on the original application. Nibley City was deeded the water right in March 2005 and a new water user's claim was prepared in March 2017. In a memorandum discussing the new water user's claim, UDWRi indicates that the water is not being used as indicated on the original filing and a change application will be required prior to Nibley City using the water.

Water Right 25-8369 was originally filed in April 1982 by Brent Speth and was approved in July 1982. The application lapsed multiple times due to no proof being filed and multiple requests for the proof deadline to be extended were filed. A proof was finally submitted by Clair Webb in December 2001 with some of the details different than the original application based on measured

quantity and actual purpose of use. The water right was certificated in December 2001. Nibley City was deeded the water right in March 2005.

Water Right 25-4947 was filed on November 25, 1969, to appropriate 0.1 cfs from an underground water well for irrigation of 3 acres. The application was approved March 4, 1970, with the proof due July 31, 1972. No proof was ever filed, and the application lapsed.

Water Right 25-8288 was filed in May 1981, to appropriate an additional 2.83 cfs of municipal water from the existing 4000 South Well. The application was approved October 2, 1981, with the proof due July 31, 1984. No proof was ever filed, and the application lapsed.

Water Right 25-9044 was filed on April 11, 1990, to appropriate an additional 2.83 cfs of municipal water from the existing 4000 South Well. Protests were filed, but a hearing was not held. Nibley City then filed the application for WR 25-9078 which was approved and intended to cover all reasonable future growth. The State Engineer deemed this application (WR 25-9044) as unnecessary due to the approval of WR 25-9078 and rejected the application.

APPENDIX C

JUSTIFICATION REPORT FOR WR 25-9078 APPROVAL

NOT INCLUDED IN THIS REPORT

APPENDIX D

MITIGATION WATER FOR WR 25-9078

According to the justification report filed by Cache Landmark dated February 2004, the mitigation water for WR 25-9078 came from water shares in Clear Creek Irrigation Company, Nibley Blacksmith Fork Irrigation Company, College Irrigation Company, and individual water rights. The following table is from that report and shows how the depletion credit was calculated.

Table D1. WR 25-9078 Mitigation Water per 2004 Justification Report.

Source	Sole Supply Acres (acres)	Total Shares in Irrigation Company (AF/yr)	Decreed or Estimated Depletion per Acre (AF/yr)	Calculated Historic Depletion per Share/Right (AF/share)	Number of Shares Owned by Nibley	Total Depletion Credit (AF/yr)
Clear Creek	155	200	2.08	1.61	65	104.7
Nibley Blacksmith Fork	2,648	2,377.75	2.08	2.32	94	218.1
College	1,036.7	778	2.08	2.77	22	60.97
Individual Water Rights*	45		2.08	2.08		93.6
Total						477.3

*The individual water rights are listed as potential water rights and include 25-314, 25-315, 25-316, 25-317, 25-528, 25-529, 25-708, 25-1981, 25-3503, 25-5429.

The total depletion necessary to mitigate was determined as 604.4 AF/year in the justification report and verified in the Memorandum Decision of the State Engineer dated May 11, 2005. The justification report stated that additional water shares and rights would be acquired in the future to completely fulfill the mitigation requirement prior to utilizing the full volume of the approved water right. The specific method of the calculations shown in Table D1 are detailed in Appendix G.

In a letter addressing protestants of WR 25-11236 dated December 10, 2014, Cache Landmark presented an updated list of the mitigation water for WR 25-9078 as shown below (letter is included in this appendix). It was assumed that this list took into account the updated amount of water shares Nibley held at that point in time.

Table D2. WR 25-9078 Mitigation Water per 2014 Cache Landmark Letter.

Source	Shares held by Nibley	Depletion per Share (AF/yr)	Depletion Credit (AF/yr)
Clear Creek	86.5	1.61	139.3
Nibley Blacksmith Fork	246.92	2.32	572.9
Spring Creek-Cache	23.5	2	47
Logan-Providence	18	2	36
Individual Water Rights	45	2	90
Total			885.1

As shown, during the 10 years between the justification report and the letter with updated share information, Nibley City acquired additional shares in Clear Creek Irrigation Company and Nibley Blacksmith Fork Irrigation Company. The other shares incorporated into the 2014 letter may have also been acquired during that time or utilized to obtain the necessary depletion amount. As shown, College Irrigation shares were removed which is likely due to them being used for mitigation water for WR 25-11236 rather than WR 25-9078. The problem is that Nibley does not currently own any Logan-Providence Irrigation Company shares and only owns two of the water rights originally listed in the 2004 report that were reiterated in the 2014 letter. It was assumed that the Logan-Providence shares were traded to Logan City as indicated in Appendix C of the 2012 Water Master Plan. However, Nibley still meets the necessary depletion amount without the use of the Logan-Providence share and the other water rights. In reality, even the two water rights listed that are held by Nibley are not needed for the mitigation.

As the proof date draws near, FCE recommends that Nibley City determine exactly what shares will be used for mitigation water for WR 25-9078 and if the listed Water Rights 25-3503 and 25-5429 will be included in the mitigation water. The proof can then document exactly what water is used so that Nibley does not use that water elsewhere.



CACHE • LANDMARK
ENGINEERS • SURVEYORS • PLANNERS

December 10, 2014

Bear River Water Users Association/ Pacificorp

**HEARING SUBMITTAL TO
DIVISION OF WATER RIGHTS**

Right No.: 25-11236
Date: 2/12/2015
Submittee: Fatheringham
112 bgs

RE: Water Right 25-11236 Protest Response

NIBLEY CITY EXISTING WATER RIGHT 25-9078

This letter summarizes the conditions the City has met with the existing Water Right 25-9078. The table below shows the diversion amounts of the Nelson Well. The well was installed with a measuring device (meter) as per requirement of the memorandum of decision by the State Engineer.

Year	Diversion (acre-foot)	Depletion Requirement (acre-foot)
2006	575.6	215.6
2007	782.9	293.2
2008	376.7	141.1
2009	339.5	127.1
2010	804.6	301.3
2011	631.2	236.4
2012	1008.3	377.6
2013	610.6	228.7

As per the Engineers decision the City is required to have one acre-foot of depletion for every 2.67 acre-foot of diversion. The table above shows the depletion requirement for the diversion amounts per year.

The City has acquired sufficient water rights and water shares to meet the diversion and depletion requirements. The water rights/shares were acquired as development occurred within City Limits for the last twelve years. The land developed was taken out of production. The table below shows the equivalent amount of depletion for the shares acquired by the City. The depletion calculations were provided in the report "Justification for the Approval of Additional Water Rights for Nibley City (March 25, 2002)" for Water Right 25-9078.

	Shares	Depletion per Share (acre-feet)	Depletion (acre-feet)
Clear Creek	86.5	1.61	139.3
Nibley Blacksmith	246.92	2.32	572.9
Spring Creek- Cache	23.5	2	47.0
Logan-Providence	18	2	36.0
Water Rights	45	2	90.0
Total			885.1

The table above shows sufficient water shares and rights for the amount of diversion by Nibley City. In addition, Nibley City had acquired College Irrigation shares for depletion, which will be used for this new application.

Sincerely,



Lance Anderson, P.E.
Principal Engineer

APPENDIX E

MITIGATION WATER FOR WR 25-11236

The mitigation water set aside for the approval of WR 25-11236 differs across various sources. Nibley wrote a letter to UDWRi dated June 2, 2014, which indicated how the depletion was calculated for the selected mitigation water shares and how it was used to determine the diversion amount from the new wells. This letter indicated that 259.92 shares from College Irrigation Company would be used as mitigation water, resulting in an equivalent groundwater diversion of 1,201 AF/year. It also indicated the specific certificates that would be dedicated as mitigation water and provided a map that indicated 260 acres that would be removed from production.

The specific College Irrigation share certificates dedicated as mitigation water include: 335, 345, 348, 350, 353, 356, 357, 369, 373, 374, 379, 423, 429, 445, 449, and 455.

However, in the Order of the State Engineer dated September 27, 2016, the mitigation water was stated as coming from 265 shares of College Irrigation Company and equated to the removal of 270 acres from production. It is not clear where the discrepancy between this Order and the previous letter came from. Nibley City should verify what mitigation water is necessary to better understand what water shares are still available for use. Detailed calculations for how this mitigation depletion value was calculated is shown in Appendix G.

EXHIBIT B

Mitigation Water for Application

Within Nibley City the demand for municipal water supplies is increasing to meet new growth. The new growth is occurring on undeveloped lands within the City and also as a result of new annexation petitions for lands within the unincorporated areas. Existing water supply of the City is not sufficient to meet the projected new growth.

The Utah Division of Water Rights has adopted the Interim Cache Valley Ground-Water Management Plan. New applications to appropriate groundwater, even for municipal purposes, are not generally allowed without a showing of how impacts to downstream users will be compensated or that adequate replacement water is provided. However, under the policy of the Utah Division of Water Rights, applications to appropriate groundwater in the Cache Valley are permitted if the application includes a mitigation plan that shows the new application will not result in a new depletion of water within the drainage. In effect then, the new application will not impact downstream prior rights. This application falls within that policy.

The report of Trevor Hughes, 1996, to the U.S.G.S, which is cited in the Management Plan states:

“There are substantial return flows from municipal uses, and as demands approach and exceed some traditional supply sources, there is increasing interest in claiming diversions minus return flows as the measure of water use. Quantification of return flows are also needed for river basin water balance studies. A very large fraction of indoor use is returned to sewers and a large fraction of sewer flows is returned to the hydrologic system (approaching 100% in the case of mechanical treatment). Outdoor uses amount to about half of total residential uses and while a large fraction of this component is evaporated, substantial return flows exist in the form of runoff to surface streams and deep percolation which may recharge groundwater sources.”

The applicant currently owns 259.92 shares in College Irrigation Company and are represented by Certificate Numbers shown in Exhibit C. These shares will be used for Mitigation Water for the application. The land previously irrigated by the shares have been removed from agricultural production and by City Ordinance or Development Agreement cannot be watered except by City Water (See Attached Letter from Nibley City).

The calculated interference to prior water rights (downstream users having the highest priority on the determined in the Cache Valley Ground Water Management Plan is a calculated interference; hence this application is a calculated replacement (mitigation) for the interference to prior existing water rights, which include downstream users (regionally—e.g. Box Elder) and will provide replacement for the extra depletion occurred in Cache Valley. Using this water shares as mitigation replaces any interference to downstream users. This is not measured water, however it is measured irrigated acres withdrawn from production. The City's current depletion is not measured but estimated by current uses. As explained below, this mitigation water will ensure that there is no new depletion of water as result of the diversion of water for municipal purposes under this application.

Depletion.

The typical depletion factor set by Division Water Rights is 2.0 a-f/yr for this region. The previously irrigated 259.92 acres depleted **519.84 acre-feet per year** (2.0 a-f/yr x 259.92 ac.).

The depletion factor for Nibley City is determined by the type of wastewater treatment facility and whether the city uses a separate secondary system to supply irrigation water. Currently, the City has 1/4 of the residents on secondary systems. Nibley City uses Logan City's treatment facility for indoor water use and Logan City lagoons depletes 22% of the inflow. (Hughes, 1996). Cities that have no secondary irrigation system have on an average 45% depletion. (Hughes, 1996). All depletion calculations are based on Dr. Hughes and Dr. Hill's reports (Hughes, 1996 and Hill, 1994). The proposed depletion factor for Nibley City is 0.45

EXHIBIT B

College Irrigation Company has a total of 997 outstanding shares in the company. The total number of acres under the proposed determination is 1036.7 acres. The shares per acre is 0.96 (997 shares/1036.7 acres)

Diversion.

The maximum quantity approved for diversion under this application is based on the depletion of the existing shares. The proposed diversion is 1,201 acre-feet/year ($519.84/0.45/0.96$).

The local interference from the withdrawal 1,201 a-f/yr the draw down in the vicinity of the existing wells is shown below. The calculations shown in Table 2 are for the yearly withdrawal of 1,201 a-f/yr over twenty years. Table 3 shows the peak daily diversion drawdown of the well based on the withdrawal of 6.9 a-f/day over 180 days. However, the full impact to surrounding wells will be less than the draw down shown in Table 2 over twenty years because the proposed mitigation water are shares from the College Irrigation Company, which has two underground water wells used for water supply during insufficient flows of the Blacksmith River water rights.

Table 2--Yearly Diversion (1,201 a-f/yr)

Distance from Well (miles)	0.25 miles	0.75 miles	1.5 miles
Drawdown (ft)	3.22	2.76	2.46

1—The pump test data from the existing Nelson well was used to calculate the drawdown in Table 2. ($T = 45,000(\text{sf/day})$). Theis Equation over 20 years.

Table 3--Peak Daily Diversion (6.9 a-f/day)

Distance from Well (miles)	0.25 miles	0.75 miles	1.5 miles
Drawdown (ft)	6.13	4.66	4.23

1—The pump test data from the existing Nelson well was used to calculate the drawdown in Table 2. ($T = 45,000(\text{sf/day})$). Theis Equation over 180 days.

Cache Valley Ground Water Management Plan states there can be an additional 25,000 A-F/ year withdrawn without impacting the groundwater resource. However, there is an impact to the downstream users on the Bear River. This mitigation water uses water shares to mitigate the withdrawal and depletion by the proposed diversion.

References Cited

Hughes, Trevor C., Consumptive Use of Municipal Water Supply, Utah Water Research Laboratory, August 1996

Hill, Robert W., 1994, Consumptive Use of Irrigated Crops in Utah, Utah Water Research Laboratory, Utah State University, Logan, Utah, Research Report 145

College Irrigation	Certificate #	Shares	Certificate Obtained
1	\ 353	\ 17.75	5/27/2005
2	\ 348	\ 2	6/10/2000
3	\ 429	\ 4	9/20/2008
4	\ 350	\ 36	2/15/2005
5	\ 357	\ 6.5	6/9/2005
6	\ 373	\ 27	1/20/2007
7	\ 335	\ 6	5/21/2001
8	\ 369	\ 6.5	3/14/2006
9	\ 374	\ 48.75	2/2/2007
10	\ 356	\ 9	5/27/2005
11	\ 445	\ 11.07	3/20/2012
12	\ 345	\ 10	4/6/2004
13	\ 379	\ 14	10/9/2007
14	\ 423	\ 43.35	6/3/2008
15	\ 449	\ 4	4/25/2013
16	\ 455	\ 14	11/19/2013
	Total	259.92	



GARY R. HERBERT
Governor
SPENCER J. COX
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

Division of Water Rights

MICHAEL R. STYLER
Executive Director
KENT L. JONES
State Engineer/Division Director

SEP 27 2016

ORDER OF THE STATE ENGINEER

For Application to Appropriate Water Number 25-11236 (A78054a)

Application to Appropriate Water Number 25-11236 (A78054a), a segregated portion of unapproved Application 25-10883 (A78054), in the names of Cache County Corporation (County), and Nibley City, was filed on June 18, 2008, to appropriate 1.65 cubic feet per second (cfs) or 1201.00 acre-feet (af) of water from points located: (1) Well - North 310 feet and West 432 feet from the S¼ Corner of Section 20, (20-inch well, 150-800 feet deep); (2) Well - South 1998 feet and West 1780 feet from the NE Corner of Section 28 (20-inch well, 150-800 feet deep); (3) Well - North 1320 feet and West 75 feet from the SE Corner of Section 28 (20-inch well, 150-800 feet deep); and (4) Well - South 14 feet and East 330 feet from the W¼ Corner of Section 28 (20-inch well, 150-800 feet deep), all in T11N, R1E, SLB&M. The water is to be used for municipal uses within the service area of Nibley.

Notice of Application 25-10883 (A78054) was published in The Herald Journal on July 17 and July 24, 2008, and protests were received from Duane Morley Cox, United States Department of the Interior Fish and Wildlife Service, United States Department of the Interior Bureau of Reclamation, Utah Rivers Council, Bear River Water Users Association, PacifiCorp Energy and Bear Lake Watch, Inc. (late protest). A hearing was held on December 18, 2008. The application has been held pending submission of additional information. This segregated application, 25-11236 (A78054a), was modified and then re-advertised in The Herald Journal on September 25 and October 2, 2014, and protests were received from PacifiCorp Energy and Bear River Water Users Association. A hearing was held on February 12, 2015.

The original Application to Appropriate (25-10883) filed by Cache County was for 18.0 cfs or 13,031.4 acre-feet from 19 well locations for municipal uses in all of Cache County. It was filed with an untitled document that describes how the County planned to manage water under the application "to maintain the balance of use in the Bear River Drainage as established by the Groundwater Management Plan." The document states that the application was filed under Management Guideline Number 2 and gives a discussion aimed at providing "reason to believe that prior water rights above and below Cache Valley, Utah, will not be impaired as a result of approving this application." Management Guideline Number 2 states, in part:

- "2) Applications to appropriate ground water, larger than the limitations set forth in paragraph 1, above, will be considered for approval, if the applicant can show that, (a) There is reason to believe that prior water rights will not be impaired, or (b) That impacts to prior water rights will be compensated or adequate replacement water provided. It is the responsibility of the applicant to make an evidentiary showing to the State Engineer at the time the application is filed, pursuant to (a) or (b) above. The evidentiary showing should address local, regional, and downstream effects on springs, streams, and the ground-water system."

ORDER OF THE STATE ENGINEER

Application to Segregate a Water Right Number

25-11236 (A78054a)

Page 2

The application document describes a "brokering process" such that water is not lost to forfeiture and the County "anticipates using this appropriated water as "seed water" to begin the brokering process." The focus of some of the protests centered on the concept of the "brokering process" described. The submittal of the original filing documents and subsequent protests are contained in the record and included by reference and summarized below.

United States Department of the Interior Bureau of Reclamation and Fish and Wildlife Service protested the application over the potential impacts of increased groundwater withdrawals on Hyrum Reservoir, Newton Reservoir, and the Bear River Migratory Bird Refuge. They disagree with some of the concepts proposed in the application and feel a more thorough analysis is needed and requested a hearing to better understand the application.

Utah Rivers Council protested the application as a "person interested....because of the threat it poses to the aquatic life, terrestrial wildlife, wetlands, water quality, and recreational opportunities in the Bear River basin including the Great Salt Lake....and the threat it poses to public welfare." It argues that further ground water depletion will alter surface water flows and that loss in flow will negatively affect water quality and wetland resources.

Duane Morley Cox protested the application, arguing that the application is "seriously flawed" and "would unfairly and inappropriately tie up 13,031.4 acre-feet of water that others would otherwise have access to for appropriation purposes." He further argues that the County should have structured their application under Management Guideline Number 6 and the plan proposed is unrealistic and monopolizes water under the Groundwater Management Plan. He also protests "that the application as filed does not provide any assurances that the local withdrawals from the 19 proposed well sites will not impair existing near vicinity water rights." Under the filing, the entire amount could be taken from one location.

Bear River Water Users Association, PacifiCorp Energy, and Bear Lake Watch, Inc. protested the application out of concern for impacts to surface water which is tributary to their rights in Bear River that are supplemented by releases from Bear Lake. Their written protests take issue with the concept of appropriating water that is subject to nonuse and argue that "the water sought to be appropriated by the County is not unappropriated water." Representatives for the protestants stated in the hearing that the application was too abstract and requested more time to understand the application and supplement the record. They also argued that the application does not quantify specific impacts to individual users caused by groundwater withdrawals. Finally, the applicant has not complied with the requirements of the Groundwater Management Plan by making an evidentiary showing that prior rights will not be impaired or a mitigation plan as required at the time of the filing.

ORDER OF THE STATE ENGINEER

Application to Segregate a Water Right Number

25-11236 (A78054a)

Page 3

Segregated Application 25-11236 (A78054a) was modified to include only 4 wells, 2 of which are existing, to appropriate 1.65 cfs or 1201 acre-feet for Nibley City. It included Exhibit B, a mitigation plan that shows that the new appropriation "will not result in a new depletion of water within the drainage." The city owns shares in College Irrigation Company that represent acres of agricultural land that have been removed from production and by city ordinance cannot be irrigated except by city water. The mitigation plan also demonstrates that mitigation makes the appropriation depletion-neutral. A calculation of drawdown is presented to show that maximum diversion does not result in unreasonable interference. The applicant drilled and tested a well near point of diversion #4 from the first paragraph and provided a report that substantiates their anticipated impacts to the groundwater aquifer.

Bear River Water Users Association and PacifiCorp Energy protested Segregated Application 25-11236 (A78054a), incorporating by reference all documents and supplemental material from its initial protest of parent Application 25-10883 (A78054). They further argued that the proposed replacement water should be used as the basis of a change application. They contended that the mitigation plan does not fully satisfy the evidentiary requirement of the Groundwater Management Plan and note deficiencies in the mitigation plan.

In a letter dated March 2, 2016, protestant Duane Morley Cox argues that this segregated application should have a priority date consistent with the date of filing of the segregation and accompanying mitigation plan.

In a letter dated March 22, 2016, the applicants, Cache County and Nibley City and protestants, Bear River Water Users Association and PacifiCorp Energy jointly submitted a signed Mitigation Agreement and conditional withdrawal of protests. The protestants and the applicants jointly request that "Applicants' compliance with the Agreement be incorporated as an express condition to any approval of the application. Also, it is requested that the State Engineer include the conditions provided in paragraph 1(g) of the Agreement regarding measurement and reporting." The protests of these protestants are withdrawn if the State Engineer includes these conditions in an order of approval. Quoting, in part, from the Mitigation Agreement:

Under the mitigation plan filed in support of the Application attached thereto as Exhibit B (the "Mitigation Plan"), the County and the City have proposed that the water to which the City is entitled under the City Stock will not be diverted and/or otherwise delivered by the Company to any shareholder or other person for any use or purpose. Such water will not be beneficially used by the Company or any shareholder, but will be left to freely run downstream or remain in the aquifer as compensation to the Downstream Right Holders ("Mitigation Use"). This compensation water shall replace the groundwater depletions arising out of the City's diversion and use of water under the Application.

ORDER OF THE STATE ENGINEER

Application to Segregate a Water Right Number

25-11236 (A78054a)

Page 4

Under the Mitigation Plan, the County and the City have identified and mapped lands historically irrigated under the City's water shares. The maps identifying said land are a part of the application referenced above and are incorporated herein by reference. It is acknowledged by the parties that in a normal water year, the quantity of water allocated to the City under its 265 shares is sufficient for the irrigation of the 270 acres referenced in the application. For purposes of providing and accounting for water for mitigation use as required under the application, the parties desire to establish that the lands historically irrigated under the City's water shares, shall no longer be irrigated by water from College Irrigation Company (Company) water, and the total number of Company irrigated acres in any given year must be permanently reduced by 270 acres.

[1](g)The applicants shall comply with all applicable requirements and conditions imposed by the State Engineer's Order approving the application as the same may apply to the use of Company water under the City's water shares for mitigation use in connection with the application, which may include the following:

- 1) The applicants, in cooperation with the Company, shall install, operate, maintain, and regularly monitor measurement devices as required by the State Engineer, so as to provide an ongoing accurate record of the quantity of water diverted by the Company into its irrigation system. The measurement data generated shall be used in verifying that the water required for mitigation use is not diverted or otherwise delivered by the Company for irrigation of the historically irrigated lands or any other lands, and/or for any use or purpose other than mitigation use pursuant to the terms and conditions of this agreement.
- 2) The applicants shall provide a report of the water measurements as required by the State Engineer, which report shall be available for review by the downstream right holders, on an annual basis.

Upon review of Application to Appropriate 25-11236 (A78054a) and the mitigation agreement submitted, the State Engineer believes this segregated application meets the requirements for approval under Utah Code Annotated 73-3-8 and guideline 2(b) of the Interim Cache Valley Ground Water Management Plan. The dedicated shares, that have historically irrigated lands that have been identified and mapped that will no longer be irrigated by College Irrigation Company, are deemed as being sufficient to provide mitigation and replacement water for the depletion associated with the appropriation. Not diverting the amount of water historically diverted to irrigate these lands, but leaving it to "freely run downstream or remain in the aquifer as compensation" addresses the concerns of the protestants and makes the applicant's use depletion-neutral such that it will not impair existing downstream rights. For the purposes of this application, mitigation is considered to be a beneficial use.

ORDER OF THE STATE ENGINEER

Application to Segregate a Water Right Number
25-11236 (A78054a)

Page 5

Inasmuch as Application to Appropriate 25-11236 (A78054a) and its mitigation plan are considerably changed from the original Application (25-10883, A78054) and the document and plan submitted with the filing, it is appropriate that this Segregated Application 25-11236 (A78054a) be approved with a priority of the date of the filing of the segregation and mitigation plan.

It is, therefore, **ORDERED** and Application to Appropriate Water Number 25-11263 (A80215) is hereby **APPROVED** subject to prior rights and the following requirements.

1. The groundwater withdrawal under this application will be included in the withdrawal limitation set forth in the ground water management plan for Cache Valley effective September 1, 1999.
2. The State Engineer will not certificate the water right unless the conditions of approval have been acceptably complied with and noted in the information provided by the proof engineer and applicant.
3. The applicant is required to meter the water diverted. Total diversion under this right cannot exceed 1201.0 acre-feet. Section 73-5-4 of the Utah Code provides that "...a person using water in this state, except as provided by Subsection (4), shall construct or install and maintain controlling works and a measuring device at: (a) each location where water is diverted from a source; and (b) any other location required by the State Engineer." The applicant must install a permanent measuring meter on each well. These meters are to be maintained and remain functional as long as the wells remain in service. The amount of water from each well is to be reported under the Utah Water Use Program as administered by the Division of Water Rights.
4. The priority of Application to Appropriate 25-11236 (A78054a) shall be September 8, 2014.

The applicant is strongly cautioned that other permits may be required before any development of this application can begin and it is the responsibility of the applicant to determine the applicability of and acquisition of such permits. Once all other permits have been acquired, this is your authority to develop the water under the above referenced application which under Sections 73-3-10 and 73-3-12, Utah Code Annotated, 1953, as amended, must be diligently prosecuted to completion. The water must be put to beneficial use and proof must be filed on or before **September 30, 2021**, or a request for extension of time must be acceptably filed; otherwise the application will be lapsed. This approval is limited to the rights to divert and beneficially use water and does not grant any rights of access to, or use of land or facilities not owned by the applicant.

ORDER OF THE STATE ENGINEER

Application to Segregate a Water Right Number
25-11236 (A78054a)

Page 6

The applicants shall be liable to mitigate or provide compensation for any impairment of or interference with prior rights as such may be stipulated among the parties or decreed by a court of competent jurisdiction.

Proof of beneficial use is evidence to the State Engineer that the water has been placed to its full-intended beneficial use. By law, it must be prepared by a registered engineer or land surveyor, who will certify to the location and uses of the extent of your water right.

Upon the submission of proof as required by Section 73-3-16, Utah Code, for this application, the applicants must identify every source of water used under this application and the amount of water used from that source. The proof must also show the capacity of the sources of supply and demonstrate that each source can provide the water claimed to be diverted under this right as well as all other water rights, which may be approved to be diverted from those sources.

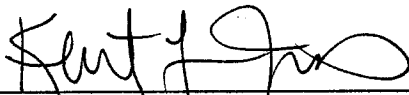
Failure on your part to comply with the requirements of the applicable statutes may result in the lapsing of this application.

It is the applicants' responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership. Additionally, if ownership of this water right or the property with which it is associated changes, the records of the Division of Water Rights should be updated. For assistance in updating title to the water right please contact the Division at the phone number below.

Your contact with this office, should you need it, is with the Northern Regional Office. The telephone number is 435-752-8755.

This Order is subject to the provisions of Administrative Rule R655-6-17 of the Division of Water Rights and to Sections 63G-4-302, 63G-4-402, and 73-3-14 of the Utah Code which provide for filing either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this Order. However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this Order, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this 27th day of September 2016.


Kent L. Jones, P.E., State Engineer

ORDER OF THE STATE ENGINEER
Application to Segregate a Water Right Number
25-11236 (A78054a)
Page 7

Mailed a copy of the foregoing Order this 27th day of September, 2016 to:

Cache County Corporation
c/o Bob Fotheringham
199 North Main Street
Logan, UT 84321

Duane Morley Cox
1199 Cliffside Drive
Logan, UT 84321

Nibley City
455 West 3200 South
Nibley, UT 84321

PacifiCorp Energy
c/o Claudia Conder
1407 West North Temple, #120
Salt Lake City, UT 84116

PacifiCorp
c/o John H. Mabey, Jr.
175 South Main, Suite 1330
Salt Lake City, UT 84111

United States Bureau of Reclamation
c/o Jonathan B. Jones
302 East 1860 South
Provo, UT 84606-7317

Bear River Water Users Association
c/o D. Brent Rose, Attorney
201 South Main Street
Salt Lake City, UT 84111

United States Dept. of the Interior
c/o Megan Estep
PO Box 25486, Denver Federal Center
Denver, CO 80225-0486

Bear River Watch, Inc.
c/o Claudia and David Cottle
3539 Brighton Point Drive
Salt Lake City, UT 84121

Utah Rivers Council
c/o Ted Wilson
1055 East 2100 South, Suite 207
Salt Lake City, UT 84106

Bear River Water Users Association
c/o D. Brent Rose - Attorney
201 South Main Street, Suite 1300
Salt Lake City, UT 84111-2216

BY: _____

Sonia R. Nava, Appropriation Secretary

APPENDIX F

MITIGATION PLAN FOR WR 25-11236

MITIGATION AGREEMENT

Pertaining to Application to Appropriate No. 25-111236 (A78054a) Filed by Nibley City and Cache County

THIS MITIGATION AGREEMENT ("Agreement"), is made and executed effective as of this 29th day of February, 2015 (the "Effective Date"), by and among NIBLEY CITY, a Utah municipal corporation (the "City"), CACHE COUNTY CORPORATION, a county of the State of Utah (the "County"), and COLLEGE IRRIGATION COMPANY, a Utah nonprofit corporation (the "Company"). The City, the County and the Company are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. The City and the County are co-applicants ("Applicants") in the filing of that certain Application to Appropriate Water, Water Right No. 25-11236, A78054a (the "Application"), which proposes to divert 1201.0 ac-ft of water from four groundwater wells for municipal use within the City and other public uses as described in the Application. The Application represents a segregated portion of unapproved Application to Appropriate No. A78054 filed in 2008 by the County, which seeks to appropriate a total of 13,031.4 ac-ft of water.

B. The Parties hereby acknowledge that under the Interim Cache Valley Groundwater Management Plan published by the Utah Division of Water Rights ("Groundwater Management Plan"), the State Engineer has determined that there is a one-to-one ratio in terms of impact to the Bear River and its tributaries from surface waters for every acre-foot of groundwater diverted in Cache Valley.

C. The Parties further acknowledge that the filing of the Application and the diversion and use of water thereunder is governed by the Groundwater Management Plan, which, among other things, requires, as a condition to the approval of any new application to appropriate water in Cache Valley, that water replacement and/or other adequate compensation be made to mitigate against any impairment to the prior rights of all prior appropriators including those which are downstream water right holders ("Downstream Right Holders"), that will occur as a result of depletions resulting from the City's diversion and use of water as proposed under the Application. For purposes of this Agreement, "Downstream Right Holders" shall be defined to mean the Bear River Water Users Association, and PacifiCorp.

D. The City owns 265.0 shares of stock in the Company. Copies of the certificates representing the City shares of Company stock are part of the application referenced above and incorporated by reference herein (the "City Stock").

E. Under the mitigation plan filed in support of the Application attached thereto as Exhibit B (the "Mitigation Plan"), the County and the City have proposed that the water to which the City is entitled under the City Stock will not be diverted and/or otherwise delivered by the Company to any shareholder or other person for any use or purpose. Such water will not be beneficially used by the Company or any shareholder, but will be left to freely run downstream or remain in the aquifer as compensation to the Downstream Right Holders ("Mitigation Use"). This compensation water shall replace the groundwater

depletions arising out of the City's diversion and use of water under the Application.

F. Under the Mitigation Plan, the County and the City have identified and mapped lands historically irrigated under the City Stock. The maps identifying said land are a part of the application referenced above and are incorporated herein by reference. It is acknowledged by the Parties that in a normal water year, the quantity of water allocated to the City under its 265 City Shares is sufficient for the irrigation of the 270 acres referenced in the Application. For purposes of providing and accounting for water for Mitigation Use as required under the Application, the Parties desire to establish that the lands historically irrigated under the City Stock, shall no longer be irrigated by Company irrigation water, and the total number of Company irrigated acres in any given year must be permanently reduced by 270 acres.

G. The purpose and intent of this Agreement is to set forth the terms and conditions pursuant to which the Company's water supply shall be administered, released and monitored for Mitigation Use so as to effectively achieve the water replacement and compensation required herein.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. USE OF COMPANY WATER FOR MITIGATION PURPOSES. The Company hereby agrees that water under the City Stock may be utilized for Mitigation Use in connection with the diversion and use of water by the City under the Application, subject to the following:

(a) The Company hereby expressly represents, acknowledges and agrees that the use of water under the water rights of the Company has been duly authorized by the Company's board of directors for Mitigation Use.

(b) The Company represents that the City Stock is in good standing with the Company, and title to the City Stock is held by the City according to the Company's books and records.

(c) The Company hereby represents that the City's right to the use of water under its shares has not been lost due to abandonment or forfeiture for non-use.

(d) The City hereby expressly acknowledges, represents, covenants and agrees that the water to which it is entitled under the City Stock shall be perpetually and irrevocably dedicated to providing a water supply for Mitigation Use in conformance with the terms and provisions of this Agreement so long as water is diverted and used by the City under authority of the Application and/or any change application filed on the Application, as well as under any water users claim, certificate of beneficial use, proposed determination, decree or other document or order authorizing and/or perfecting the City's use of water applied for under the Application.

(e) The Company shall promulgate and/or otherwise amend its bylaws, rules, regulations and/or policies (providing a bylaw provision substantially similar to the provision set forth in EXHIBIT "A", and effectively enforce the same, so as to put into place measures to ensure that:

(1) The water to which the City is entitled under its City Stock is dedicated solely to Mitigation Use as described herein;

(2) The water supply under the City Stock to be dedicated by the Company for Mitigation Use will not be authorized to be diverted by and/or delivered to any other shareholder in the Company or other person for any other use or purpose other than Mitigation Use to support the Mitigation Plan submitted in conjunction with the Application.

(3) The 270 acres historically irrigated by water under the City Stock will be identified, legally described and mapped in the Company's records, and be taken and remain out of irrigation.

(f) The Company agrees that neither the historically irrigated land nor any other land shall be authorized to be irrigated with the water to which the City is entitled under the City Stock.

(g) The Applicants shall comply with all applicable requirements and conditions imposed by the State Engineer's Order approving the Application as the same may apply to the use of Company water under the City Stock for Mitigation Use in connection with the Application, which may include the following:

(1) The Applicants, in cooperation with the Company, shall install, operate, maintain, and regularly monitor measurement devices as required by the State Engineer, so as to provide an ongoing accurate record of the quantity of water diverted by the Company into its irrigation system. The measurement data generated shall be used in verifying that the water required for Mitigation Use is not diverted or otherwise delivered by the Company for irrigation of the historically irrigated lands or any other lands, and/or for any use or purpose other than Mitigation Use pursuant to the terms and conditions of this Agreement.

(2) The Applicants shall provide a report of the water measurements as required by the State Engineer, which report shall be available for review by the Downstream Right Holders, on an annual basis.

2. COMPANY AUTHORITY. The Company hereby represents that it has the full right, power and authority to enter into this Agreement and to perform all acts and obligations required of it hereunder.

3. CONDITION TO APPROVAL OF THE APPLICATION. The Parties hereby acknowledge and agree that compliance with the terms and provisions of this Agreement may be imposed by the State Engineer as a condition to approval of any order or memorandum decision of the State Engineer issued in connection with Application.

4. DEFAULT. In the event of a failure by the City, the County or the Company to observe and perform any of the terms and provisions of this Agreement, a Downstream Right Holder may provide written notice of such failure to the City, County and Company. If said failure is not cured within fifteen (15) days after such written notice, the failure shall be deemed to constitute a default and breach of this Agreement; however, in event the default is such that it cannot be cured within said fifteen day period, there shall be no event of default if the defaulting Party shall commence to cure the default within the fifteen day period and proceeds thereafter to cure the default with all possible diligence, and the default is

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Version Date - June 16, 2015

cured within a reasonable period. In the event the default is not cured as provided herein, the Downstream Right Holders shall have any and all remedies available to them at law or in equity.

5. **NOTICES.** Any and all notices, demands, or other communications required or desired to be given hereunder by any Party shall be in writing and shall be validly given or made to another Party if served either personally or if deposited in the United States mail, certified or registered, postage prepaid, return receipt requested. If such notice, demand or other communication be served personally, service shall be conclusively deemed at the time of such personal service. If such notice, demand or other communication be served by mail, such notice shall be conclusively deemed given two business days after the deposit thereof in the United States mail addressed to the Party to whom such notice, demand or other communication is to be given as hereinafter set forth:

To the City:

Nibley City Corporation
455 West 3200 South
Nibley, UT 84321
Attn: City Manager

To the County:

Cache County
199 North Main Street
Logan, UT 84321
Attn: County Executive

To the Company:

College Irrigation Company
2352 South Hwy 89-91
Logan, UT 84321
Attn: President

Any Party hereto may change its address for the purpose of receiving notices, demands and other communications as herein provided by a written notice given in the manner aforesaid to the other Parties.

6. MISCELLANEOUS PROVISIONS.

(a) Further Assurances. Each of the Parties hereto shall execute and deliver any and all additional papers, documents, and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of their obligations hereunder and to carry out the intent of the Parties hereto.

(b) Modification and Amendment. This Agreement, and all rights, covenants and restrictions set forth herein, may not be terminated, extended, modified or amended without the consent of all of the Parties, and any such termination, extension, modification or amendment shall be effective only upon a

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Version Date – June 16, 2015

written document effecting the same, duly executed and acknowledged by all of the Parties.

(c) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and to their respective successors-in-interest and assigns.

(d) Third-Party Beneficiaries. It is hereby acknowledged and agreed that this Agreement has been entered into by the Parties directly and primarily for the benefit of the Downstream Right Holders, and that the purpose and intent of the Mitigation Plan provided for herein is for the protection of the rights of Downstream Right Holders from impairment arising out of the diversion and use of water by the City and County under the Application. As such, the Parties hereby acknowledge and agree that all Downstream Right Holders are third-party beneficiaries under this Agreement.

(e) Integration. This Agreement constitutes the entire understanding and agreement of the Parties and any and all prior agreements, understandings or representations relating to the matters addressed herein are hereby terminated and canceled in their entirety and are of no force and effect.

(f) Waiver. The waiver by any Party of a breach of any provision of this Agreement shall not be deemed a continuing waiver of any subsequent breach whether of the same or another provision hereof.

(g) Construction. This Agreement is the result of negotiations between the Parties, none of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Each Party hereby waives the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguous or conflicting terms or provisions should be construed against the Party who (or whose attorney) prepared the executed Agreement or any earlier draft of the same. As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

(h) Applicable Law and Severability. This Agreement shall, in all respects, be governed by the laws of the State of Utah. Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision contained herein and any present or future statute, law, ordinance or regulation, the latter shall prevail and the provision of this document which is affected shall be curtailed and limited to the extent necessary to bring it within the requirements of the law.

(i) Incorporation of Recitals. The Recitals hereto are incorporated into and made a part of this Agreement.

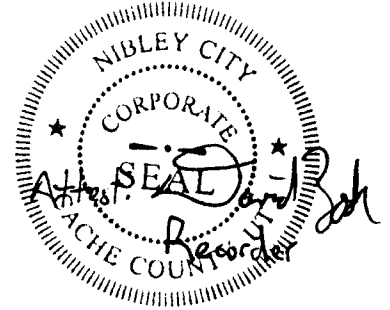
(j) Warranty of Authority. The individuals executing this Agreement on behalf of the Parties hereby warrant that they have the requisite authority to execute this Agreement on behalf of the respective Parties and that the respective Parties have agreed to be and are bound hereby.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

NIBLEY CITY

By: _____

Its: MAYOR



CACHE COUNTY

By: _____

Its: COUNTY EXECUTIVE

COLLEGE IRRIGATION COMPANY

By: _____

Its: PRESIDENT

EXHIBIT “A”

BYLAW PROVISION AUTHORIZING MITIGATION USE

The Company bylaw provision authorizing mitigation use shall be substantially similar to the following:

A shareholder of the Company is authorized, subject to and in conformance with the provisions of this Section, to dedicate Company shares (“Mitigation Shares”), for the purpose of implementing a plan approved by the State Engineer to mitigate impairment of an existing right (“Mitigation Plan”), as provided for in Section 73-3-8(6)(b)(iii), Utah Code Ann. 2015, in connection with a new application to appropriate water or a permanent or temporary change application (“Application”), filed with the State Engineer by such the shareholder (“Mitigation-Use Shareholder”). As a condition to said dedication:

(1) The Company and the Mitigation-Use Shareholder shall be required to enter into a written mitigation agreement (“Mitigation Agreement”), setting forth the terms and conditions of such use and the procedure by which such use shall be implemented and maintained by the Company and the Mitigation-Use Shareholder. The Mitigation Agreement shall be incorporated into the Mitigation Plan to be submitted by the Mitigation-Use Shareholder to the State Engineer in connection with the Application, and shall provide, among other things: (i) that the water which would otherwise be delivered by the Company under the Mitigation Shares shall be dedicated solely to mitigation use and will not be beneficially used by the Company or any other shareholder, but will be left to freely run downstream or remain in the aquifer to mitigate downstream impairment, and (ii) that the acreage historically irrigated by the water under said shares be identified, legally described, mapped in the Company records and be taken and remain out of irrigation so long as the Mitigation Shares remain dedicated for mitigation purposes.

(2) The Mitigation-Use Shareholder shall be authorized and obligated to construct and install such measuring devices within the Company system as shall be required by the State Engineer in connection with an order approving the Application to which the Mitigation Plan applies. All such measuring devices shall be constructed and installed pursuant to Company plans and specifications and under the Company’s direct supervision. It shall be the sole responsibility of the Mitigation-Use Shareholder to thereafter operate, maintain, repair and monitor any such measuring devices and provide such reports as shall be required by the State Engineer. All costs and expenses incurred in the construction, installation, operation, maintenance, repair, and monitoring of any such measuring devices and for any reports related to the same, shall be borne solely by the Mitigation-Use Shareholder.

(3) Any and all other costs and expenses incurred by the Company in connection with the Mitigation Agreement and Mitigation Plan of the Mitigation-Use Shareholder, and any activity, requirement of other obligation of the Company arising in connection therewith, shall be reimbursed by the Mitigation-Use Shareholder to the Company as billed by the Company. In the event the Mitigation-Use Shareholder shall fail to pay the same as and when due, the Company shall be authorized to rescind the Mitigation Agreement and so notify the State Engineer.

APPENDIX G

MITIGATION CALCULATIONS

Shown below are the methods of calculating mitigation water depletion credit and diversion amounts for WR 25-9078 and WR 25-11236. As shown, both have been approved by the State Engineer and should be used as reference for future mitigation water calculations.

WR 25-9078 Mitigation Water Calculations

Shown below is the same table as shown in Appendix D and taken from the 2004 justification report.

Table G1. WR 25-9078 Mitigation Water per 2004 Justification Report.

Column	1	2	3	4	5	6
Source	Sole Supply Acres (acres)	Total Shares in Irrigation Company (AF/yr)	Decreed or Estimated Depletion per Acre (AF/yr)	Calculated Historic Depletion per Share/Right (AF/share)	Number of Shares Owned by Nibley	Total Depletion Credit (AF/yr)
Clear Creek	155	200	2.08	1.61	65	104.7
Nibley Blacksmith Fork	2,648	2,377.75	2.08	2.32	94	218.1
College	1,036.7	778	2.08	2.77	22	60.97
Individual Water Rights*	45		2.08	2.08		93.6
Total						477.3

The mitigation depletion calculations for WR 25-9078 are as follows:

1. The values shown in column 3 are based on the proposed determination of the Blacksmith Fork Adjudication, of which, all mitigation shares are part of.
2. Column 4 values were calculated by taking column 1 divided by column 2, then multiplied by column 3. This assumed that the dependable supply factor is 1.
3. The depletion credit was then calculated by multiplying column 4 by column 5.

This process was used again in the Cache Landmark letter dated December 10, 2014, with the minor adjustment of using a historic depletion of 2 AF/share rather than 2.08 AF/share for the individual water rights and the newly-incorporated water rights. It is not clear why this change was made.

WR 25-11236 Mitigation Water Calculations

The method used for the approval of this water right is detailed in the June 2, 2014, letter from Nibley City to UDWRi (see Appendix E). Nibley's depletion factor was based on the Hughes 1996 report referenced in the Cache Valley Groundwater Management Plan.

College Irrigation shares used for mitigation	259.92 shares
Typical depletion factor set by UDWRi	2 AF/yr/acre
Depletion = 259.92*2 =	519.84 AF/yr*shares/acre

Nibley depletion factor	0.45
Total College Irrigation shares	997 shares
Total College Irrigation acres served	1,036.7 acres
College Irrigation Ratio	0.96 shares/acre
Diversion available = $519.84/0.45/0.96 =$	1,201 AF/yr

APPENDIX H

IRRIGATION COMPANY INFORMATION

IRRIGATION COMPANY INFORMATION

This section summarizes the governance process, shareholder meeting schedule, assessments, and leadership for each irrigation company Nibley City has shares in as far as information was able to be gathered. In talking with each company, some were more willing to provide information to FCE than others so not all the desired information was gathered. However, Nibley, as a shareholder, has the right to all the information included, they just need to contact the irrigation company directly.

Listed on the following pages is the information that was gathered for each company as well as a summary of what information is still needed.

Clear Creek Irrigation Company

Clear Creek Irrigation Company is a small company with a few small ditches that carry flow less than five cubic feet per second. While there are eight shareholders, only a couple of them occasionally use the flow provided through this system. This system is mostly fed by spring water that appears during favorable weather, making it an unreliable sole source of water. Due to the lack of water flowing in the ditch, the location of the ditches, and the condition of the system, these shareholders rarely utilize their allotment. However, all regularly pay their assessments in order to maintain their shares in the company. The president is currently working with the State of Utah to mark and record the locations of their existing ditches, but other than that, the company is not very active.

Water Right

25-4852 *Please note that this water right is pending an adjudication claim and may not be valid.

Governance Process

Bruce Jenson currently holds all the historic company records. The bylaws were last updated in 1997, but are only available in hard copy format at this time. If Nibley City would like a copy, they should contact Bruce directly.

Shareholder Meeting Schedule

Because this is not a very active company and most of the shareholders do not use water from these ditches, the company has not held regular shareholder meetings since the early 1980s.

Assessments

Assessments are currently \$3/share.

Current Leadership

The current president of the irrigation company, Bruce Jenson, took over the position when the previous president passed away in 2013. Since then, not much has happened with the company and since minimal water is being used, there is no active board of directors. The company does have a secretary in order to obtain the required two signatures for any major decisions or financial transactions.

Title	Name	Phone Number
President & Water Master	Bruce Jenson	(435) 770-5874
Secretary	Kim Ropoletto	

Other Company Information

Total Number of Shares = 168 shares
Total Number of Shareholders = 8 shareholders
Total Number of Acres Served = 155 acres (approx.)

Shares held by Nibley = 86.5 shares

Percent Shareholder =	51.5%
Yield per Share =	Unknown

Information Still Needed

- Bylaws (Bruce Jenson has a hard copy)

College Irrigation Company

Discussions with College Irrigation Company made it clear that Nibley City is intimately involved with this company due to all the ongoing development resulting in alignment changes and water share transfers. It was apparent that Gordon Zillis has had many discussions with David Zook and if any information is needed on the company, Nibley City should give Gordon a call.

Water Rights

25-10996, 25-1848, 25-1849, 25-1850, 25-1851, 25-1852, 25-1853, 25-1854, 25-2226, 25-11175, 25-2302, 25-2303, 25-4180, 25-4260, 25-4259

Governance Process

Based on a discussion with the company secretary, Cindy Zillis, the board of directors consists of the president, vice president, secretary, and three additional board members with two-year terms.

Shareholder Meeting Schedule

The annual shareholder meeting is held in the spring with notices sent to each shareholder in advance. The board of directors meets each fall to determine annual assessments.

Assessments

Assessments range from \$8/share to \$12/share depending on if pumps were needed throughout the season to pump the irrigation water.

Current Leadership

Title	Name	Phone Number
President	Gordon Zillis	(435) 752-7573 (home)
Vice President	Terry Hansen	
Director	[Unknown]	
Director	[Unknown]	
Director	[Unknown]	
Secretary	Cindy Zillis	(435) 752-7573 (home)

Other Company Information

Total Number of Shares = 778-997 shares (approx., varies by source)
Total Number of Shareholders = 45 shareholders
Total Number of Acres Served = 1,037 (approx.)

Shares held by Nibley = 311.59 shares
Percent Shareholder = 40% (approx.)
Yield per Share = 1 hour every 14 days

Information Still Needed

- Bylaws

Millville Irrigation Company

Water Rights

25-4524, 25-4525, 25-4429

Information Still Needed

- Bylaws
- Total number of acres served by the company
- Total number of shares in the company
- Yield/Value per share (cfs, gpm, acre-feet, etc.)
- Total number of shareholders in the company
- Current leadership and contact information
- When annual meetings are held
- Current assessment amount

FCE was unable to make contact with Millville Irrigation Company and does not have verified contact information. The UDWRi website lists two possible contacts:

Legrand Matthews	(435) 752-6357
William Moore	(435) 753-0482

Nibley Blacksmith Fork Irrigation Company

Water Rights

25-10276, 25-1948, 25-2008, 25-3492, 25-3493, 25-725, 25-726, 25-727, 25-728, 25-729, 25-730, 25-731, 25-732, 25-733, 25-7873, 25-7874, 25-10498, 25-10497, 25-11445, 25-1292, 25-1293, 25-4526, 25-4527, 25-6994, 25-7320

Governance Process

Nibley Blacksmith Fork (BSF) Irrigation Company operates with a five-member board of directors in charge of overseeing the proper operation of the company, water distribution, and major decision-making. The company holds annual shareholder meetings and regular board meetings which are always open to shareholders. Board members are elected at the annual shareholder meeting to serve for a term of three years. A president, vice president, and secretary are then elected by the board at the first board meeting following the annual shareholder meeting. While the secretary does not have to be an elected board member, the president and vice president must be elected board members. These positions are held for a term of one year. The board members, secretary, and water master may be compensated as directed by the majority shareholder vote.

In order to be elected as a board member, the shareholder must be 18 years of age, own at least 5 shares, and be current on all assessment payments. If the shareholder is a corporation or other business entity, under written authorization, a representative for that entity is eligible to serve on the board of directors.

Shareholder Meeting Schedule

The annual shareholder meeting is held each January at the beginning of the fiscal year. Notice will be sent out to each shareholder between 10 and 60 days prior to the meeting detailing the exact date and time of the meeting.

Other Company Information

Total Number of Shares =	2,378 shares (approx.)
Total Number of Acres Served =	2,648 acres (approx.)

Shares held by Nibley =	374.41 shares
Percent Shareholder =	15.7%
Yield per Share =	Unknown

Information Still Needed

- Yield/Value per share (cfs, gpm, acre-feet, etc.)
- Total number of shareholders in the company
- Current leadership and contact information
- Current assessment amount

FCE was not able to make contact with Nibley BSF Irrigation Company, but the following contact is on file from Nibley City:

Paul Leishman (435) 757-1183

Providence Blacksmith Fork Irrigation Company

Water Rights

25-10739

Governance Process

The board of directors for the Providence Blacksmith Fork Irrigation Company consists of five elected directors that are at least 18 years old and have no outstanding company dues. At least three of the five directors must own at least five shares in the company. As stated in the bylaws, a designated representative of a corporation or other entity with five or more shares is eligible to serve on the board of directors.

Shareholder Meeting Schedule

Annual shareholder meetings are typically held the first Monday of December at 7:00 p.m. at the Providence City Office.

Assessments

Assessments are approximately \$18/share with the exact assessment each year requested via mail to each shareholder.

Current Leadership

Title	Name	Phone Number
President	Jason Fuhriman	(435) 512-3710
Director	Brian Olsen	(435) 770-8615 (cell)
Director	Jon Byington	(435) 232-8381
Director	John Hubbard	(435) 753-3972
Director & Treasurer	Clay Wilker	(435) 279-3409
Secretary	Wendy Wilker	
Water Master	Wes McNeil	(435) 213-5760 (cell)

Contact Information

Providence Blacksmith Fork Irrigation Company
P.O. Box 373
Providence, Utah 84332
blacksmithforkirrigation.com

Other Company Information

Market Value of Shares =	\$750/share
Total Number of Shares =	1,400 shares
Total Number of Shareholders =	330 shareholders

Shares held by Nibley =	5.5 shares
Percent Shareholder =	0.4%
Yield per Share =	1:05 hours/share/week

Spring Creek Cache Irrigation Company

The Spring Creek Cache service area is located northwest of Nibley City with most of their service area lying in Cache County and a small portion lying within Logan City boundaries. The company's bylaws state that their shares cannot be sold to any person not holding property within their service area. The shares can be converted to groundwater, but would still need to be used within the service area. Since the service area does not enter Nibley City boundaries at any point, the best use of these shares would be to use for mitigation.

Water Rights

25-10437, 25-4529, 25-4536, 25-4537, 25-4541, 25-4539

Shareholder Meeting Schedule

Annual shareholder meetings are typically held sometime in March.

Assessments

The 2017 assessment was \$12/share, but in years past, it has been as high as \$15/share.

Current Leadership

Title	Name	Phone Number
President	Stephen Thatcher	(435) 757-1835
Director	Darrel Jensen	
Director	Brad Tolman	
Director	Randy Olson	
Secretary	John Olson	(435) 753-1177 (cell) (435) 232-4080 (home)

Other Company Information

Market Value of Shares = \$2,000/share

Total Number of Shares = 1,500 shares

Total Number of Shareholders = 200 - 300 shareholders

Shares held by Nibley = 26.5 shares

Percent Shareholder = 1.8%

Yield per Share = 1 share = 1 irrigable acre

Information Still Needed

- Bylaws

Stephen Thatcher provided the information listed above, but he said John Olson would have the bylaws. FCE was unable to make contact with John, but the bylaws should be easily accessible if Nibley City can make contact with him.

DRAFT

NIBLEY CITY WATER MANAGEMENT AND CONSERVATION PLAN

DECEMBER 2019

PREPARED FOR:



PREPARED BY:



TABLE OF CONTENTS

1.	Introduction	1
1.1.	Background Information.....	1
1.2.	Description of Nibley City Water System.....	1
1.3.	Inventory of Water Resources.....	1
1.4.	Water Rate Schedule	2
2.	Present and Future Water Use	3
2.1.	Population Projections	3
3.	Connections.....	4
3.1.	ERC projections.....	4
3.2.	Per Capita Water Use	5
3.3.	Unaccounted Water	6
3.4.	Projected Water Demand.....	6
4.	Current Water Conservation Activities.....	7
5.	Water Conservation Challenges.....	9
6.	Water Conservation Recommendations and Goals.....	9
6.1.	Potential Water Conservation Programs.....	9
6.1.1.	BMP 3 – Incentive Water Conservation Pricing	10
6.1.2.	BMP 6 – Public Information Program.....	10
6.1.3.	BMP 7 – System Water Audits, Leak Detection and Repair	10
7.	Implementing and Updating the Water Conservation Plan	11
	Appendix A. Example Water Conservation Education Mailers.....	A-1
	Appendix B. Sample Water Rate Ordinance	B-1
	Appendix C. Notice of Public Hearing – Proof of Publication for the 2019 Water Conservation Plan...C-1	
	Appendix D. Public Comments on the Nibley City 2019 Water Conservation Plan.....	D-1
	Appendix E. Resolution by Nibley City adopting the 2019 Water Conservation Plan.....	E-1

FIGURES

Figure 1 - Population Projections.....	3
Figure 2 - Projected ERC Growth	4

Figure 3 - Water Use per Capita per Day 2000-2018	5
Figure 4 - Projected Water Use & Supply	7

TABLES

Table 1 - Inventory of Water Rights	2
Table 2 - Inventory of Water Sources	2
Table 3 - 2018 Culinary Water Connections	4
Table 4 - Total Reported Water Use	5
Table 5 - Unaccounted Water	6
Table 6 - Projected Water Demand/Water Conservation	7
Table 7 Utah DWRe BMPS	8

1. INTRODUCTION

The purpose of this Water Conservation Plan is to provide Nibley City a current view of water consumption, projected water demand, give recommendations for the next five years to help guide water conservation for the city and satisfy the requirements of the Utah Water Conservation Plan Act (73-10-32, UCA).

1.1. BACKGROUND INFORMATION

Nibley City is located in Cache County, Utah and has a population of approximately 7,800 according to the data reported by Nibley to the Division of Water rights. Nibley City's culinary water system serves all of Nibley City's residents. Nibley also has an average of 4.04 people per household.¹

Currently Nibley City's Water Master Plan is being updated by Jones and DeMille Engineering and will be done by December 2019. The City will use the Master Plan as a guide for expanding and upgrading the culinary water system as the population increases.

1.2. DESCRIPTION OF NIBLEY CITY WATER SYSTEM

The City's culinary water system has three sources of water, 4000 South Well, Nelson Well, and the 640 West Well. These wells treat the water with chlorine as the water leaves the building and enters the system.

The City currently has three concrete storage tanks: 350,000-gallon tank, 1,000,000-gallon tank, and a 2,000,000-gallon tank for a combined storage capacity of 3,350,000 gallons.

The distribution system comprises of different size and material pipes, ranging from 6" to 18" and from PVC to steel pipe.

1.3. INVENTORY OF WATER RESOURCES

Nibley City's water rights currently are classified under the "Interim Cache Valley Ground-Water Management Plan" of Area 25 (Bear River/Cache Valley) created by the Utah Division of Water Rights (DWRi). This policy dictated the requirement for future water right applications, which Nibley City will need to do in the near future. Currently, Nibley City has sufficient water rights for its water system at the current population. Future water right acquisition will be necessary and can be obtained through several methods, including requiring developers to acquire water shares/rights to be transferred to Nibley, the formal application process, purchase of existing water rights/shares, or through filing change applications on Nibley City's existing water rights and diligence claims. A key aspect of the new policy in Area 25 is that compensation water is required for any new water right and some change applications. Because of this policy and its various interpretations that will change in time, the best practice will be to

¹ <https://www.census.gov/quickfacts/fact/table/nibleycityutah/RHI825217>

meet with DWRI's Regional Engineer of the Northern Regional Office at the time when future water rights are required. See Nibley Water Master Plan, September 2019 for further explanation. The approximate future needs are shown below in this document. One of the first change applications that needs to be filed is for WR 25-2167, which its source is Yeates Spring. This water right could be moved to a new or existing well to be utilized by the City for municipal water needs.

Table 1 - Inventory of Water Rights

WR No.	Owner	Flow (cfs)	Volume (AF)	Source	Use	Status	Application Status
25-2167	Nibley Town Incorporated	0.75	542.98	Yeates Spring	Municipal	Not in Use	
25-6680	Nibley Town Corporation	0.724	524.16	400 South Well	Municipal	In Use	
25-9078	Nibley Town Corporation	7	1,700	Nelson & 4000 S Wells	Municipal	In Use	
25-11236	Cache County Corporation & Nibley City	1.65	1,201	Wells (4) 4000 S, Nelson, 12th West, 640 West	Municipal	In Use	Approved
25-11105 a37687	Nibley City, a Utah Municipal Corporation		18	Wells (2)	Irrigation		Application
Total Water Rights		10.124	3,986.14				

In addition to available water rights, the amount of reliable water Nibley has access to is based on the reliable yield of the wells or "safe yield". The safe yield of the well is defined by Utah Admin Code R309-515-6 as "2/3 of the pumping rate used in the constant-rate test" of the well. The total reliable water Nibley has available is summarized in Table 2.

Table 2 - Inventory of Water Sources

Source	Reliable Yield* (gpm)	Reliable Yield (ac-ft/yr)
4000 South Well	2,200	3,548.62
Nelson Well	2,667	4,301.90
640 West Well	1,787	2,882.45
Total	6,653	10,731.36

1.4. WATER RATE SCHEDULE

Nibley City's water rate schedule is as follows:

Base Rate \$10.50 per month

Usage Charge \$.95 per 1,000 gallons

2. PRESENT AND FUTURE WATER USE

Water usage data for this report is based on the water usage data from the Division of Water Rights website as reported by Nibley City.

2.1. POPULATION PROJECTIONS

Growth projections were developed using historic Census data (1990-2010) and data reported by Nibley to the Division of Water Rights (2011-2018). To calculate the projected population, the future value formula was used, see Equation 1.

$$FP = CP \times (1 + r)^t \quad (1)$$

Where:

FP = Future Population

CP = Current Population

r = Annual Growth Rate (%)

t = Number of Years Between Current and Future Population

Nibley City has experienced significant growth in recent years. From 2000 to 2010 the population grew at an annual rate of 10% and then 3.87% annually from 2010 to 2018. Based on the more recent historical growth rate of 3.87%, future projections were made. In 2025 Nibley's population is projected to be approximately 10,000, and approximately 18,000 in 2040 (see Figure 1).

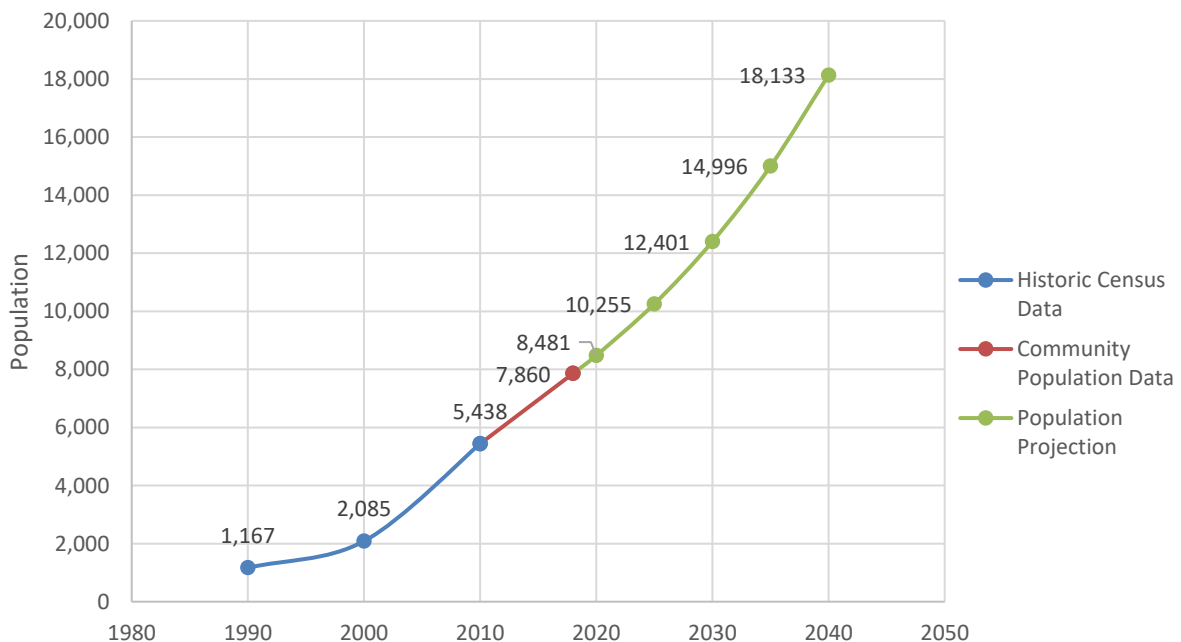


Figure 1 - Population Projections

3. CONNECTIONS

Nibley is mainly a residential community with some commercial and industrial connections. Water usage for these connections was based on the data reported to the Division of Water Rights by Nibley City for 2018. Because the water usage data doesn't differentiate the water between indoor and outdoor use and the majority of residents use culinary water for irrigating lawns, the calculation for converting connections to ERCs is straightforward and combines indoor and outdoor use. Typically, for planning purposes, ERCs are used to define the capacities of system components. Equations 2 and 3 show the conversion for connections to ERCs. A breakdown of connections and their ERC is shown in Table 3.

$$\text{Water Usage per ERC} = \frac{\text{Total Water Used by Residential Connections}}{\text{Number of Residential Connections}} \quad (2)$$

$$\text{Number of ERCs} = \frac{\text{Water Usage by Type of Connection}}{\text{Water Usage per ERC}} \quad (3)$$

Table 3 - 2018 Culinary Water Connections

2018	Connections	ERC
Residential	1,847	1,847
Commercial	19	65
Industrial	10	61
Institutional	48	146
Total Connections	1,924	2,119

3.1. ERC PROJECTIONS

To project future water demands, it was assumed that the system ERCs would grow at the same rate as the population (3.87%). This assumes that the residential, institutional, and commercial connections would grow proportionally. Figure 2 shows existing and projected number of ERCs through 2040.

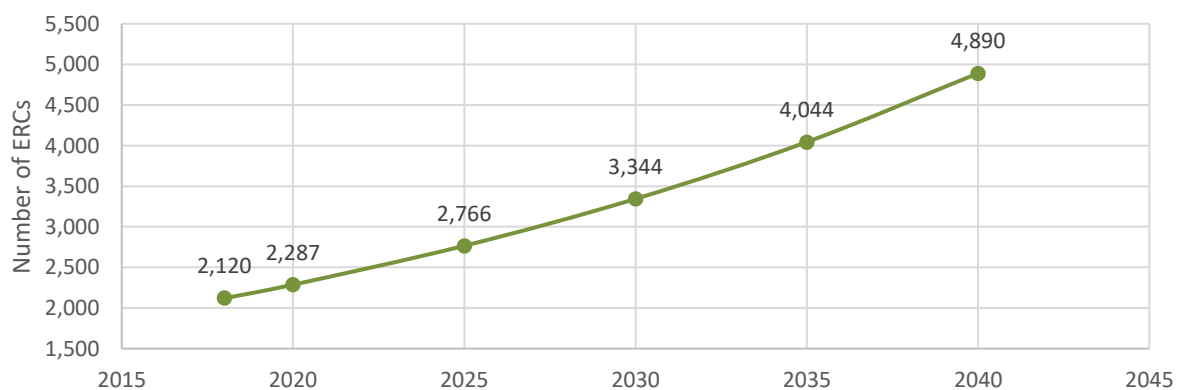


Figure 2 - Projected ERC Growth

3.2. PER CAPITA WATER USE

The per person (per capita) water use is calculated by divided the total water use by the population served. Figure 2.1 shows the per capita water use from 2000 to 2018. During this period, Nibley City's population has grown significantly.

Table 4 - Total Reported Water Use

Year	Population	Residential Use (ac-ft/yr)	Commercial Use (ac-ft/yr)	Industrial Use (ac-ft/yr)	Institutional Use (ac-ft/yr)	Total Use (ac-ft/yr)
2018	7,860	1,399.20	49.42	46.49	110.74	1,605.85
2017	7,450	1,350.49	30.87	41.43	96.33	1,519.12
2016	7,390	1,235.88	47.39	35.12	75.98	1,394.37
2015	7,060	1,242.42	36.84	45.29	75.77	1,400.32
2014	6,500	1,055.17	40.92	13.96	59.11	1,169.16
2013	6,500	1,150.29	18.22	29.25	101.42	1,299.18
2012	5,970	410.23	49.50	54.57	57.20	571.50
2011	6,000	968.36	15.88	4.98	83.96	1,073.18
2010	5,600	653.05	26.68	1.28	93.01	774.02
2005	3,500	597.48	0.22	5.01	45.78	648.49
2000	2,100	545.25	1.00	14.29	36.27	596.81

Per capita water use is calculated by converting the total annual water use to gallons per day and dividing by the population, see Figure 3.

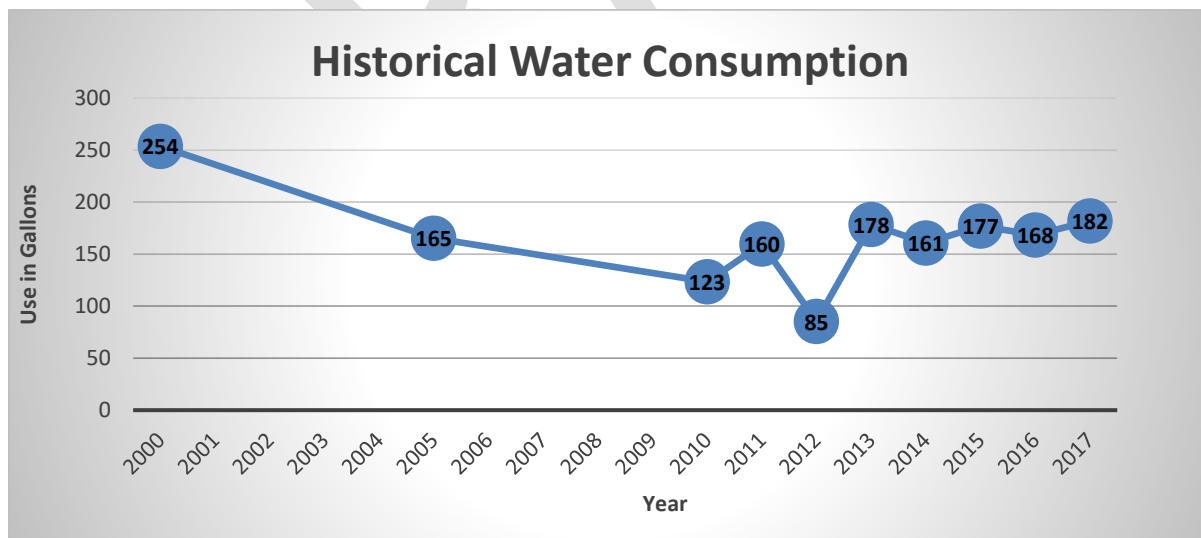


Figure 3 - Water Use per Capita per Day 2000-2018

Since 2000, the population has more than tripled while the average water use has declined by about 30%. In the last 10 years, the water use per person per day² has mainly stayed consistently around 160 gallons. Compared to the 2010 State average of 185 gpcd, Nibley residents consume 9 percent less water.

3.3. UNACCOUNTED WATER

To further understand the water use in the system, a simple water loss analysis was performed. The total use water was subtracted from the total water produced from the sources for each year. Table 5 shows the historical water loss for the system.

Table 5 - Unaccounted Water

Year	4000 S Well (ac-ft)	640 W Well (ac-ft)	Nelson Well (ac-ft)	Total Water Produced (ac-ft)	Unaccounted Water (ac-ft)	% UW
2018	515.9	1,014.7	724.4	2,255.0	649.15	28.8%
2017	558.7		1393.1	1,951.8	432.68	22.2%
2016	549.7		1323.8	1,873.5	479.13	25.6%
2015	406.8		1197.3	1,604.1	203.78	12.7%
2014	446.8		876.9	1,323.7	154.54	11.7%
2013	0			0.0	-1,299.18	
2012	0			0.0	-571.50	
2011	0			0.0	-1,073.18	
2010	0			0.0	-774.02	
2005	510		868.5	1,378.5	730.01	53.0%
2000	288.8			288.8	-308.01	-106.7%

There are some years where the unaccounted water data is most likely incorrect because the amount of source water produced is either missing or inaccurately reported. However, in recent years, the data appears to be more accurate and consistent. It should also be noted the amount of unaccounted water has risen, either from more accurate water reporting or aging infrastructure.

3.4. PROJECTED WATER DEMAND

To project the future water demand, the current usage rate, 160 gpcd was multiplied by the projected population. For comparison, a 15 percent conservation effort was also graphed for the same future projection period. A 15 percent conservation approximate to 136 gpcd, see Section 6 Water Conservation Recommendations and Goals for more explanation on conservation measures. Table 6 and *Note, Water Usage Rates are based on data reported to the Utah Division of Water Rights on the annual Water Use Form produced by the city.

² Based on data reported to the Utah Division of Water Rights on the Annual Water Use form submitted by the city.

contain information on projected water demand and supply with and without conservation efforts.

Table 6 - Projected Water Demand/Water Conservation

Year	Nibley City Pop.	No Conservation Efforts		10% Conservation by 2025 Usage Rates		Daily Amount Conserved (gal)	Annual Amount Conserved (gal)	Annual Amount Conserved (ac-ft)
		Usage Rates* (gal)	Daily Demand (gal)	Usage Rates (gpcd)	Daily Water Demand (gal)			
2018	7,860	160	1,257,600	160	1,257,600	0	0	0
2020	8,481	160	1,356,960	160	1,356,960	0	0	0
2025	10,255	160	1,640,800	144	1,476,720	164,080	59,889,200	184
2030	12,401	160	1,984,160	144	1,785,744	198,416	72,421,840	222
2035	14,996	160	2,399,360	144	2,159,424	239,936	87,576,640	269
2040	18,113	160	2,898,080	144	2,608,272	289,808	105,779,920	325

*Note, Water Usage Rates are based on data reported to the Utah Division of Water Rights on the annual Water Use Form produced by the city.

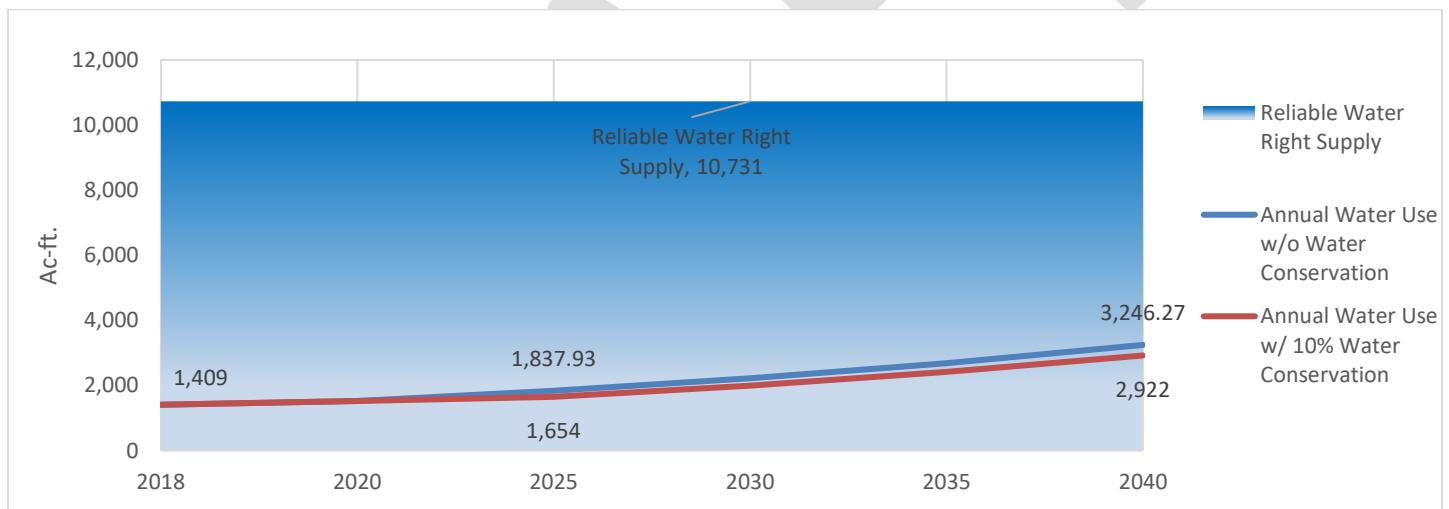


Figure 4 - Projected Water Use & Supply

With current water resources, Nibley City has enough reliable water sources to supply water until 2040.

4. CURRENT WATER CONSERVATION ACTIVITIES

The Utah Division of Water Resources has published a list of Best Management Practices (BMPs) for water providers to help promote Water Conservation, which are listed in Table 7. These BMPs help water providers in conservation practices.

Table 7 Utah DWRe BMPS

BMP 1	Comprehensive Water Conservation Plans
BMP 2	Universal Metering
BMP 3	Incentive Water Conservation Pricing
BMP 4	Water Conservation Ordinances
BMP 5	Water Conservation Coordinator
BMP 6	Public Information Program
BMP 7	System Water Audits, Leak Detection and Repair
BMP 8	Large Landscape Conservation Programs and Incentives
BMP 9	Water Survey Programs for Residential Customers
BMP 10	Plumbing Standards
BMP 11	School Education Programs
BMP 12	Conservation Programs for Commercial, Industrial and Institutional
BMP 13	Reclaimed Water Use
BMP 14	“Smart Controller” Technology

Nibley City has always taken an active role providing high quality drinking water to their residents. The following sections describe the current efforts Nibley is taking to achieve water conservation.

BMP 1 - Comprehensive Water Conservation Plans. Nibley is implementing this practice by submitting this water conservation plan.

BMP 2 - Universal Metering. Nibley has been metering all of its water users for the past 15+ years and currently uses smart meters to do so. Readings are taken monthly and information on water use, customer type, meter size and other relevant data are recorded. The meter system is also set up to detect abnormal water use, such as excessive or spikes in water use due to leaks, which allows the city to alert the water user of a potential leak. Nibley also has a maintenance and replacement program to replace meters as they age or break to maintain the integrity of the system and accuracy of water usage.

BMP 3 - Incentive Water Conservation Pricing. The city has set up a utility fee schedule for water and sewer services that are based on the meter size, and water usage. The base rate for water usage is based on the meter size with a water usage rate of \$.95 for every 1,000 gallons of water used. The sewer base rate is \$50 with tiered additional charges based on water usage.

BMP 4 - Water Conservation Ordinances. Currently Nibley has a “Waste of Water” Ordinance (15.02.170) to help promote water conservation and is outlined as follows,

“Prohibited Acts: It shall be unlawful for any water user to:

1. Waste water.

2. Allow it to be wasted by stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow.
3. Wastefully run water from hydrants, faucets or stops, or through basins, water closets, urinals, sinks or other apparatus.
4. Use the water for purposes other than for those which he has applied, or to use water in violation of the rules and regulations for controlling the water supply.

BMP 5 - Water Conservation Coordinator. The current Public Works Director, Justin Maughan leads these water conservation efforts. He can be reached at:

Nibley City Offices
455 West 3200 South
Nibley, Utah 84321
435 752-0431

BMP 10 - Plumbing Standards. Nibley has adopted the Utah plumbing code which is based on the 2015 International Plumbing Code. All new constructions are required to adhere to this code as well as constructions that require a building permit.

5. WATER CONSERVATION CHALLENGES

As with all water systems, the revenue generated by water deliveries goes to support water operators' salaries, system repairs and operations, and other budget items. The size of the water system determines the number of employees and materials needed to maintain and operate the system. Therefore, water conservation efforts can be put in place, but the amount of conservation should not place any financial burden on the system.

6. WATER CONSERVATION RECOMMENDATIONS AND GOALS

The amount of water use per person per day is fairly conservative. Nibley City also has 20-25 percent unaccounted water, which is above AWWA's 15 percent standard. Based on the amount of unaccounted water, it would be beneficial for Nibley to consider some water conservation practices.

6.1. POTENTIAL WATER CONSERVATION PROGRAMS

The recommended water conservation of 10 percent is based on the amount of unaccounted water lost somewhere in the system. 10 percent conservation is an attainable goal for Nibley to achieve by 2025. Because this water conservation is based on reducing the water lost in the system, the revenue for the system should not be impacted because actual residential water use remains the same. With decreasing water lost in the system, costs to operate the system should decrease. In addition to current conservation goals, see Section 4, a few new programs are listed below that Nibley City plans to adopt and implement that will further reduce the amount of water lost.

6.1.1. BMP 3 – INCENTIVE WATER CONSERVATION PRICING

To reduce water consumption for the system, Nibley City may consider implementing a restructured water rate schedule. The base rate is applied for all water users but as water consumption increases, the cost increases. A restructuring of the water rate schedule may incentivize water users to reduce water consumption. An example water rate is provided, see Appendix B. As part of the current Master Plan being updated, a water rate study is being conducted and a graduated or tiered rate schedule is being recommended for adoption.

6.1.2. BMP 6 – PUBLIC INFORMATION PROGRAM

Nibley City may also increase water conservation education by reaching out to the public through classroom visits, information booths at the city office, or additional mailers. A very simple education program that is easily implemented is to educate water users to water their lawns during non-peak temperature times, typically 12 PM to 6 PM, and to turn off their systems during rainstorms. The information could be sent out in mailers with the monthly bill or by email.

Appendix A contains water conservation education provided by the state for water systems to send out. These items may also be downloaded at <https://conservewater.utah.gov/materials.html>.

6.1.3. BMP 7 – SYSTEM WATER AUDITS, LEAK DETECTION AND REPAIR

Water Loss Study. Nibley has a higher percentage of unaccounted for water in relation to AWWA 15 percent standard. It is recommended that Nibley. The first proposed water conservation program is to conduct a field water loss study to determine where the unaccounted water is being lost. This field study could be conducted by the city operators and include the following:

- include spot checking meter connections for water leaks
- checking pressure reducing valves, isolation valves, and other system connections for leaks

Conducting a water loss study is a cost-effective program to quickly determine leaks and potentially reduce unaccounted water.

Pipeline Replacement Program.

From the water loss study, a pipeline replacement program may be appropriate to reduce water loss. The percent and condition of pipe that need to be updated from the study may be estimate for the whole system. Steel pipes tend to be the most susceptible to corrosion or abrasion wear based on soil conditions and the bedding around the pipe. Gravels larger than ¾-inch to 1-inch tend to rub against steel pipes during water hammer events. Water hammer occurs in distributions systems when hydrants are opened or closed or when pipes are shut down for repairs or for new connections. For PVC pipes a common source of leaks come from pipes that are not properly connected, i.e. the rubber gaskets rolled or not in contact with the adjacent pipe.

If leaks are detected, then an ongoing program may be implemented to replace water pipes based on their condition or age.

7. IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

This Water Conservation Plan will be adopted by the Nibley City Council, who will have the responsibility to coordinate and carry out the water conservation program measures. A copy of the ordinance for the water conservation plan is attached as Appendix E.

The water conservation plan will be revised and updated as required to meet changing conditions and needs. This plan will also be updated and resubmitted to the Utah Division of Water Resources in January of 2020, as required by legislative House Bill 153.

DRAFT

For More Information Visit:
www.water.utah.gov

Utah Division of Water Resources

Water Issues Education Series

2009 Residential Water Use

SURVEY RESULTS AND ANALYSIS OF RESIDENTIAL
WATER USE FOR SEVENTEEN COMMUNITIES IN UTAH



SLOW THE FLOW
SAVE H₂O



www.conservewater.utah.gov



A detailed report on residential water use has been prepared by the DWRe and is on the web at:
www.water.utah.gov

Utah Division of Water Resources

Mission: To Plan, Develop,
Conserve and Protect Utah's
Water Resources



For more information on water
conservation visit us on the web at
www.conservewater.utah.gov or
www.slowtheflow.org

Facts about Residential Water Use

- Indoor residential water use is now 60 gallons per capita per day (gpcd), 15% lower than in 2001
- Residents in homes built after 1992 use 5 gpcd less indoors than pre 1992 homes
- Residents in homes that have greater than 3,000 square feet of floor space used 13.6 gpcd more indoors than homes with less than 1,000 square feet
- Income does not affect indoor water use
- Evaporative coolers use about 28 gpd during summer months (6 gpcd on an annually basis)
- Residents using automatic sprinklers for their landscapes over water by about 30%
- Residents using a hose and sprinklers attachment under water by approximately 17%

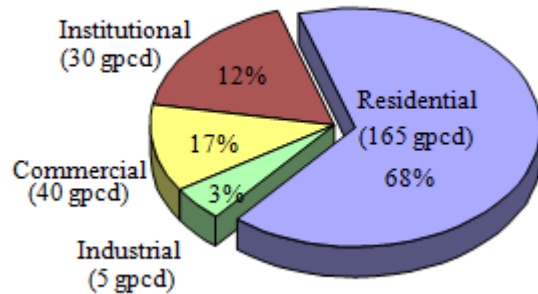


Residential Water Use

Water Use in Utah

Water is used for several different purposes in Utah. The majority (71%) of Utah's municipal and industrial (M&I) water is used by residential consumers. Water use data is reported in gallons per capita per day (gpcd).

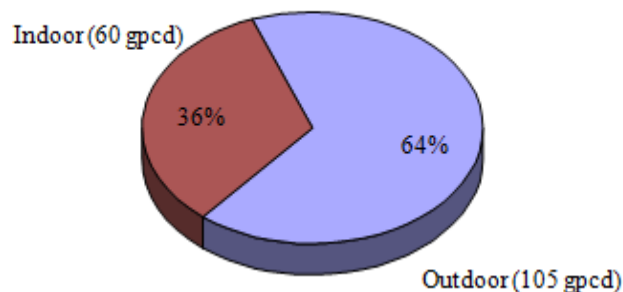
Public Community System Water Use



Indoor Water Use vs. Outdoor Water Use

Even though Utahns are constantly using water indoors every day throughout the year, the majority of residential water use occurs outdoors (about 68%). This is due to the nature of water use and its relation to the climate of Utah. A typical landscape in Utah requires almost 24 inches of supplemental water above the normal summertime precipitation.

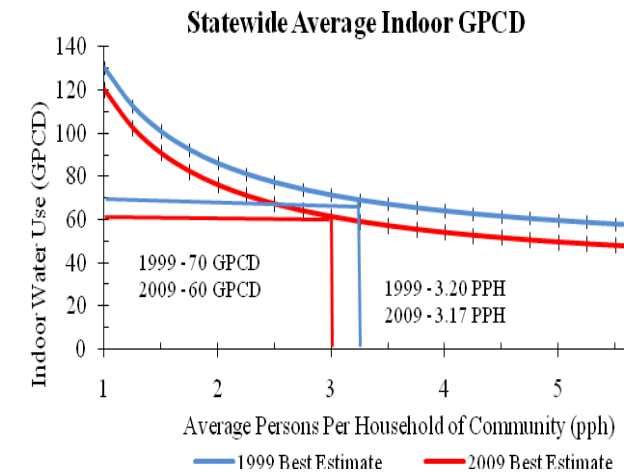
Residential Water Use



Residential Water Use Studies

Identifying residential water use and how it can be reduced has been a topic of national interest for several decades. In 1993 the U.S. Geological Survey (USGS) performed a national study to understand how much water is being used inside an average residential dwelling. Six years later the American Water Works Association (AWWA) performed a more encompassing study quantifying average use both indoor and outdoor. The Utah Division of Water Resources (DWRe) performed a similar study within Utah two years later in 2001. This same analysis was recently redone by the DWRe. The following table shows the indoor water use results in each of the studies.

Studies	Indoor GPCD
USGS 1993 (National)	81
AWWA 1999 (National)	69
DWRe 2001 (Utah)	68
DWRe 2010 (Utah)	62



Indoor Water Use

The two DWRe Utah based studies were used to calculate a statewide indoor per capita water use. In 2001, the statewide indoor residential water use was 70 gpcd. In 2009, the statewide indoor residential water use decreased approximately by 15% to 60gpcd. The above figure shows that as pph increase gpcd decreases. Both studies found a similar relationship. This can be attributed to the phenomenon of a household with more people becoming more efficient by doing full loads of dishes in their dishwashers and full loads of clothing in their washing machines. Naturally, total indoor water use will be higher for large households. However, indoor per capita use is lower.

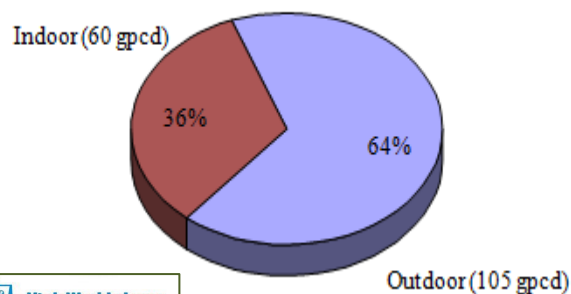


General Water Information

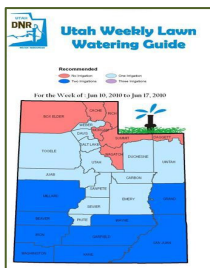
Outdoor Watering

The DWRe has focused water conservation efforts primarily on residential water use with an emphasis on outdoor landscapes because this category has the greatest potential for water conservation. With 64% of the residential water being used outdoors, Utahns can conserve millions of gallons water annually if they water more efficiently. One of these ways is to use a smart controller that allows homeowners a more efficient way to water using only what the plants actually need.

Residential (165 gpcd)



Based on 2010
per capita data



Check the Lawn Watering Guide

The DWRe already provides a statewide network of weather stations for Utahns to use. The weather stations track ET and tell Utahns in a given region how many times they should water during the week. If you don't yet have a smart controller installed, visit the Lawn Watering Guide online at: www.conservewater.utah.gov to see how many times you should water each week.

General Lawn Watering Tips:

- Stop thinking of “watering your lawn” and start thinking of “refilling the soil moisture reservoir” under your lawn.
- Remember, water less often, but water more deeply! This will provide healthy roots and save water.
- Water in cycles so water will have time to penetrate the soil and reach the root zone.
- Make sure your sprinklers are only watering landscaped areas, not sidewalks, driveways, porches or streets.
- Make sure you apply the right amount of water each time you water, then check the weekly lawn watering guide online at www.conservewater.utah.gov to find out how many times to water each week.

Utah Division of Water Resources

Mission: To Plan, Develop,
Conserve and Protect Utah's
Water Resources



For more information on water
conservation visit us on the web at
www.conservewater.utah.gov or
www.slowtheflow.org



Save Water Automatically!

Install a Smart Controller on Your Sprinkler System



www.slowtheflow.org
www.conservewater.utah.gov

How Does a Smart Controller Work?

Smart Controllers Water to Evapotranspiration (ET)

ET is defined as the amount of water a plant and its environment loses from evaporation and transpiration. Simply put, transpiration is water the plant uses to grow and survive, and evaporation is water lost from the surrounding soil. The factors that affect ET, are temperature, wind, precipitation, humidity and solar radiation. ET is usually expressed in inches of water over a certain time period; commonly, a day, week, month or year. The Division of Water Resources' (DWRe) main emphasis in water conservation education is for residents to water to the ET requirements of their landscapes as efficiently as possible. Smart controllers can assist residents in accomplishing this. Smart controllers can reduce outdoor water consumption by an average of 15% to 30%!



Smart Controllers Automatically Adjust Sprinkler Schedule

Once a smart controller is properly installed, the controller will automatically regulate your sprinkler system. This means that you will no longer have to adjust your sprinkler times and duration for seasonal changes and will still have a healthy beautiful lawn! Watering plants with the correct amount of water that is required by the plant, is the healthiest way to grow plants.

Smart Controllers Use Weather Stations or Soil Moisture Sensors

Some smart controllers use weather data and local sensors to manage the property's sprinklers. These types of controllers receive data from either sensors and/or weather stations and then turn the sprinklers on or off based on these weather conditions. These controllers can also turn the sprinklers off in the event of rain, high winds or low temperatures.

Other smart controllers use soil moisture probes that measure how much water is in the soil. As you water your landscape, imagine that there is a reservoir of water under the ground and you are filling it up. The soil moisture probe will measure how full that reservoir is. Once the reservoir level drops below a certain level the probe will turn the sprinklers on and re-fill the soil storage reservoir. These types of smart controllers can also turn off sprinklers during rain events.



Smart Controllers Help Save and Maintain Healthy Landscapes

Plants only require a certain amount of water to maintain health. Too much water, can actually damage your grass. Overwatering promotes fungal growth and insect activity. A smart controller can eliminate over watering.

Smart Controllers Cost

Smart controllers can cost anywhere from \$100 to several thousand dollars, seeming to be an expensive investment. However, when you consider what you are saving in both monthly water charges and water, a smart controller can have a fairly fast payback time frame.

Companies that Make Smart Controllers

- | | |
|---------------------------|---------------------------------|
| • Acclima | • Irrisoft-Weather Reach |
| • Accurate Weather Set | • Irritrol |
| • Accuwater | • Irometer |
| • Alex-tronics | • Rain Bird |
| • Aqua Conserve | • Rain Master Irrigation System |
| • Baseline | • Signature Controls |
| • Calsense | • Toro |
| • Dynamax | • WCS |
| • ET Water Systems | • Hydrosaver |
| • Hunter | • Water 2 Save |
| • Hydropoint-Weather Trak | • Weather Set |
| • HydroEarth | • Weathermatic |

DWRe does not endorse any product.

**Remember if we each save a little
we'll all save a lot!**

See www.slowtheflow.org for more water wise landscaping tips.

WE **teach** THEM THE VALUE OF
HONESTY, HARD WORK AND PRIDE.
WE NEED TO ADD **water conservation**
TO THAT LIST.



Governor's Water Conservation Team

Outdoor Water Conservation Tips

The DWRe has focused their water conservation efforts primarily on residential water use with an emphasis on outdoor landscapes because this category has the greatest potential for water conservation. The amount of water that should be applied to plants and a lawn is determined by the evapotranspiration (Et) for a given region and plant types. Et is defined as the amount of water a plant and its environment loses from evaporation and transpiration. The factors that affect Et are temperature, wind, humidity, solar radiation, and precipitation. The DWRe has found that Utahns are applying about 30% more water on our landscapes than the Et requirement. **The most important factor in watering more efficiently is utilizing water wise landscape principles. This does not mean you have to have a desert landscape! Water wise landscape principles incorporate thoughtful landscape concepts with appropriate plant selection, maintenance and irrigation.**



SIMPLE STEPS FOR A HEALTHIER LAWN AND TO SAVE WATER:

- Raise the height of your lawn mower to 3”.
- Add more days between irrigations.
- Don’t water during the hottest part of the day.
- Check and repair any sprinkler heads that are leaking or are tilting to the side.
- When watering, break up the zone times by “cycling” your sprinkler system.
- Add a pressure reducer to your sprinkler system.
- Add a “Smart Controller Timer” to your sprinkler system

One thought:

If you are only “using” your lawn areas of your landscape when you walk over it with the mower, you could probably put other plantings there that use less water.

For example,

- 1) Grass Park Strips use a lot of water but get little use. Consider replacing it with water wise plants.
- 2) Consider adding more enjoyable patio space to reduce grass areas.

TIPS FOR A WATER-WISE LANDSCAPE

- **Analyze Your Soil.** Using a soil probe or shovel, analyze the type of soil you have in your landscape. Determining your soil type will help you make informed decisions as to appropriate plants for your yard.
- **Plan It Before You Plant It.** Be sure you are familiar with your landscape’s many attributes. For instance, note which areas get more or less shade, which areas have reflected heat from the patio or house, and any other features you may encounter.
- **Use Grass Wisely.** Take into consideration the different activities that will go on in your yard. A good rule of thumb is *“If the only time you walk on it is to mow it, you probably don’t need it”*.
- **Water Wisely.** Group plants according to their water needs. This will help you avoid over-watering some plants and under-watering others. Putting shrubs and perennials on separate sprinkler zones from your lawn will help avoid severe damage to your plants due to excess water. Use drip systems to water bushes, perennial flower and garden areas, where appropriate.
- **Just Mulch It.** Using mulches to reduce evaporation from the soil also helps prevent weeds from growing in areas where water is needed for ornamental plants.
- **Keep It Up.** While using these principles helps reduce maintenance time, it does not completely eliminate it. Use of good preventive maintenance will reduce the need for costly and time-consuming maintenance later on.
- **Use Appropriate Plants.** Different plants have different requirements for optimum health. To use water more efficiently, choose plants that do not require much water, and are adapted to our arid climate.



Did you know that every time you eliminate one irrigation of a 1/4 acre lot - you can save about 3,000 gallons of water! In some areas that’s a savings of about \$5.00 every time you water!

VISIT A LOCAL WATER-WISE

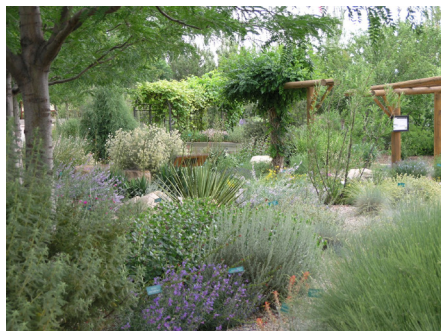
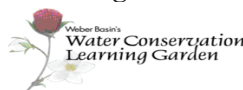
DEMONSTRATION GARDEN:

There are many water-wise demonstration gardens located throughout the state. In addition to seeing how beautiful and maintenance free these types of landscapes can be, most of the sponsoring agencies offer free classes on how to conserve water indoors and outdoors. Also, Utah State University Extension offers classes at www.extension.usu.edu.

- **Central Utah Gardens**
355 West University Parkway
Orem, UT 84057
- **The Garden**
1851 Dixie Drive at Tonaquint Park
St. George, UT 84771
- **The Greater Avenues Water Conservation Demonstration Garden**
11th Avenue Terrace Hills Drive
Salt Lake City, UT 84115
- **Jordan Valley Water Conservation Garden Park**
8215 South 1300 West
West Jordan, Utah 84088
- **Sego Lily Gardens**
1472 East Sego Lily Drive (10200 South)
Sandy, UT 84070
- **Utah Botanical Center Home**
725 Sego Lily Drive
Kaysville, UT 84037
- **Weber Basin's Water Conservation Learning Garden**
2837 East Highway 193
Layton, UT 84040



THE GREATER AVENUES
WATER CONSERVATION
DEMONSTRATION GARDEN



LAUNDRY:

Washing your clothes is a necessity. However, keep in mind that laundry uses 22% of all water used in your home. In order to maximize the efficiency of your laundry, only do full loads!

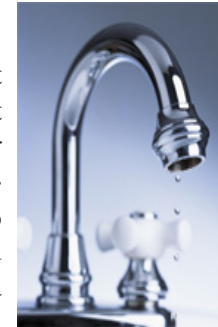


LAUNDRY CONSERVATION TIPS:

- Ask yourself, "Does this really need washing?"
- Update old washing machines with a newer Energy Star ® water-efficient machine, they use approximately 20 gallons less per load than a typical older models and save energy as well. Don't forget to check with Questar® Gas about rebates.

LEAKS:

You may not see them, but leaks can be a significant portion of your indoor water use within your home. On average, leaks make up about 14% of all indoor water use. If you have leaks, fixing them is a great way to save water, indoors!



LEAK DETECTION TIPS:

- Test to see if you have any leaks in your house by performing these tasks:
 1. Turn off all water-using devices.
 2. Find your water meter (ask your water provider), remove the lid to see the dial.
 3. If the dial is moving then you either have a leak or a water-using device is still active.
 4. If it is a leak, fix the leak.
 5. If you can't find the leak contact a professional to perform a more detailed investigation.
- Check for leaks in the most common places, toilets (flappers get old and wear out), faucets (cartridges need periodic replacement) and under sinks (water supply lines sometimes leak).

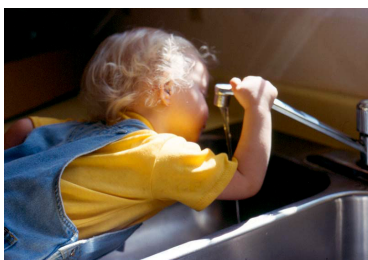
How Much Water Does It Take?

Activity	Gallons
Brush Teeth	1.0 – 2.5
Flush Toilet	1.28 – 7.0
Automatic Dishwasher	15 – 60
Wash Car	100
Bath	15 – 70
Washing Machine	30
Shower (per minute)	2.5 – 6.0
Leaking Faucet (per day)	10
1 day use (indoor per person)	60
Watering Lawn (1/4 acre lot)	3,000

Indoor Water Conservation Tips

KITCHEN:

The average household uses about 11% of its total indoor water in the kitchen. Water is used in the kitchen in a variety of ways: washing dishes (in a dishwasher and by hand), and for general cooking and cleaning purposes. By carefully planning your activities, you can reduce water used in the kitchen significantly!



Children can learn about using water wisely at www.watereducation.utah.gov

KITCHEN CONSERVATION TIPS:

- Make sure when you wash dishes you are doing full loads, this saves energy and water.
- Keep a gallon of water in the refrigerator for drinking water.
- Identify activities you could perform without the water running, for instance, filling the sink with a little bit of water to wash vegetables is much more efficient than letting the faucet run.
- Consider buying a new Energy Star® dishwasher that uses less water and energy than older models.

BATHROOM:



You use more water in the bathroom than in all of the other rooms combined! This is where you shower, shave, wash hands, brush teeth and flush the toilet. There are many things you can do to save water in the bathroom.



BATHROOM CONSERVATION TIPS:

- Turn the water off while you brush your teeth.
- Fill the basin to rinse your razor when you shave.
- Take shorter showers, this saves water and energy.
- Install faucet aerators, they can reduce output from 2.5 gallons per minute (gpm) to 1.5 gpm.
- Install Low-Flow showerheads, they can reduce output from 5 gpm to 2.5 gpm and also saves energy.
- Upgrade your existing toilet to an Ultra-Low Flush Watersense® toilet, reducing water use down to 1.28 gallons per flush (gpf), older models use 3.5 gpf.
- Check with your local water provider about rebates.

FREE WATER CHECKS:

FREE WATER CHECK

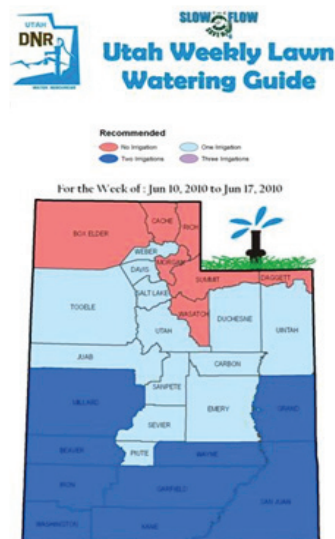
A Water Check analyzes the performance of your automated sprinkler system. It is offered for free June through August. A trained representative will come to your house and will test the soil type, grass root depth, sprinkler distribution uniformity and water pressure. They will provide a customized watering schedule and tips on how to improve your sprinkler system. The free Water Check takes about an hour and will save you a lot of water over the watering season. The Water Check program is sponsored by the Jordan Valley Water

Conservancy District, Central Utah Water Conservancy District, Washington County Water Conservancy District, Sandy City, Murray City, Salt Lake City, Metropolitan Water District of Salt Lake and Sandy, Central Iron County Water Conservancy District, USU Extension and the DWRe.

You can set an appointment for your free water check by signing up online at www.slowtheflow.org/watercheck or by calling 1-877-728-3420



The DWRe has created a water conservation webpage that helps citizens save water. It also serves as valuable resources for water agencies. One of the newest DWRe website features is a weekly lawn watering guide that assists residents in determining how many times they need to water their landscapes. The guide is updated every Thursday during the growing season and is based on a statewide network of weather stations that monitor ET. The DWRe presents the information in a user friendly lawn watering guide that is separated by counties. Using the color code water users can see if they need to water their lawn once, twice, three times or not at all during the week. This weekly guide is available on www.conservewater.utah.gov as well as on DWRe's Facebook® page and Twitter® feeds.



The Lawn Watering Guide featured on the web page informs residents throughout the state how many times they should water in a given week.

WATER-WISE PLANT TAGS:

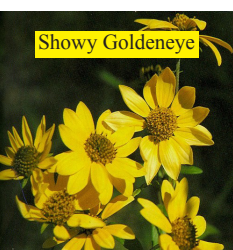
The DWRe, in cooperation with USU Extension, Bureau of Reclamation, and various water providers, have developed a water-wise plant tagging program to promote the use of native and other well-adapted plants in Utah landscapes. Look for the tagged plants the next time you shop for plants. These water-wise plants will help you save water. Remember to group plants together with similar water needs and adjust sprinklers to provide only the required amount of water for those plants. You can check out these plants before you buy them at



www.waterwiseplants.utah.gov

Water-Wise Plant Tag identifies a plant that is either native to Utah or well adapted to Utah's climate.

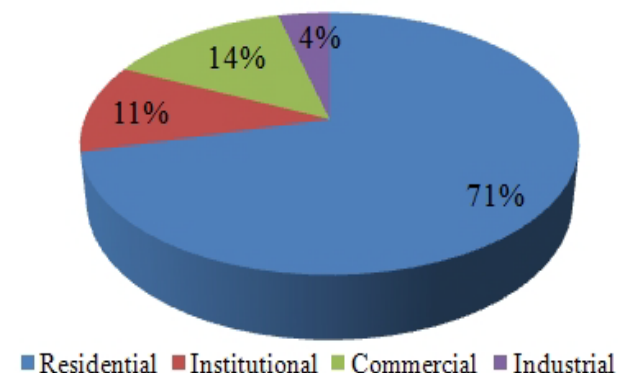
www.waterwiseplants.utah.gov.



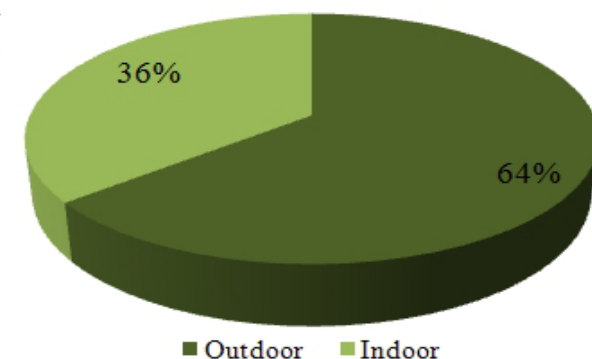
How do We Use Water in Utah?

Utahns are becoming more aware of the need to conserve water. Even with this awareness, Utah continues to be one of the top water users in the nation. In the first chart, water use is shown by category. As the chart shows, we use most of our water in and around our homes (about 185 gpcd). The next chart shows the residential water use divided between indoors and outdoors. Most of our water use, nearly (2/3), is used to irrigate our landscapes. This is mainly due to climactic conditions and Utahns' water use habits. Therefore, the most potential Utah has to reduce overall water use is in efficient outdoor water use habits. Of course, if the 25% reduction goal is to be reached, indoor water use will also have to be reduced. Utah's indoor water use is less than the rest of the nation. As can be seen in the bathroom.

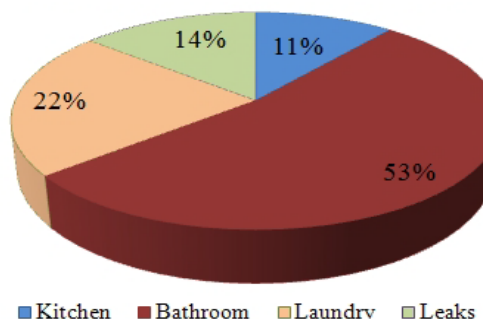
Utah's Total Public Water Use (260 gpcd)



Utah's Residential Water Use (185 gpcd)



Utah's Residential Indoor Water Use (60 gpcd)

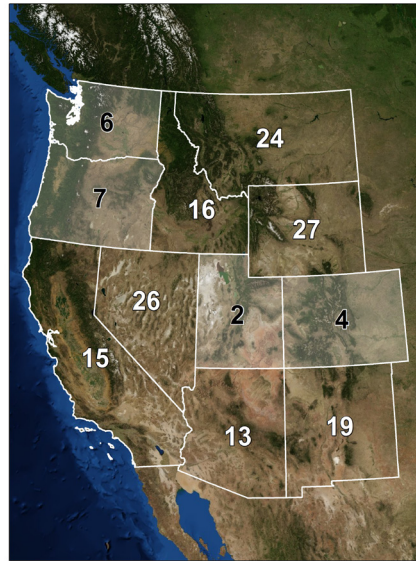


Highest Water Users in the Nation	
State	gpcd (2005)
Nevada	280
Utah	260
Hawaii	205
Arizonia	197
California	193

Source: USGS 2005 Estimated Use of Water in the United States of public water systems.

Why We Need to Conserve Water?

Utah is one of the three fastest growing states in the nation. From 2000 to 2010, Utah's population increased by more than 500,000 people to about 2.8 million. At this rate, Utah is adding another city about the size of Salt Lake City every three years. According to the Governor's Office of Planning and Budget, Utah's rapid growth will continue, with the population more than doubling to 6.8 million by 2060. Because of this rapid growth there will be an increase in demand of all natural resources, especially water. The Utah Division of Water Resources (DWR) plans to meet future water demands by using several strategies. The most cost effective of these strategies is



Note: Population growth ranking are estimated from 2000-2010.

water conservation. The state has a goal to reduce per capita water use by at least 25% by the year 2025. This would reduce our per person water use (gpcd) to a more sustainable 220 gpcd. It would save over 500,000 acre-feet (ac-ft) every year. That is almost enough water to fill Jordanelle and Deer Creek reservoirs!

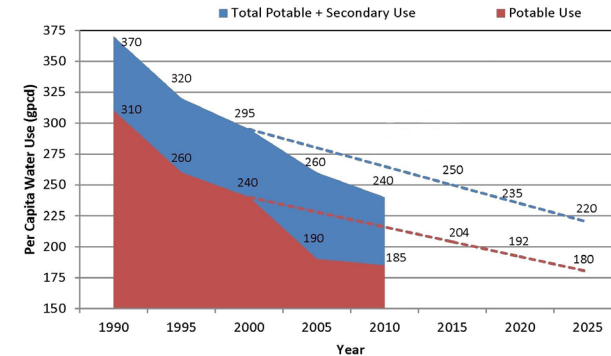
Utah's Water Conservation Goal: 25% reduction in Municipal & Industrial water usage by 2025 to a more sustainable 220 gpcd

Reasons to Conserve Water

- Limited water supply in Utah.
- Help meet future water demands.
- Postpone large water projects from having to be constructed.
- Delay expensive capital investments to upgrade or expand existing water facilities.
- Improve water levels in reservoirs.
- Conserve energy as less water needs to be treated, pumped and distributed to the consumer.
- Reduce sewage flows, delaying the need for more wastewater treatment facilities.
- Lessen the leaching of chemicals and sediments into streams and aquifers.
- A more sustainable way of life, balancing human needs with that of the natural environment.

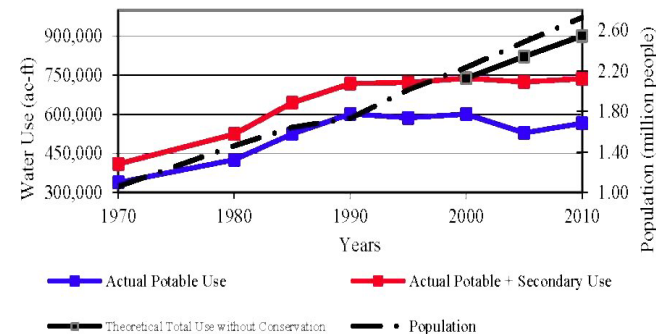
Utah's Water Conservation Progress Thus Far

Utahns are on their way to reducing their water use by at least 25 percent. The DWR conducts a statewide water use study every 5 years. The latest 2010 study, indicates that water use statewide is at 240 gpcd. This is about a 18 percent reduction from the year 2000 (295 gpcd) water use. The data shows that the state is ahead of the projected reduction trend line.



However, a lot of work still need to be done in order to reach our statewide goal! Prior to 1990, water use steadily increased with the state's population. However, efforts by the DWR, the state's major public water suppliers, the creation of the "Slow the Flow: Save H₂O" campaign and the push for Utah residents to conserve water, total M&I water use no longer increases as the population grows. If Utah's residents still consumed the same amount of water as they did in 2000, public water system deliveries would be about 162,000 ac-ft/yr more than the actual current amount of about 738,000 ac-ft/yr. This amount of water is greater than the

Total Utah Public Community System Water Use



capacity of Pineview Reservoir, (110,000 ac-ft) near Ogden. Utahns have responded well to the water conservation efforts. However, more needs to be done to reach the State's 25% reduction goal!



**Please try and do your part:
"Slow the Flow: Save H₂O."**

**Remember
"If we each save a little we all save a lot!"**

For more information on water conservation visit these water conservation websites:

www.water.utah.gov
www.conservewater.utah.gov
www.slowtheflow.org
www.waterwiseplants.utah.gov
www.watereducation.utah.gov

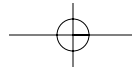
Utah Division of Water Resources
1594 West North Temple
Salt Lake City, Utah 84116
Phone: 801-538-7230
Fax: 801-538-7279



Your Guide to Water Conservation in Utah



www.SlowTheFlow.org
www.ConserveWater.utah.gov



Sponsored by the Governor's Water Conservation Team



To locate some water-wise landscape examples near you, and to find out more ways you can help Slow The Flow, visit www.conservewater.utah.gov.

[More Information](#)

Remember, if we each save a little, we'll all save a lot.



IT'S THE **little things**
WE TAKE FOR GRANTED.

Water-Wise Landscaping



WATER MAY NOT SEEM LIKE
a big deal. UNTIL YOU
TRY living without it.



To look around Utah, most would never guess that it is actually the second-driest state in the nation – averaging only 13 inches of water each year. Working together and practicing easy conservation techniques, such as water-wise landscaping, is a huge step toward ensuring we have enough water for now and into the future.

WATER-WISE LANDSCAPING

Water-wise landscaping dramatically decreases water usage while allowing you to maintain a beautiful, lush landscape. It employs a host of ideas that conserve water, reduce maintenance and save money.

Water-wise landscaping doesn't mean drab, colorless, lifeless yards, but it does mean the application of these important principles:

Planning & Designs that are environmentally sound, financially feasible and aesthetically pleasing. Because lawns consume a lot of water, choose a landscape that limits the lawn size and beautifies the yard.

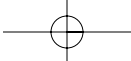
Soil Amendments that improve the soil and provide beneficial nutrients.

Appropriate Plant Selection using low-water use plants as much as possible. Group plants together that have similar water demands.

Efficient Irrigation that lessens water use and saves money. Apply water in the proper amount and only when necessary. Cycle your irrigation into two or three installments to avoid run-off. Group plants by water need.

Use Of Mulch reduces weeding, evaporation and slows erosion. Mulch with 2 to 3 inches of materials such as compost, ground bark, gravel or stone.

Appropriate Maintenance to repair hoses and irrigation leaks, and adjust your timers according to the season. Maintenance needs of a carefully planned water-wise landscape should decrease over time as plantings mature.



Sponsored by the Governor's Water Conservation Team



Remember, if we each save a little, we'll all save a lot.

To locate some water-wise landscape examples near you, and to find out more ways you can help Slow The Flow, visit www.conservewater.utah.gov.

More Information

Cycle your watering schedule by breaking your total watering time into two or three installments, allowing an hour between waterings to let the water soak in. The more clay in your soil means more frequent and shorter cycles for your lawn.

Cycle Your Irrigation

ADDITIONAL WATER-SAVING TIPS

If your lawn and plants are watered by different sprinkler zones, you will be able to save water by watering them appropriately. Shrubs, flowers and other decorative plants require 25 to 50 percent less water than lawn. If possible, water these zones a few minutes longer than the lawn but half as frequently.

Water By Zone



**HERE IN UTAH water is
a precious commodity.**

Monthly Lawn Watering Guide

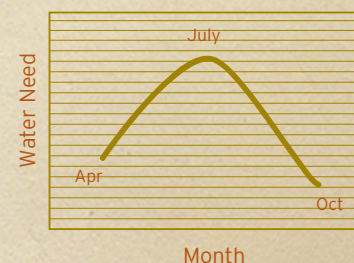


WE need TO MAKE every drop COUNT.



A typical Utah lawn has a water demand curve that begins in mid-April, rises to a peak in July, and then falls rapidly until mid-October. Adjusting your timer monthly to better follow this demand curve will save you water and money. An easy way to do this is keep the minutes constant and increase or decrease the number of days between watering.

Typical Lawn Water Demand Curve



MONTHLY WATERING GUIDE

These watering schedules are based on average conditions. If you already water less and are satisfied with how your lawn looks, don't increase your watering time. Instead, try decreasing your time. Turn down the minutes until you begin to see stress on your lawn, then turn it back up a bit and leave it. As you fine-tune your schedule you will save even more water and money.

If the recommended watering schedule does not seem to be enough water for your lawn, please check your system for inefficiencies and maintenance issues before increasing your run times. Watering a whole lawn to green-up just a few brown spots is an inefficient use of water.

* It is recommended to apply 1/2 inch per irrigation.

** It is recommended to apply 5/8 inch per irrigation.

Month	Northern Utah*	Southern Utah**
Mar.	No irrigation recommended	27 min. every 7 days
Apr.	No irrigation recommended	27 min. every 5 days
May	21 min. every 4 days	27 min. every 4 days
June	21 min. every 3 days	27 min. every 3 days
July	21 min. every 3 days	27 min. every 3 days
Aug.	21 min. every 3 days	27 min. every 3 days
Sep.	21 min. every 6 days	27 min. every 5 days
Oct.	21 min. every 10 days	27 min. every 7 days
Nov.	No irrigation recommended	27 min. every 10 days
Dec.	No irrigation recommended	No irrigation recommended

Please remember that these schedules are only recommendations. Each landscape has its own characteristics that affect its watering requirements.

The times have been calculated based on average application rates for spray heads. Times should be doubled for rotary heads.

Salt Lake City Ordinance regulates what can be planted in park strips in order to protect public safety, provide access for utilities, and maintain an aesthetic standard for our community. The rules are pretty simple, and for more information, visit our web site at www.slcsaveh20.com. By following the guidelines, you can make our streets beautiful and help ensure the safety of kids and pedestrians.

- 33 percent of the space must contain plants. Of course, you can plant more!
- Groundcovers and continuous planting should be no more than 18 inches tall.
- Individual plants used as accents or specimens may be 36 inches tall, as long as they don't block site lines from the roadway or driveway.
- The use of concrete or mortar is prohibited in park strips that are wider than 24 inches or have existing trees.
- Plants with thorns or barbs are prohibited.



Additional Plants

<i>Arabis caucasia</i> Rockcress Sun 4-9" high x 12" wide Spring bloom	<i>Helianthemum nummularium</i> Rockrose Sun to part shade 6" high x 18" wide Late spring bloom
<i>Aubrieta deltoidea</i> False Rockcress Sun 4-9" high x 12" wide Spring bloom	<i>Lavandula x intermedia</i> Hyb. Lavender Sun 30" high x 24" wide Summer bloom
<i>Juniperus ssp.</i> Juniper Sun 8-24" high x 3-8" wide Evergreen	<i>Rhus aromatica</i> 'Gro-low' Gro-low Sumac Sun to shade 2' high x 5' wide Fall color
<i>Dianthus ssp.</i> Cottage Pinks Sun 6-12" high x 8-24" wide Early summer bloom	<i>Santolina ssp.</i> Lavender Cotton Sun 18" high x 36" wide Summer
<i>Veronica liwanensis</i> Turkish Speedwell Sun to part shade 2" high x 18" wide Early summer	<i>Zauschneria arizonica</i> Hummingbird Trumpet Sun 3' high x 2' wide Late summer



Salt Lake City
Department of Public Utilities

1530 SOUTH WEST TEMPLE
SALT LAKE CITY UTAH 84115
801.483.6700
WWW.SLCSAVEH20.COM

Salt Lake City
Department of Public Utilities



FROM
TO
Zero
Xeriscape

A GUIDE TO
PLANTING PARK STRIPS



Create a beautiful, water-wise park strip.

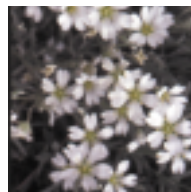
It's the garden space we love
to hate—the park strip—
that little strip of soil between the
sidewalk and the street. Too hot,
too full of tree roots,
too narrow, and worst of all,
too hard to water efficiently.



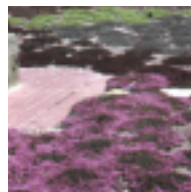
Creating a space
for people to walk
through makes a space
more inviting and
protects your plants
from foot traffic.

But with just a little planting know-how
and following some common-sense
guidelines, this space can be
transformed into a water-wise
oasis of color and texture.

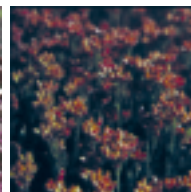
Perennials for the Park Strip



Cerastium tomentosum
Snow-in-Summer
Sun
4" high x 20" wide
Spring bloom



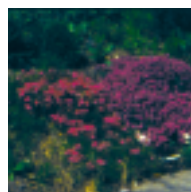
Thymus ssp.
Thyme
Sun
3" high x 24" wide
Early summer bloom



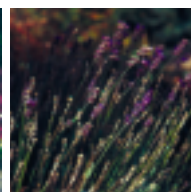
Antennaria rosea
Pink Pussytoes
Sun to part shade
2" high x 15" wide
Early summer



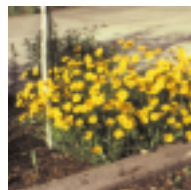
Bergenia cordifolia
Heartleaf Pig-squeak
Part to full shade
12" high x 18" wide
Early spring bloom



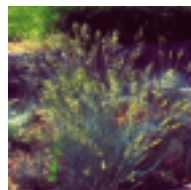
Phlox subulata
Moss Phlox
Sun
4" high x 24" wide
Spring bloom



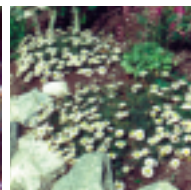
Lavandula angustifolia
English Lavender
Sun
15-24" high x 15-24" wide
Summer bloom



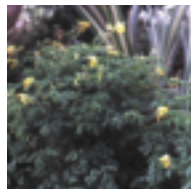
Coreopsis grandiflora
Perennial Tickseed
Sun to part shade
12-24" high x 18-24" wide
Spring bloom



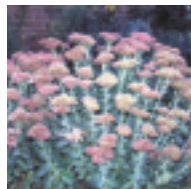
Festuca ovina glauca
Dwarf Blue Fescue
Sun to part shade
8-24" high x 20" wide
Evergreen



Anacyclus dupressus
Mt. Atlas Daisy
Sun
4" high x 12" wide
Early summer bloom



Corydalis lutea
Golden Corydalis
Part to full shade
12" high x 12" wide
Spring bloom



Sedum spectabilis
'Autumn Joy'
Autumn Joy Sedum
Sun
18" high x 24" wide
Fall



Geranium ssp.
Cranesbill
Sun to part shade
18-24" high x 24" wide
Spring bloom

PHOTOS: STEPHANIE DUER

1. Measure the site.

The square footage is determined by multiplying the strip depth by its length.

2. Determine site needs.

Is the park strip in sun or shade; for how long; and for what time of day? Knowing this will help in selecting the right plants for the space.

3. Make a plan.

City ordinance requires that 33 percent of a park strip contains plants, but the calculation is based on expected size after a three-year establishment period.

4. Select the plants.

Pick plants that are appropriate for your site: ones that won't be too tall, too wide, get the right sun, and not need a lot of water.

5. Prepare the soil.

Many plants need soil rich in organic material, and you can provide it by digging in compost before you plant. However, native plants want soil low in fertility and quick draining.

6. Plant!

After removing plants from their containers, rough up the root ball so the roots aren't in a tight ball. Place plants so that the top of the root ball is above the existing grade by one inch (this ensures good drainage).



7. Water.

Even water-wise plants need time to establish. Use a screwdriver inserted into the soil near the root ball to determine if the plants need water. If the screwdriver goes in easily, the roots have enough water.

8. Mulch.

To keep the soil moist and cool and to reduce weeds, place 3 to 4 inches of compost, bark, or fine gravel over the strip, taking care to not bury the plants or the water meter.

DRAFT

Water Rates Ordinance

____ City
A Municipal Corporation

ORDINANCE NO. _____

AN ORDINANCE AMENDING PROVISION OF THE _____ CITY MUNICIPAL CODE
PERTAINING TO THE SERVICE RATES FOR THE CULINARY WATER SYSTEM.

Section 1. Preamble

- A. WHEREAS, [the City] operates a culinary water system; and
- B. WHEREAS, the city council understands that current water rates are not sufficient for present and future increases in costs of providing water to residents; and
- C. WHEREAS, the city council desires to amend the provision of the _____ city municipal code pertaining the fee for culinary water service; and
- D. WHEREAS, the city council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community;

Section 2. Ordaining Clause

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF _____ CITY,
UTAH:

Section ____ Subsection ____ of the _____ City Municipal Code is hereby repealed and reenacted to read as follows:

Section 3. Culinary Water Rates

The City Manager or his / her designee shall read meters monthly. Each account will be assessed a monthly fee using a daily rate as set forth below. Water service charges shall be collected monthly for each water connection. Service charges will be composed of the following parts:

- A. A basic daily service charge, based upon the size of the meter connection calculated to cover major fixed costs associated with paying debt service, salaries, and other costs of operating and maintaining the water system, which do not vary with the amount of water delivered, is set according to the following schedule:

Meter Size	Daily Service Charge (\$)	Monthly Service Charge (\$)
.75	.33	9.90
1.0	.83	24.90
1.5	1.16	34.80
2.0	1.66	49.80
3.0	4.98	149.40
4.0	10.62	318.60

(Numbers used in this table are hypothetical and are used only to illustrate one methodology)

- B. A charge for all water delivered through the meter, calculated to cover the variable costs of operating and maintaining the water system, which do vary according to the amount of water delivered, is set according to the following schedule:

OPTION 1: INCREASING BLOCK RATE STRUCTURE

(Numbers used in this table are hypothetical and are used only to illustrate one methodology)

Gallons Used	Monthly Service Charge (\$)	Metered Water Rate (\$ / Kgal)
0 – 4,200	9.90	1.00
4,201 – 19,200	9.90	1.50
19,201 – 28,200	9.90	2.00
28,201 – 33,000	9.90	2.50
33,001 – 39,000	9.90	3.00
39,001 – 49,000	9.90	3.50
Over 49,000	9.90	4.00

OPTION 2: SEASONAL BLOCK RATE STRUCTURE

(Numbers used in this table are hypothetical and are used only to illustrate one methodology)

Monthly Service Charge (\$)	Metered Water Rate (\$ / Kgal)	
	Oct - May	Jun - Sep
9.90	1.00	1.50

OPTION 3: ASCENDING BLOCK RATE STRUCTURE

(Numbers used in this table are hypothetical and are used only to illustrate one methodology)

Tier Name	Usage (% of Target)	Metered Water Rate (\$ / Kgal)
Low-Volume	0 – 50%	.75
Conservation	51 – 100%	1.00
Inefficient	101 – 150%	2.00
Excessive	151 – 200%	4.00
Wasteful	Over 200%	8.00

Each customer has a water budget or target, which is based on:

- Lot size
- Number of occupants
- Daily evapotranspiration, totaled for the billing period, as measured at the nearest weather station

**APPENDIX C. NOTICE OF PUBLIC HEARING – PROOF OF PUBLICATION FOR THE 2019
WATER CONSERVATION PLAN**

DRAFT

**APPENDIX D. PUBLIC COMMENTS ON THE NIBLEY CITY 2019 WATER CONSERVATION
PLAN**

DRAFT

DRAFT

Agenda Item #14

Description	Discussion & Consideration – Ordinance 20-03: An Impact Fee Facilities Plan and Impact Fee Enactment for Wastewater (Second Reading)
Department	Sewer Department
Presenter	David Zook, City Manager
Recommendation	Move to approve Ordinance 20-03: An Impact Fee Facilities Plan and Impact Fee Enactment for Wastewater
Reviewed By	Mayor, City Manager, City Planner

Background

Nibley City, along with Logan, USU, Providence, River Heights, North Logan, Hyde Park and Smithfield, sends all of the wastewater collected through its sewer system to a regional wastewater treatment plant in Logan, which is operated by Logan City. A new \$162 million plant is under construction in Logan to replace the existing plant. Logan City has proposed that all of the cities that contribute wastewater to the plant establish an impact fee that would be paid by new wastewater customers (homes and businesses), as they are constructed in the future, to assist in financing the construction of the plant.

The impact fee is proposed to be \$2,433 for each new residential unit. The impact fee would go into effect 90 days after Logan City adopts their version of this ordinance. Logan City is waiting for all of the client cities to adopt the ordinance before it adopts the ordinance.

The following is the executive summary from the Impact Fee Facilities Plan, which was prepared for Logan City by their financial consultant, Lewis Young Robertson and Burningham:

The purpose of this Impact Fee Analysis (IFA), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act,” and help Logan City (the “City”) fund necessary capital improvements for future growth. This document will address the future sewer treatment infrastructure needed to serve new development through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service.

Impact Fee Service Area: The Service Area for the wastewater treatment impact fees includes the communities of Logan, Smithfield, Hyde Park, North Logan, River Heights, Providence, Nibley, and Utah State University.

Demand Analysis: The demand unit utilized in this analysis is existing flow and equivalent residential units, or ERUs. Currently, the Service Area has an estimated flow of 13.7 Million Gallons Per Day (MGD), for a total of 55,918 ERUs. Based on a growth rate of 2.5 percent identified in the 2018 Sewer Collection Master Plan (see p.36), an additional 16,053 ERUs will be added to the System. A more moderate growth of 1.5 percent will produce another 9,112 ERUs. Regardless of the projected growth, the Sewer Treatment Facility has a defined capacity of 18 MGD annual average demand. Therefore, the impact fee analysis will allocate the available capacity based on the current level of service.

Level of Service: The level of service identified in the Master Plan assumes each future ERU will contribute an average sanitary flow of 0.17 GPM, or 70 gallons per person per day. This equates to 245 GPD per ERU, assuming an average household size of 3.5 people for each.¹

Excess Capacity: While the construction of the new treatment facility is needed to further treat for phosphorus and ammonia removal, existing facilities will continue to be utilized to provide storage facilities to existing and future ERUs to account for max day flows. This analysis includes a buy-in to existing facilities to account for this capacity. The existing sewer treatment infrastructure has an original value of \$16,561,911.

Capital Facilities Analysis: A new treatment facility is anticipated to cost a total of \$162,146,550. \$38,735,009, or 24 percent of the total cost, is considered impact fee eligible capital cost.

Funding of Future Facilities: This analysis assumes future growth-related facilities will be funded through a combination of wastewater revenues, debt financing, and impact fee revenues.

ORDINANCE 20-03

AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLANS AND AN IMPACT FEE ENACTMENT FOR WASTEWATER, AND NOTICE OF PUBLIC HEARING

WHEREAS, the City of Nibley (the "City") is a political subdivision of the State of Utah, authorized and organized under applicable provisions of Utah law; and

WHEREAS, the City has legal authority, pursuant to Title 11, Chapter 36a of the Utah Code Annotated, as amended ("Impact Fees Act" or "Act"), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to new Development Activity; and

WHEREAS, the City does not currently charge an impact fee for wastewater treatment;

WHEREAS, wastewater treatment service for the City is provided by Logan City Corporation ("Logan City") pursuant to interlocal agreements; collectively referred to as the "Logan City Agreements"; and

WHEREAS, the City desires to implement an impact fee for wastewater treatment, referred to hereafter as "Wastewater Impact Fee" in accordance with applicable provisions of the Impact Fees Act in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner as more particularly provided herein; and

WHEREAS, the proposed Wastewater Impact Fee is based upon Logan City's Regional Wastewater Impact Fees Facilities Plan and Impact Fee Analysis, a copy of which is attached as Exhibit A, which the City Council hereby finds to be a reasonable plan that otherwise complies with the common law and the Act; and

WHEREAS, the proposed Wastewater Impact Fee established by this ordinance is reasonable related to the cost of providing such public facilities necessitated by anticipated future growth within the City or are reasonably related to public facility costs previously incurred by the City and/or Logan City and said fee does not exceed the highest fee justified by the Impact Fee Analysis prepared by Logan City; and

WHEREAS, the City has provided the required notice and public hearing requirements as established under the Act and related statutes; and

WHEREAS, a public hearing was held before the City Council on January 23, 2020 to receive public input and comment regarding the proposed Wastewater Impact Fee.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NIBLEY, STATE OF UTAH, AS FOLLOWS:

1. The attached Nibley City Code 17.08 be adopted.
2. Nibley City accepts the impact fee analysis.

ADOPTED and PASSED by the Nibley City Council this ____ day of _____, 2019.

Shaun Dustin, Mayor

ATTEST:

David Zook, City Recorder

17.08 Impact Fee Facilities Plans and an Impact Fee Enactment for Wastewater

17.08.010 Definitions

17.08.020 Impact Fee Analysis, Service Area

17.08.030

17.08.040 Wastewater Impact Fee

17.08.050 Accounting, Expenditure

17.08.060 Administrative Challenges and Appeals Procedure

17.08.070 Amendments, Inconsistencies, Severability, Establishment

17.08.010 Definitions

- A. “System Improvements” means:
 - 1. Existing public facilities that are:
 - a. Identified in the Impact Fee Analysis (“IFA”), attached as Exhibit “A”; and
 - b. Designed to provide services to the service areas within the community at large; and
 - 2. Future public facilities that are intended to provide services to service areas within the community at large.
- B. “Equivalent Residential Unit” means that unit of demand that has an impact on the wastewater treatment infrastructure of Logan City that is equivalent to a single-family residence with a flow of 245 gallons per day.
- C. “Public Facilities” for purposes of this ordinance means only the following impact fee related facilities that have a life expectancy of 10 or more years and are owned by Logan City, and which are operated on behalf of the City:
 - 1. Wastewater collection and treatment facilities

17.08.020 Impact Fee Analysis, Service Area

- A. The City Council hereby adopts the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) prepared for Logan City by Lewis Young Robertson & Burningham, Inc.
- B. A copy of the IFA is included as Exhibit “A”.
- C. The entire area of the City is hereby designated as one service area with respect to wastewater treatment facilities.

17.08.030

The IFFP and IFA as set forth in Exhibit “A” is hereby adopted in its entirety by the City in accordance with applicable provisions of the Impact Fees Act.

17.08.040 Wastewater Impact Fee

- A. A Wastewater Impact Fee is hereby established and imposed as a condition of the issuance of a building permit by the City for any development activity which creates additional demand and need for public facilities in accordance with the Act. The Wastewater Impact Fee shall be \$2,433.00 per Equivalent Residential Unit. The non-

standard Wastewater Impact Fee is calculated as by determining the Estimated Flow divided by 245GPD multiplied by \$2,433.00.

- B. The Non-Standard Impact Fee is defined as commercial and industrial facilities, public facilities, multifamily residential units (more than one dwelling sharing one connection), and any other user which may create different impact than what is standard for its land use. The City of Logan Environmental Director or his designee is responsible for the assessment and adjustment of the non-Standard Impact Fee.
- C. Logan City or the Environmental Services Department will collect the Wastewater Impact Fee at the time of building permit application. All impact fees must be paid in full before a building permit is issued.
- D. Logan City and/or the Logan City Environmental Director is authorized to adjust the standard impact fee described above at the time the fee is paid in order to:
 - 1. Respond to:
 - a. Unusual circumstances in specific cases; or
 - b. A request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; and
 - 2. Ensure that the impact fee is imposed fairly.
- E. The amount of the Wastewater Impact Fee to be imposed on a particular development may be adjusted by Logan City and/or the Logan City Environmental Director.
- F. Applications for exceptions are to be filed with Logan City and/or the Logan City Environmental Director at the time the applicant first requests the extension of service to the applicant's development or property.
- G. Subject to approval by the Logan City and/or the Logan City Environmental Director, developers, including a school district or a charter school, may be allowed a credit against Impact Fees or proportionate reimbursement of Impact Fees if the developer 1) dedicates land for a System Improvement, 2) builds and dedicates some or all of a System Improvement, or 3) dedicates a public facility that Logan City and the developer agree will reduce the need for a System Improvement; provided that the System Improvement is: (i) identified in the Logan City Impact Fee Facility Plan; and (ii) is required by Logan City as a condition of approving the Development Activity. To the extent required in Section 11-36a-402 of the Act, the City, subject to the approval of Logan City and/or the Logan City Environmental Director, shall provide a credit against Impact Fees for any dedication of land for, improvements to, or new construction of any System Improvements provided by the developer if the facilities, 1) are a System Improvement; or 2) are dedicated to the public and offset the need for an identified System Improvement.

17.08.050 Accounting, Expenditure

- A. Logan City shall account for, expend, and refund Wastewater Impact Fees pursuant in accordance with provisions of the Act.

17.08.060 Administrative Challenges and Appeals Procedure

- A. Any person or entity required to pay a Wastewater Impact Fee imposed by Logan City who believes the fee does not meet the requirements of law may file a written request for information with Logan City and/or the Logan City Environmental Director as provided by law.
- B. Within two weeks after the receipt of the request for information, Logan City and/or the Logan City Environmental Director shall provide the person or entity with the written impact fee analysis required by the Act and with any other relevant information relating to the impact fee.

17.08.070 Amendments, Inconsistencies, Severability, Establishment

- A. This ordinance and fee schedule may be amended by subsequent ordinances, subject to approval by Logan City and/or the Logan City Environmental Director.
- B. The City may adopt policies consistent with this ordinance and any resolutions passed by the City Council to assist in the implementation, administration and interpretation of this ordinance related to Impact Fees.
- C. Any parts or portions of previous ordinances, resolutions, rules, and regulations which are inconsistent or in conflict with this ordinance are hereby repealed.
- D. Prior policies, ordinances, rules, and regulations of the City regarding Wastewater Impact Fees that are not in conflict with this ordinance remain in effect.
- E. If any part of this Ordinance is declared invalid by a court of accepted jurisdiction, the remainder shall not be affected thereby.
- F. As required by Section 401(2) of the Act, this ordinance shall become effective 90 days after passage by the City Council and public notice as required by law.

Agenda Item #15

Description	Discussion & Consideration – Ordinance 20-02: Outdoor Lighting Standards
Department	Planning
Presenter	Stephen Nelson, City Planner
Recommendation	Move to approve the ordinance.
Reviewed By	Planning Commission, City Manager, City Planner, Public Works Director, City Engineer, Cache Valley Astronomical Society

Background

Nibley City has considered creating outdoor lighting standards for the past few years because of the rapid growth of residential and commercial development in the city. Therefore, the Planning Commission workshopped and debated new lighting standards that would address light pollution. The Planning Commission made a positive recommendation of this proposed ordinance.

Light pollution can be defined as the following:

The inappropriate or excessive use of artificial light...[and] can have serious environmental consequences for humans, wildlife, and our climate. Components of light pollution include:

Glare – excessive brightness that causes visual discomfort

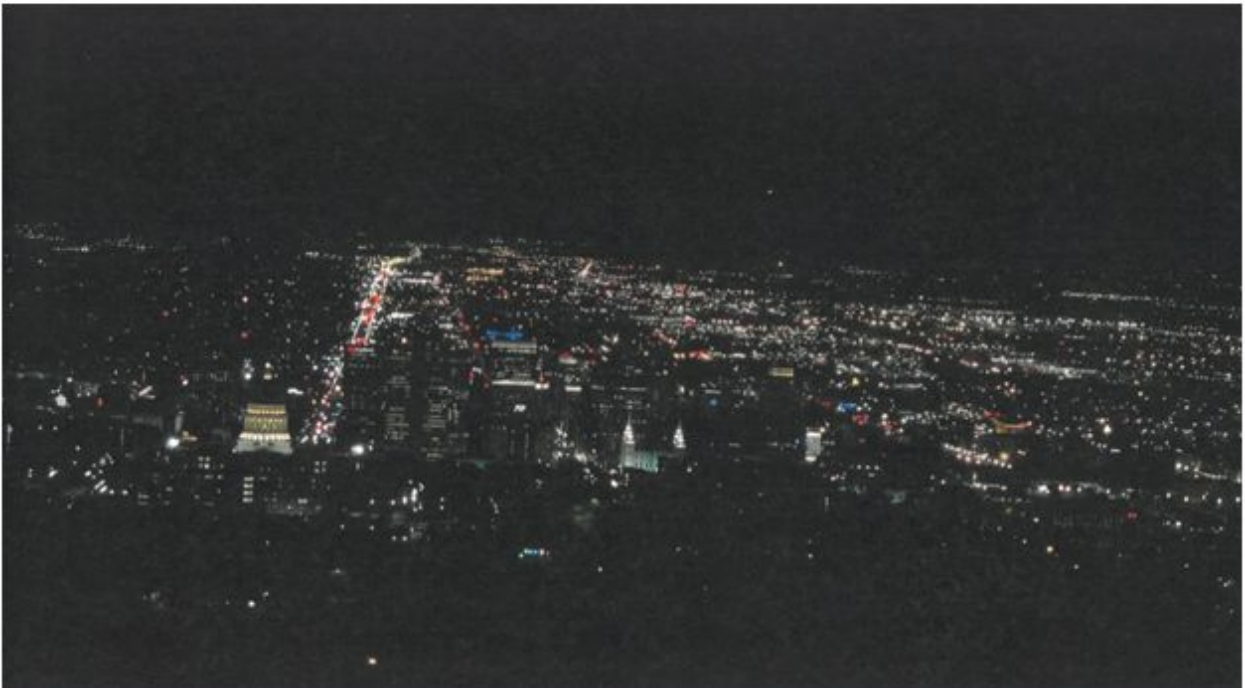
Skyglow – brightening of the night sky over inhabited areas

Light trespass – light falling where it is not intended or needed

Clutter – bright, confusing and excessive groupings of light sources
(IDA, n.d.)

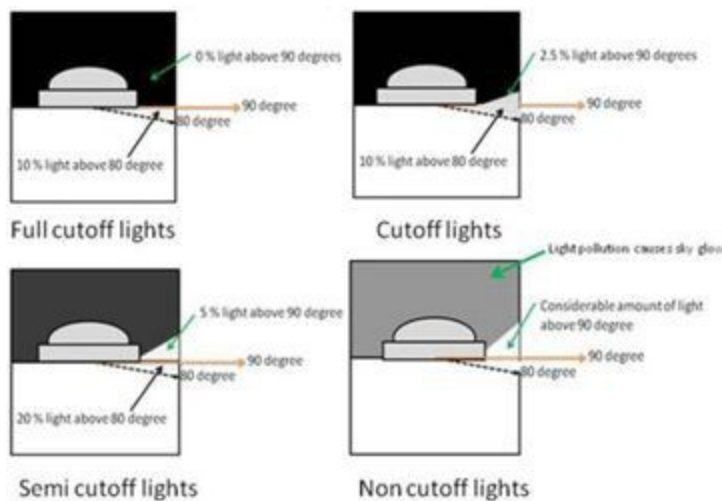


Salt Lake City Before and After Dark Sky Lighting



Light pollution is a significant problem across the United States and has a negative impact on humans and wildlife alike. Some of the main reasons Nibley City staff recommends consideration of the proposed ordinance is for the following:

1. Help protect the health of Nibley City Residents
2. Protect wildlife, particularly the fireflies located in firefly park and other parts of the community.
3. To help protect the rural feeling within Nibley City.
4. Set a precedent for other communities in Cache County.
5. Help light fixtures become more efficient



The Proposed Outdoor Lighting Standards

The ordinance proposes that outdoor lighting fixtures must be Full Cutoff Luminares. This would require that an outdoor lighting fixture does not allow any light to escape above the light fixtures' horizontal plane. This would make it so the lighting would be directed towards the ground and not toward the sky. These are a few exceptions to this rule, which can be found in C.1 in the proposed ordinance. Some of those exceptions

are for flags, if the luminaires are producing less than 1,000 lumens, or for limited uses. Holiday lighting has also been added as an exception.

Firefly Park Buffer Area

As per last meeting, this section has been removed from the proposed ordinance. Staff will plan on providing educational information for those around Firefly Park.

More about Dark Sky Policy

Learn more about light pollution and the Dark Sky Movement at the following links:

[*Why We Are Losing the Night Sky: By It's Okay to Be Smart*](#)

[*The International Dark Sky Alliance*](#)



ORDINANCE 20-02

AN ORDINANCE AN ORDINANCE UPDATING STANDARDS FOR OUTDOOR LIGHTING

WHEREAS, Nibley City wants to help protect the health and safety of its residents; and

WHEREAS, the City wants to protect wildlife and wildlife habitat within and around Nibley City boundaries; and

WHEREAS, the City wants to help preserve the rural feeling within Nibley City; and

WHEREAS, the City wants to encourage outdoor lighting to become more efficient.

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

1. The attached ordinance is hereby adopted as Nibley City Code 19.24.240.
2. All ordinances, resolutions and polices 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 and law, order, resolution or ordinance or part thereof.
3. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____ 2020.

Shaun Dustin, Mayor

ATTEST:

David Zook, City Recorder

19.24.240: Outdoor Lighting Standards

A. The purpose of this Section is to provide for adequate and appropriate site lighting that increases night time visibility, adds aesthetic quality, and improves safety. These standards are designed to enhance night vision while mitigating glare and light pollution. All exterior lighting shall be designed and located to minimize glare, light trespass, skyglow and energy waste.

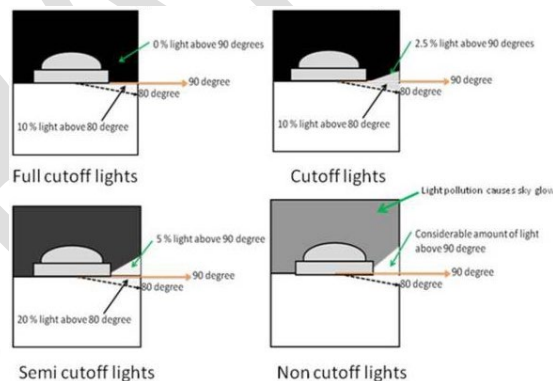
B. DEFINITIONS: For the purpose of this chapter, certain words, phrases and terms used herein shall have the meanings assigned to them by this section:

1. **ARCHITECTURAL LIGHTING:** Lighting of building surfaces, landscape features, statues and similar items for the purpose of decoration, accents, or ornamentation; or lighting that does not contribute to the safety or security of residents, guests, employees or customers on a property.
2. **DIRECT ILLUMINATION:** Illumination resulting from light emitted directly from a luminaire. This does not include light reflected from other surfaces, such as the ground or building faces.
3. **FLOODLIGHT:** A luminaire designed to "flood" an area with light; A specific form of luminaire designed to direct its output in a specific direction. Such luminaires are often designated by the manufacturer and are commonly used in residential outdoor lighting.

4. **FULL CUTOFF LUMINAIRE:** An outdoor luminaire designed so that the installed luminaire emits no light above the horizontal plane. Full cutoff luminaires must be shielded in and of themselves. Surrounding structures, like

canopies, are not to be considered when determining if the luminaire is full cutoff. Full cutoff luminaires must be appropriately mounted so that the shielding prevents direct illumination from escaping above the horizontal and all direct illumination is directed downward.

5. **INTERNALLY ILLUMINATED:** As it relates to signs, any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.
6. **LIGHT POLLUTION:** Any adverse effect of manmade light. Often used to denote "sky glow" from cities, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.
7. **LIGHT SOURCE:** The part of a luminaire that produces light, e.g., the bulb.



8. **LIGHT TRESPASS:** Light falling where it is not wanted or needed. Spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
9. **LUMINAIRE:** A complete lighting unit consisting of a light source such as a lamp or lamps, together with the parts designed to position the light source and connect it to the power supply. It may also include parts to protect the light source or the ballast or to distribute the light. A lampholder itself is not a luminaire. Includes light fixtures, lamps, reflectors, and other similar devices.
10. **OUTDOOR LUMINAIRE:** A luminaire used for lighting the exterior of structures, parking lots, pathways, service canopies, recreational areas, signs or other similar outdoor lighting uses.
11. **RECREATIONAL LIGHTING:** Lighting used to illuminate sports fields, ball courts, playgrounds or similar outdoor recreational facilities.
12. **SECURITY LIGHTS:** Lighting designed to illuminate a property or grounds for the purpose of visual security.
13. **TOWER:** Any monopole, antenna or the like that exceeds eighteen feet (18') in height.
14. **UNSHIELDED LUMINAIRE:** A luminaire that allows direct illumination to be emitted above the horizontal either directly or indirectly from the luminaire; Any luminaire that is not a full cutoff luminaire.

C. Use of Luminaires.

1. All outdoor luminaires must be full cutoff luminaires unless otherwise specified within this section. No unshielded luminaires are permitted. All outdoor luminaires shall have the light source downcast and fully shielded from view with the following exceptions:
 - a. If the luminaires are less than one thousand (1,000) lumens per luminaire (equal to one sixty (60) watt incandescent lamp) provided the luminaire has an opaque top or is under a solid overhang;
 - b. Floodlights with external shielding of the light source and is angled down toward the ground at thirty (30) degrees or less;
 - c. Temporary lighting needed by emergency services;
 - d. Lighting for the United States of America and State of Utah flags;
 - e. The lighting of telecommunication towers to meet Federal Aviation Administration regulations;
 - f. Lighting associated with an approved and permitted exterior sign;
 - g. Luminaires used only for recreational lighting when all reasonable measures have been taken to minimize the lighting of surrounding properties. Any adjacent luminaires surrounding the recreational facility, such as lighting for sidewalks, are not exempt.
 - h. Exterior emergency exit lighting.
 - i. Motion sensing luminaires that are on for less than five minutes at a time, and are not used for extended lighting beyond the five-minute increments.

j. Lighting for private or public outdoor events. Lighting must be turned off by 12:00 a.m. and property may not have lighting on more than twice a week. Lighting for private or public outdoor events must comply with all other standards set forth in any other applicable section of this or any other chapter.

k. Holiday Lighting: Any decorative lighting put up on a temporary time period for the celebration of a special event or holiday.

j-1.

D. Standards.

1. Height and Location.

- a. Luminaire height and location shall be designed to illuminate the site only. Light cut-offs are required to prevent spillover of direct light.
- b. Luminaires and supporting structures shall be placed on the same property as intended to light.
- c. Parking areas and exterior freestanding luminaires shall be no taller than thirty-two (32) feet, including the pole and base. When a parking area is adjacent to a residential zone, freestanding luminaires on the perimeter closest to the residential zone shall be no taller than eighteen (18) feet.
- d. Freestanding luminaires on private property in residential zones shall be no taller than twelve (12) feet.
- e. Luminaires for public street lights and recreational lighting are exempt from height regulations.
- f. Soffit and canopy luminaires shall be recessed or flush mounted to the bottom surface of the structure.
- g. Luminaires for lighting private streets and alleyways shall be mounted between eight (8') to sixteen (16') feet above grade to provide continuous illumination of all street sidewalks and shall reflect the architectural design and characteristics of the surrounding area.
- h. Exterior building luminaires affixed to buildings on street-front elevations shall be mounted between 6' and 14' above adjacent grade.

2. Visual Characteristics.

- a. All public areas shall be lighted with average minimum and maximum levels as follows:
 - i. Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - ii. Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - iii. Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c. Architectural lighting is not permitted, except as approved through design review for highlighting signature landscape features, signs or building elements. Architectural lighting shall be designed to only light the feature, shall not trespass onto any adjacent property, and shall be limited in use from 7:00 a.m.- to 12:00 a.m.
- d. HID or fluorescent tube lights (except compact fluorescent bulbs) are not permitted as exterior building lights.

E. New Structures

- 1. Commercial, Neighborhood Commercial, Institutional, and Industrial buildings must submit a lighting plan with their building permit application with sufficient detail to determine compliance with lighting standards.
 - a. Details needed include lighting information for parking lots, signs, walkways, luminaires over doorways, or architectural lighting.
- 2. All new residential structures must comply with standards within this chapter

F. Compliance of Existing Nonconforming Luminaires.

- 1. Compliance: All outdoor luminaires installed after the effective date hereof in all zones in the city shall conform to the requirements established by this chapter. This chapter does not apply to indoor lighting. However, light trespass from interior lighting that negatively impacts adjacent properties is also prohibited.
- 2. Nonconforming Uses: All existing outdoor luminaires that do not meet the requirements of this chapter and are not exempted by this chapter shall be considered a nonconforming use. The city will encourage property owners to voluntarily bring nonconforming luminaires into compliance with this chapter. Where appropriate, the city may also provide technical assistance and expertise to homeowners in bringing their outdoor luminaires into compliance with this chapter.
 - a. ~~All outdoor luminaires on or for properties within the Firefly Park 500ft buffer zone (See Annex 1) need to be in compliance before January 1, 2023.~~
- 3. Modifications; Compliance Through Building Permit Process: The city may require outdoor luminaires to be brought into compliance through the building permit process if substantial modifications are made to the exterior of the building or if the footprint of the structure is enlarged.
- 4. Conflicts: Should this chapter be found to conflict with other ordinances of the city, the more restrictive shall apply.

Commented [SN1]: How to better define?

Commented [SN2]: Add education element

G. VIOLATIONS:

1. The following constitute violations of this chapter:
 - a. The installation, maintenance or operation of any luminaire not in compliance with the provisions of this chapter if such luminaire is installed after this chapter is formally adopted.
 - b. The alteration of outdoor luminaires after a certificate of occupancy has been issued without the review and approval of the building inspector when such alteration does not conform to the provisions of this chapter.
 - c. Failure to shield, correct or remove lighting that is installed, operated, maintained or altered in violation of this chapter.

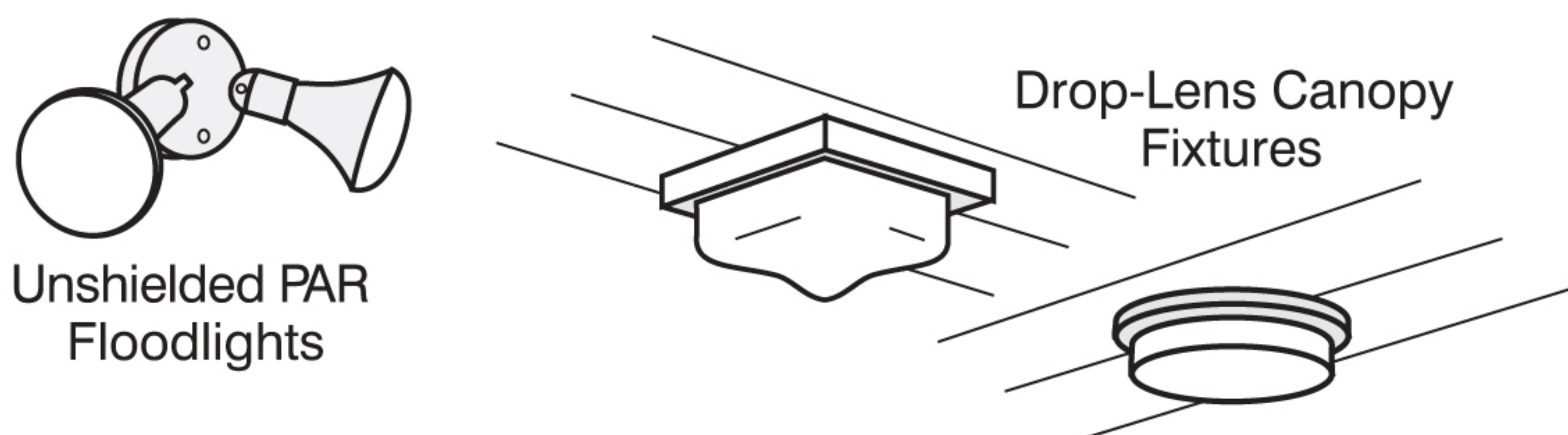
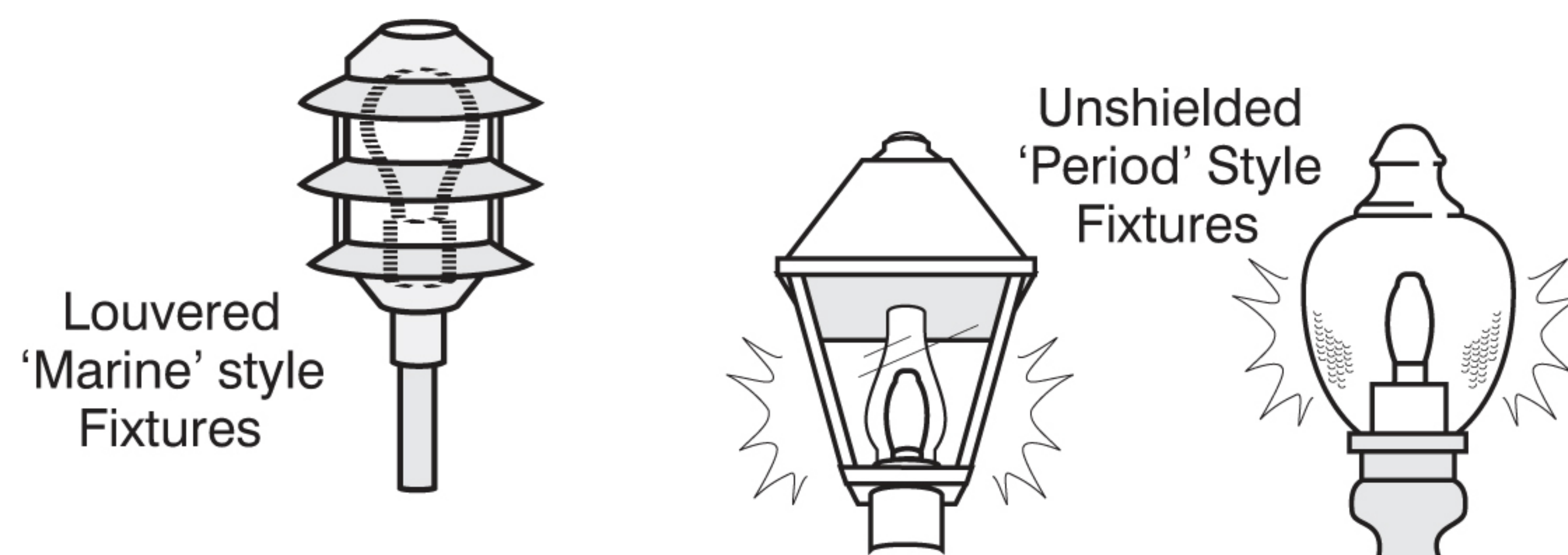
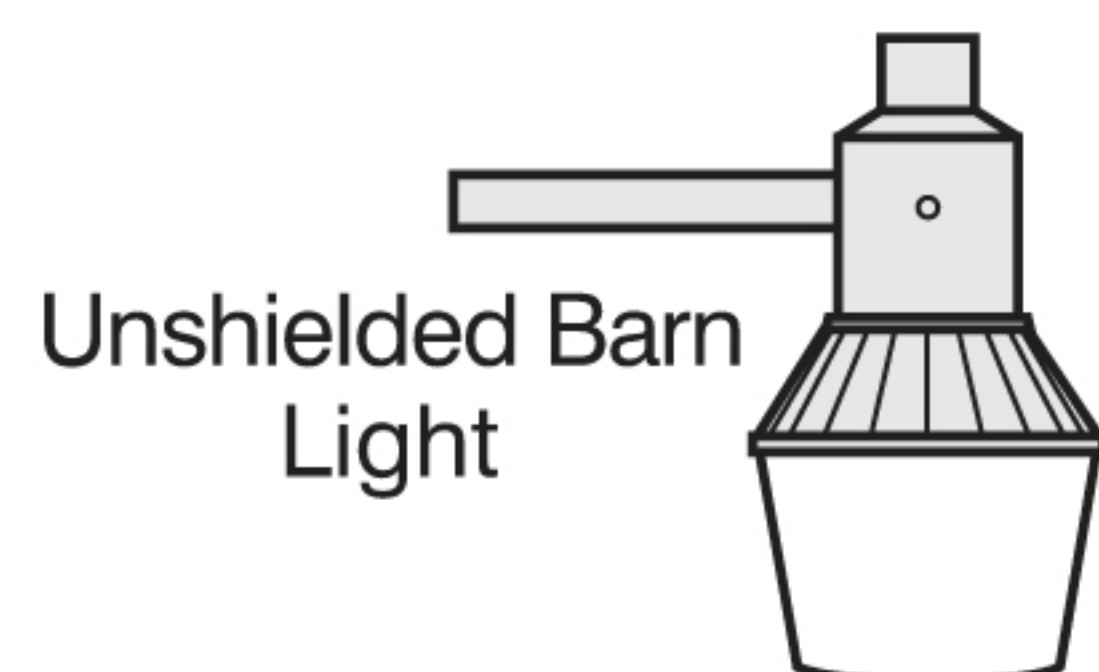
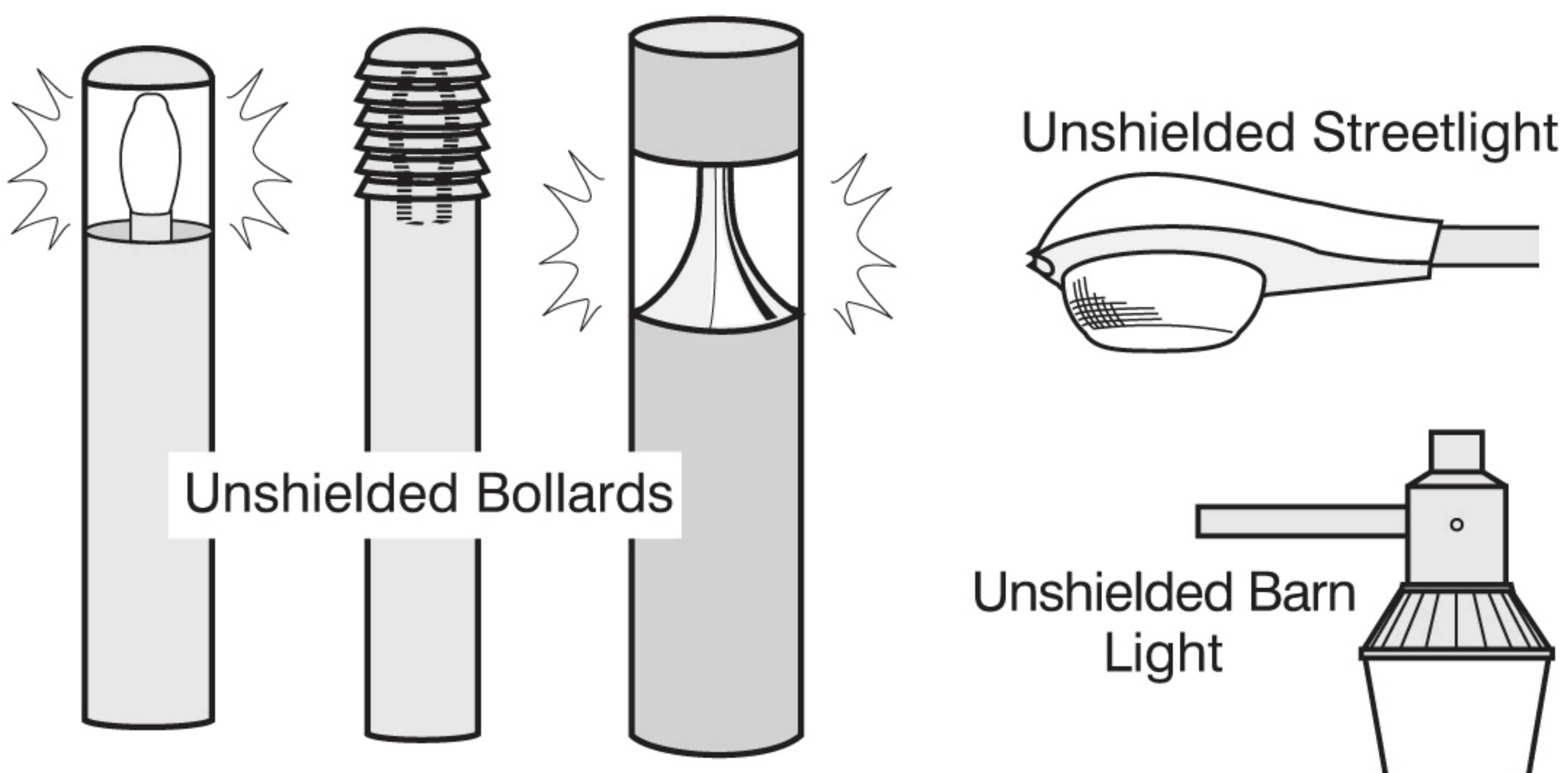
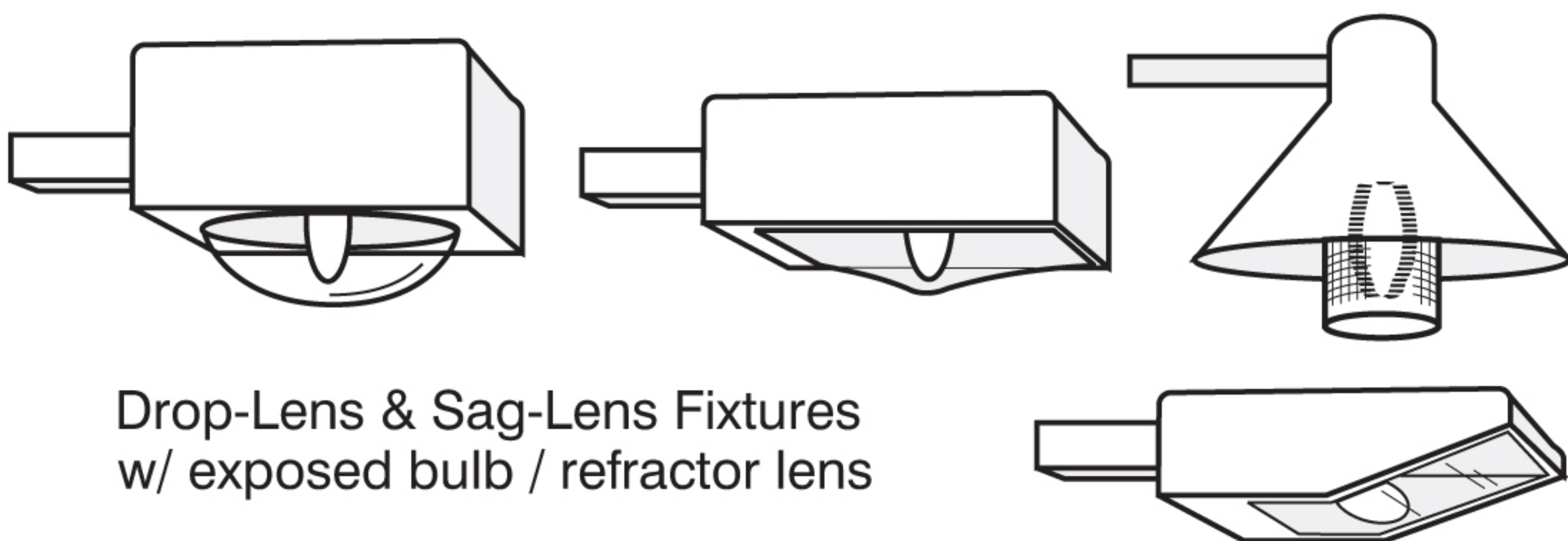
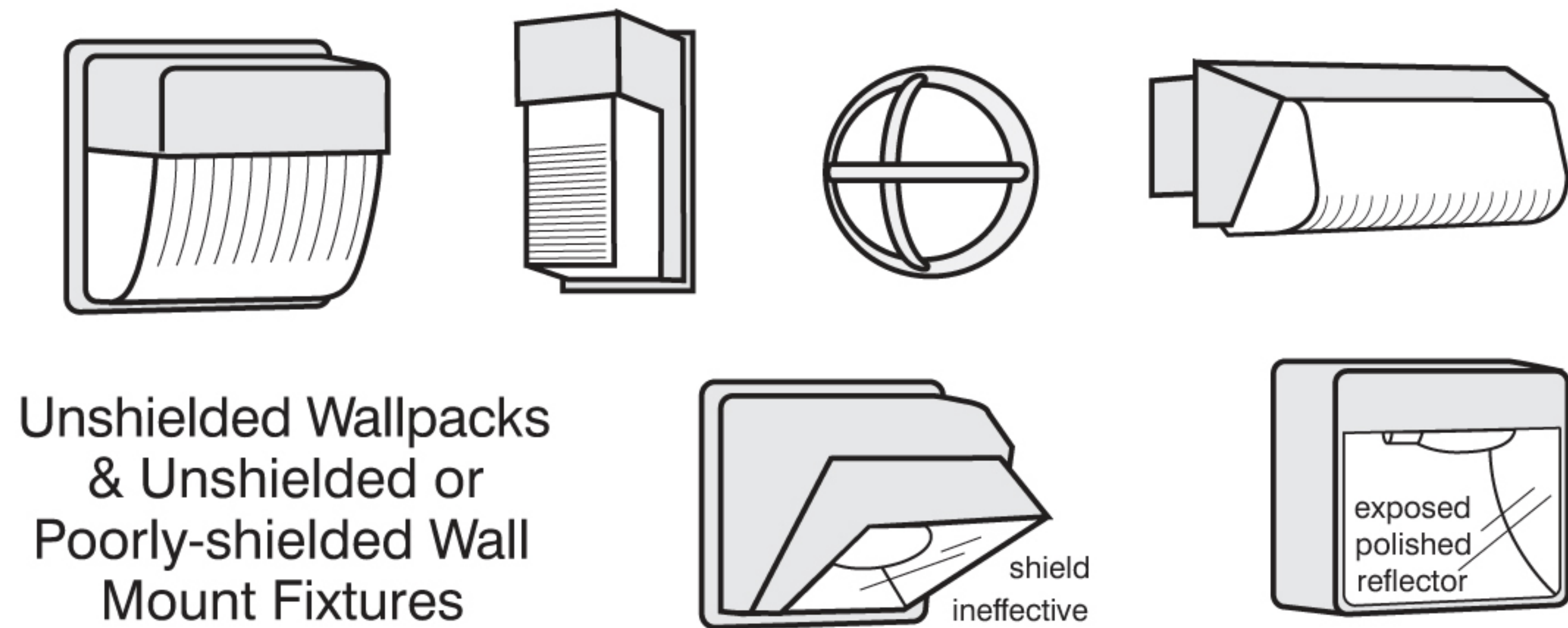
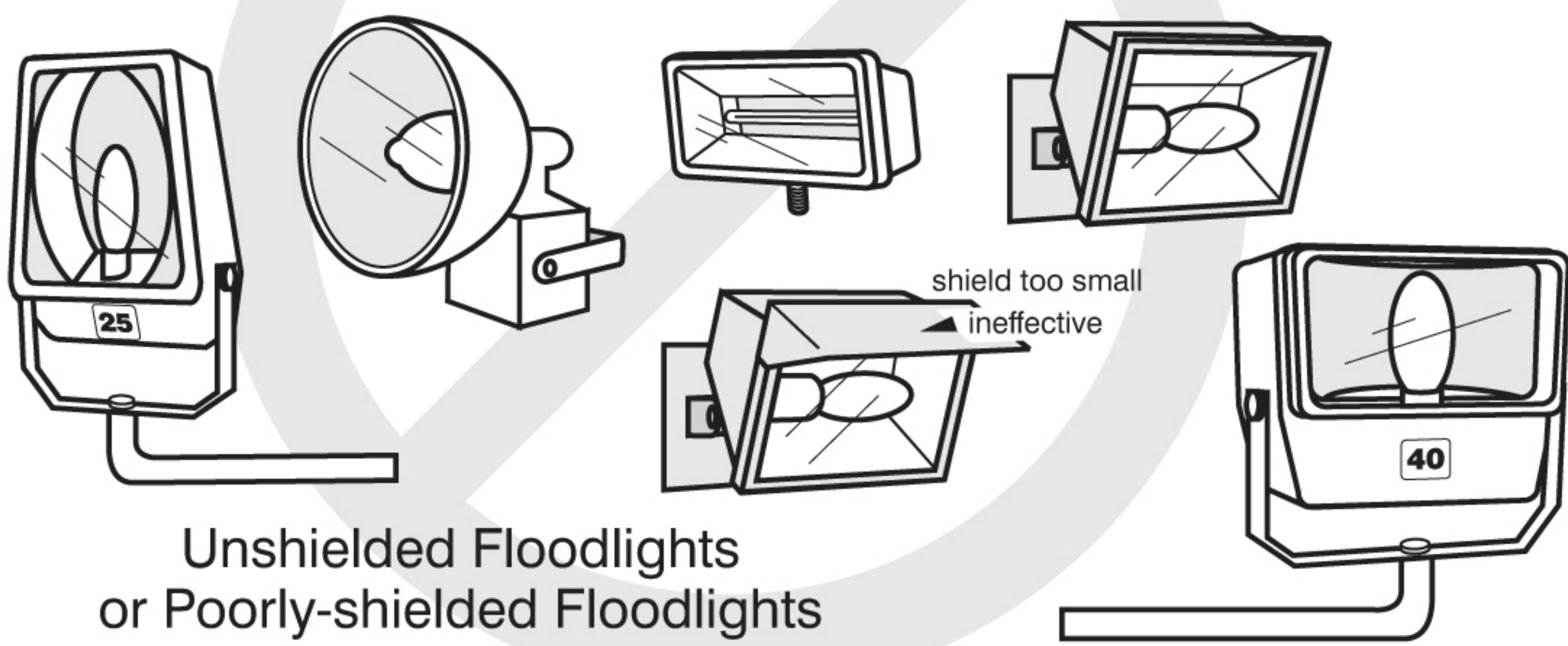
H. PENALTIES:

1. Violations and Legal actions. If, after investigation, the City Planner finds that any provision of this chapter is being violated, the City Planner or designee shall give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or occupant of such premises, demanding that the violation be abated within 30 days of the date of hand delivery or of the date of mailing of the notice. The planning department staff shall be available to assist in working with the violator to correct said violation. If the violation is not abated within the 30-day period, the City Planner or designee may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this chapter and to collect penalties for such violations.
2. Penalties. A violation of this chapter, or any provision thereof, shall be punishable by a Infraction as defined in NCC 1.08, and each day of violation after the expiration of the 30-day period shall constitute a separate offense for the purpose of calculating the fine.

Examples of Acceptable / Unacceptable Lighting Fixtures

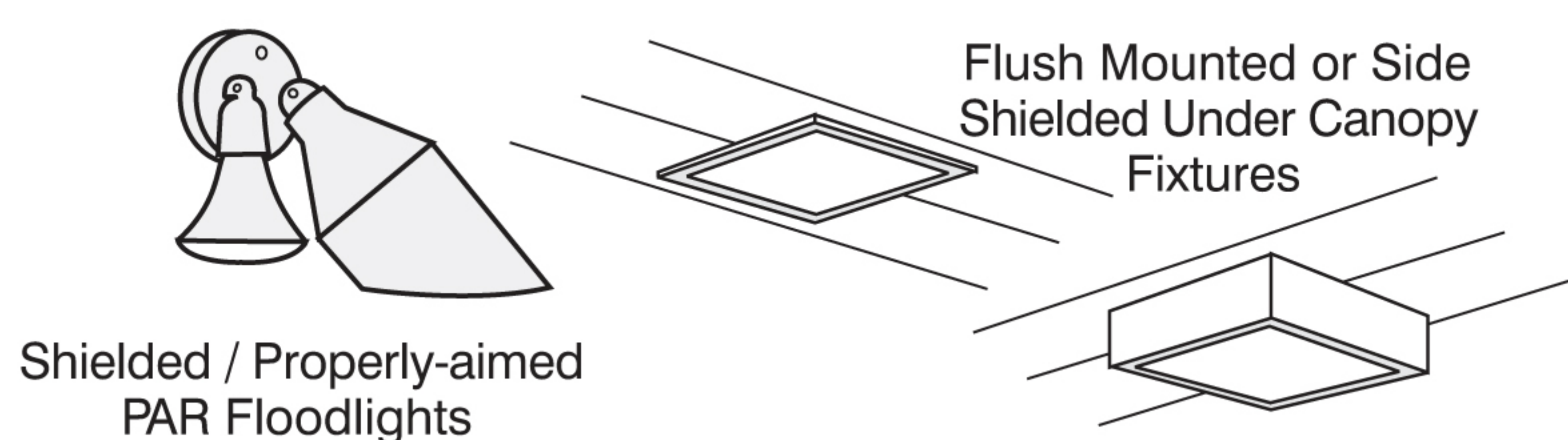
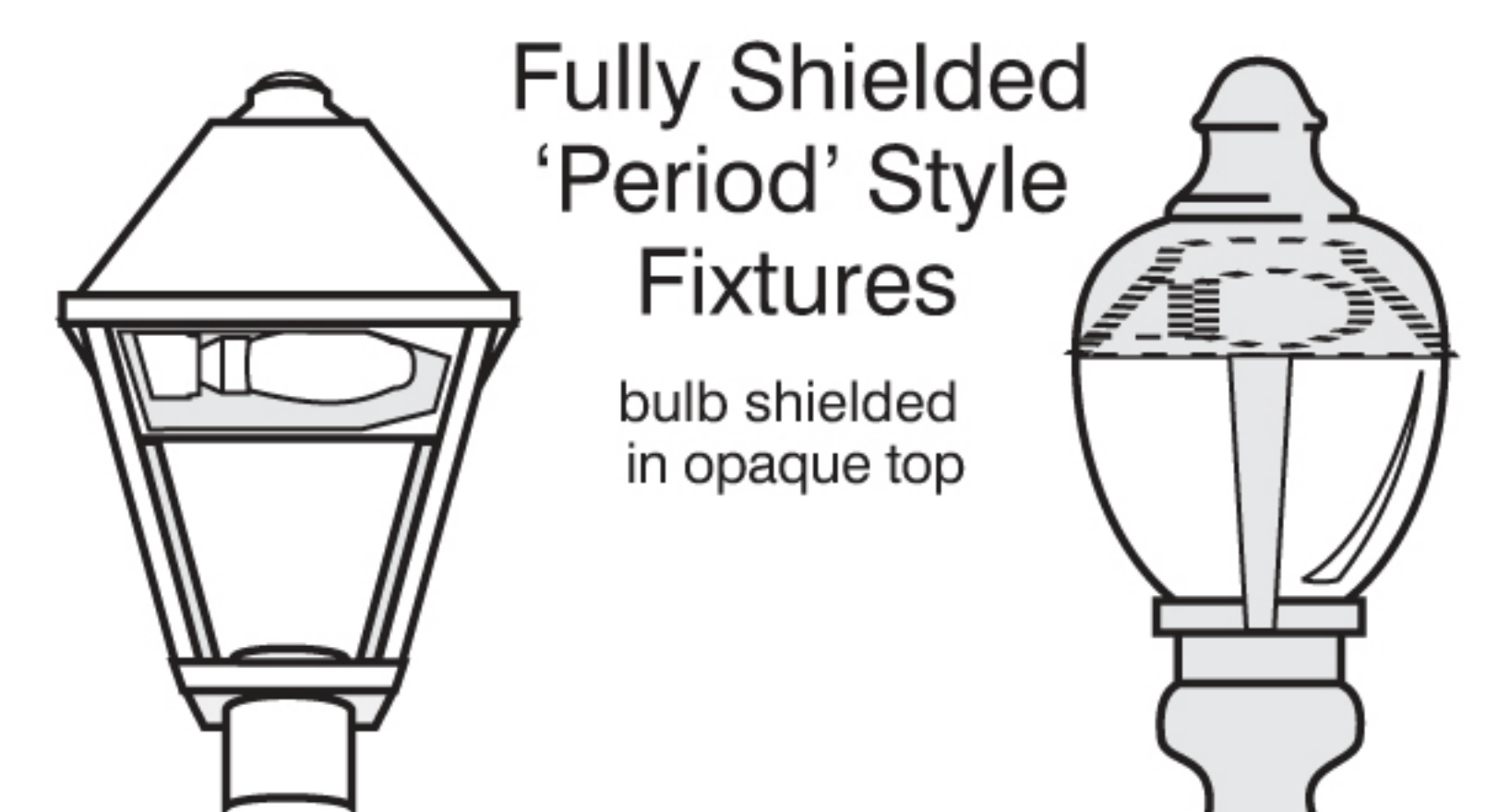
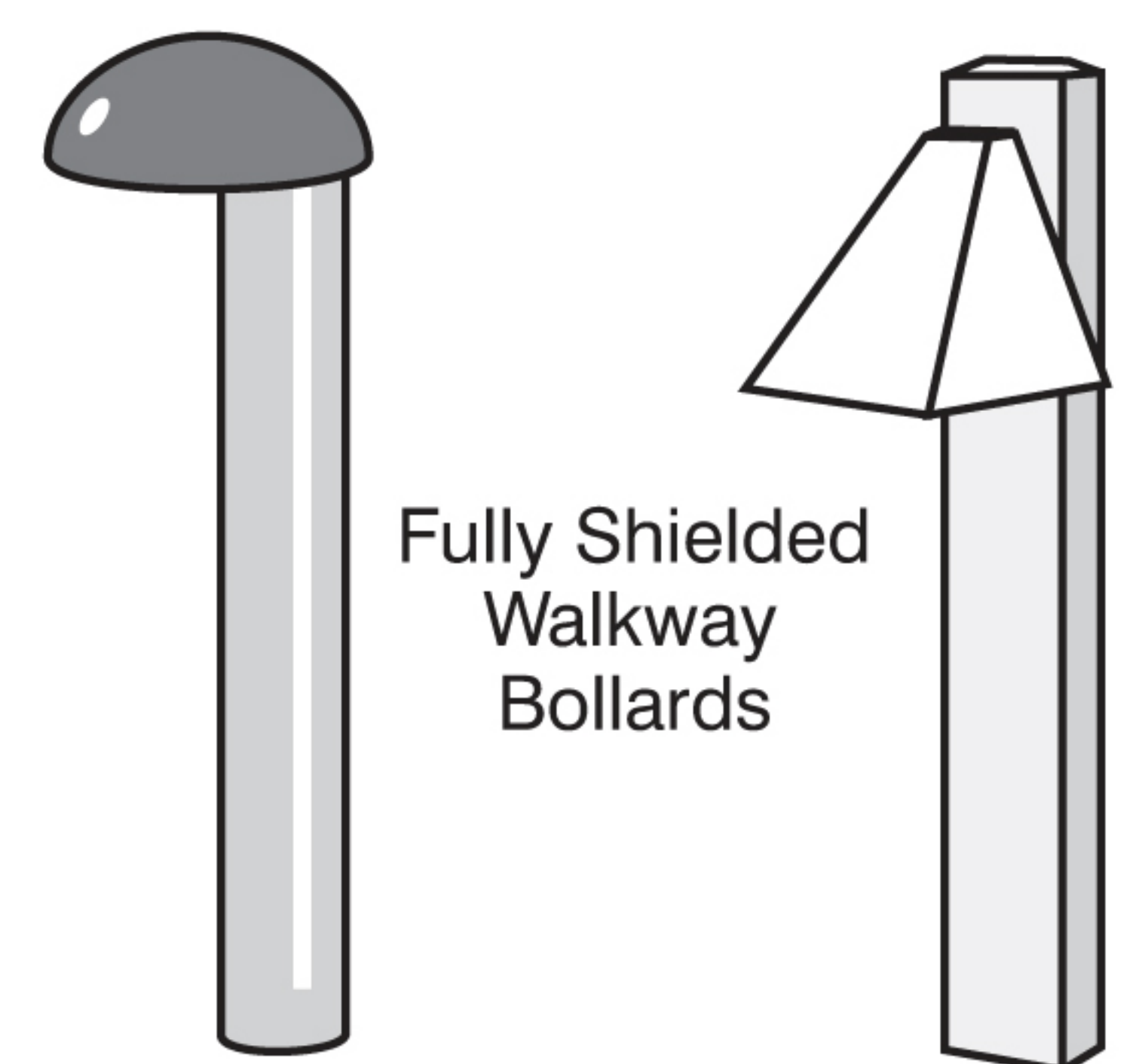
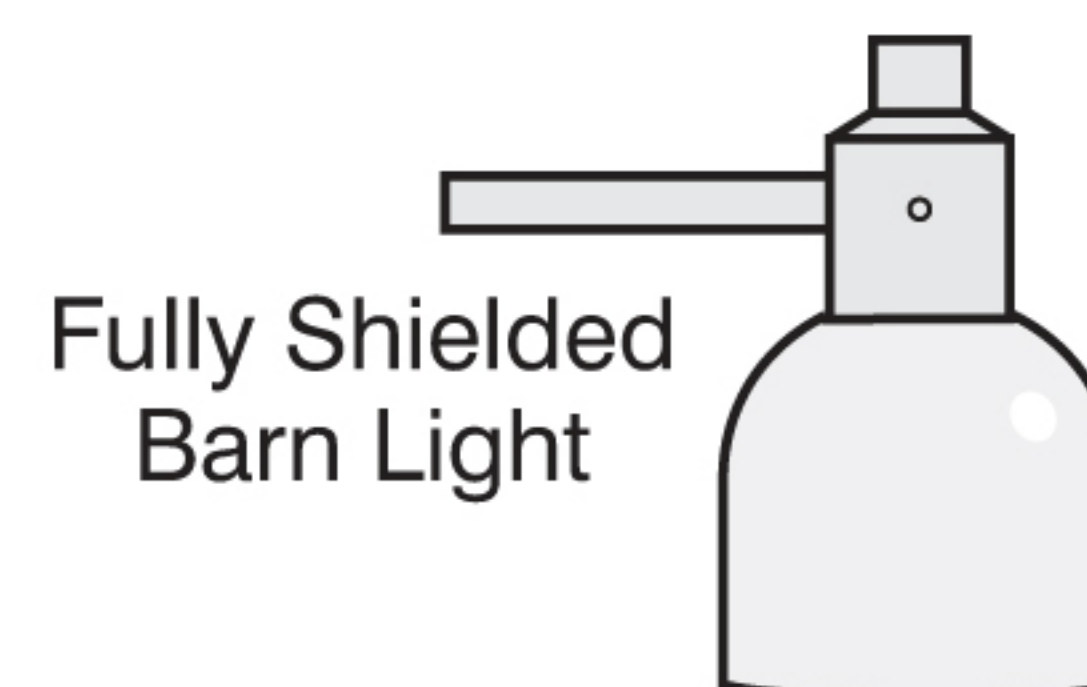
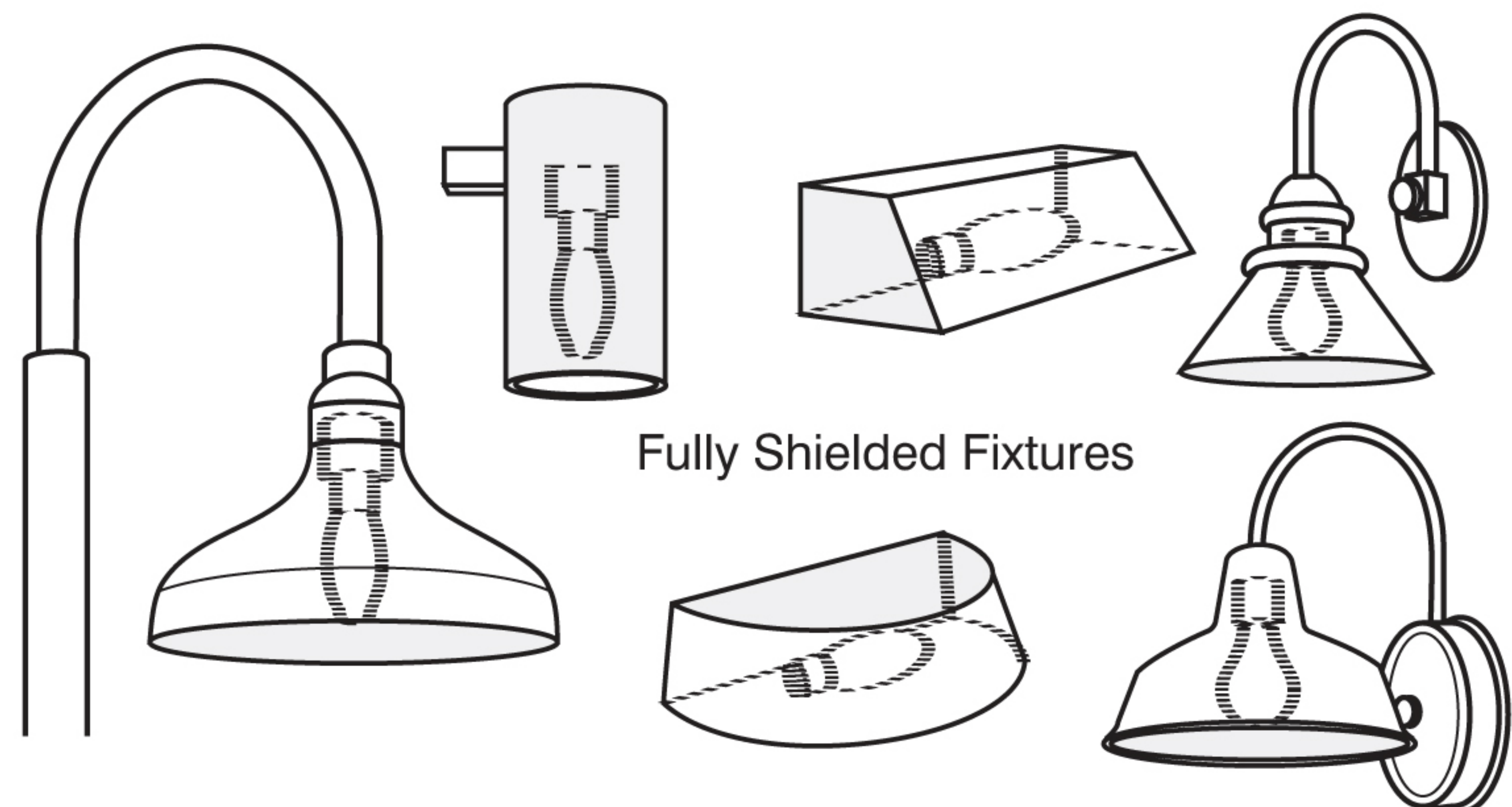
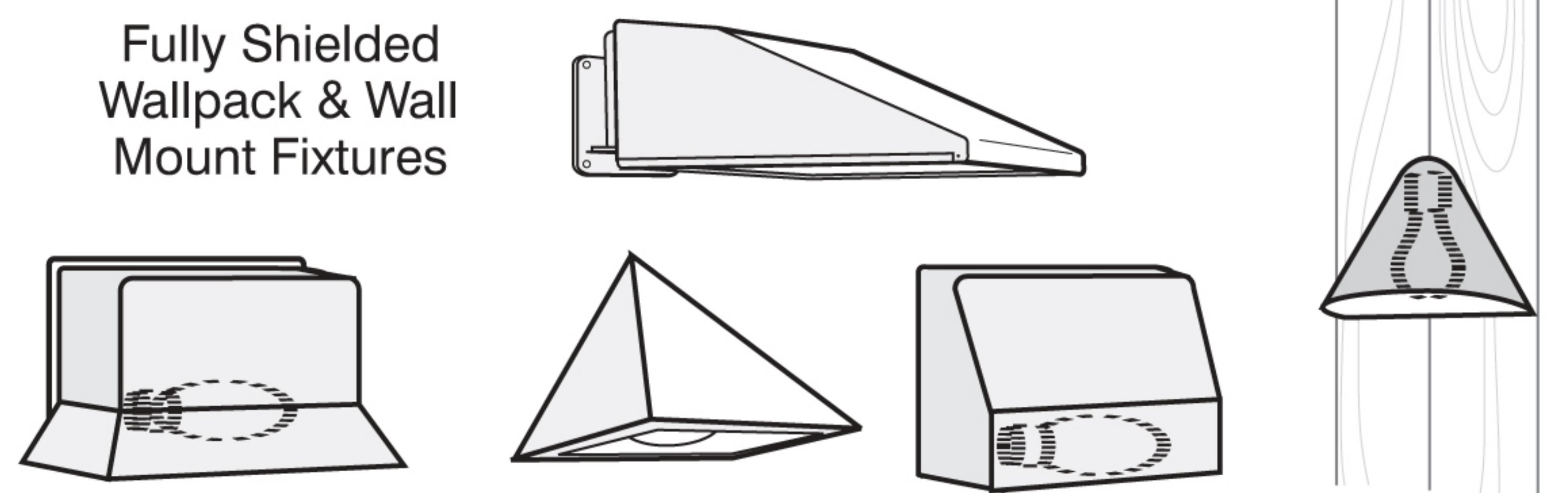
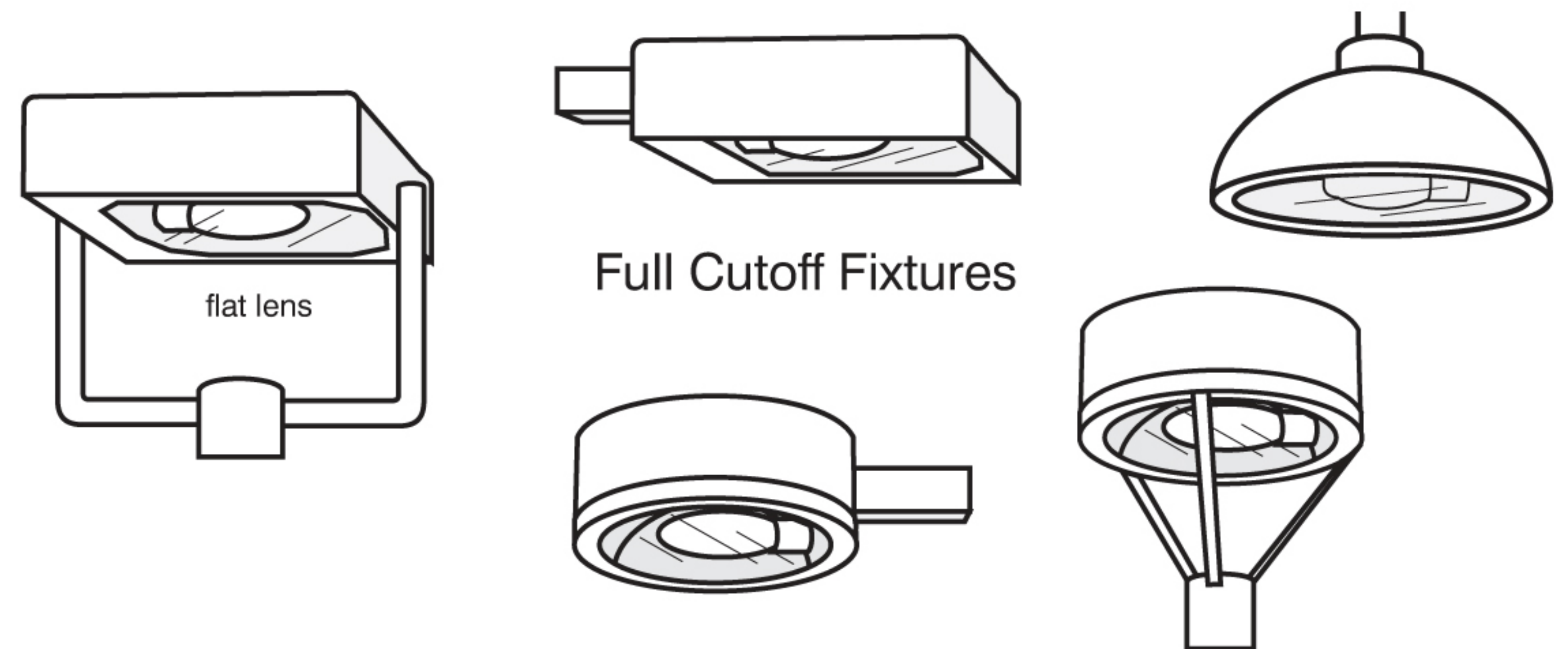
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Agenda Item #16

Description	Discussion and Consideration: Resolution 20-03 – Interlocal Agreement Regarding Wastewater Services (First Reading)
Department	City Council
Presenter	David Zook, City Manager
Recommendation	Move to forward the Resolution to a second reading.
Reviewed By	Mayor, City Manager, City Attorney

Background

At the February 27 City Council meeting, Mayor Dustin presented the concept of an interlocal agreement between cities on the south end of the valley, which could be formed to collaboratively address wastewater collection and treatment. That interlocal agreement is now before the Council for discussion and consideration. The interlocal agreement includes Hyrum, Nibley and Millville. Other cities could potentially join the group in the future. The intent of the interlocal agency that would be formed by adoption of this interlocal agreement would be to investigate and plan for the potential use of an expanded Hyrum Wastewater treatment plant, which would serve each of the partnering cities.

RESOLUTION 20-04

INTERLOCAL AGREEMENT REGARDING WASTEWATER SERVICES

WHEREAS, Hyrum City, as authorized by law, operates and maintains a wastewater treatment facility; and

WHEREAS, Nibley desires to form an interlocal agency to consider options for jointly owning, expanding, modifying, and operating Hyrum's existing wastewater treatment plant and other wastewater facilities and infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

1. The attached Interlocal Wastewater Agreement is hereby adopted.
2. Mayor Shaun Dustin is appointed as Nibley's representative on the South Cache Valley Reclamation Facility Board.

PASSED BY THE NIBLEY CITY COUNCIL THIS _____ day of _____, 2020.

Shaun Dustin, Mayor

ATTEST: _____
David Zook, City Recorder