



Nibley City
Planning Commission Meeting
Thursday, November 19, 2020
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
 Approval of Agenda
 Approval of Minutes

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting via the Zoom meeting link provided at www.nibleycity.com.

1. **Public Hearing:** receive comment for Nibley Meadows Phase 1 Preliminary Plat, located at approximately 1000 W 3200 S. (Applicant: Westates Companies, LLC)
2. **Discussion and Consideration:** recommendation of approval for Nibley Meadows Phase 1 Preliminary Plat, located at approximately 1000 W 3200 S. (Applicant: Westates Companies, LLC)
3. Staff Report and Action Items

*Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.

PROJECT NOTES:

GENERAL PROJECT DESCRIPTION: THE DEVELOPMENT WILL A INCLUDE A MIX OF SINGLE-FAMILY AND TOWNHOME DWELLINGS. THE DEVELOPMENT WILL CONTAIN MORE THAN 35% OPEN SPACE THAT WILL INCLUDE POCKET PARKS, LINEAR PARKS, AND TRAILS. A CLUBHOUSE AND VARIOUS AMENITIES WILL ALSO BE PROVIDED.

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 3500 SOUTH (THE SOUTHERNMOST EAST-WEST ROAD).

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 SEWER STUB ON THE WEST OF THE PROJECT CURRENTLY BEIN INSTALLED AS PART OF THE NIBLEY FARMS SUBDIVISION.

SECONDARY WATER SYSTEM: NOT PROPOSED.

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

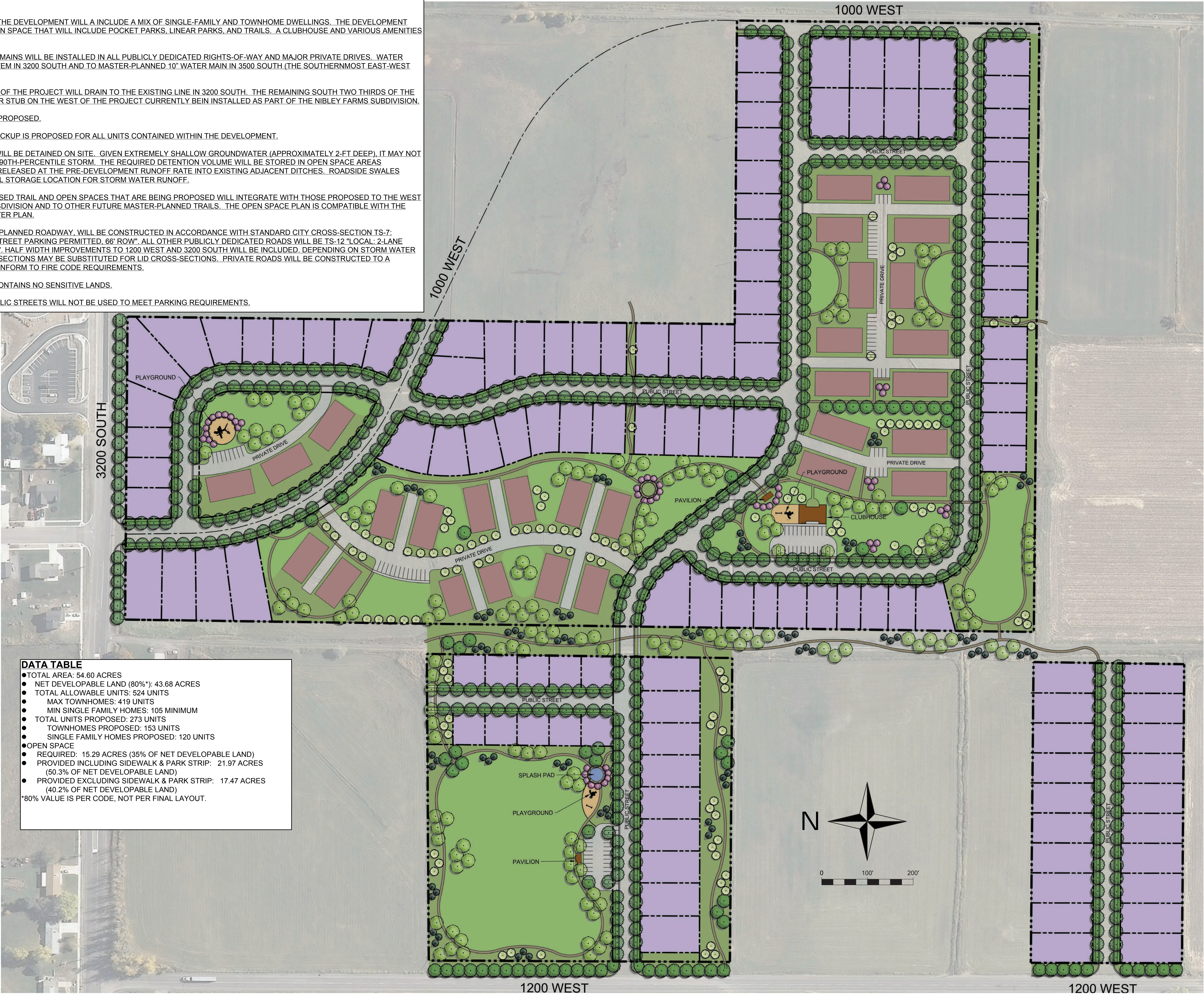
STORM WATER: THE 100-YR 24-HR WILL BE DETAINED ON SITE. GIVEN EXTREMELY SHALLOW GROUNDWATER (APPROXIMATELY 2-FT DEEP), IT MAY NOT BE FEASIBLE TO FULLY RETAIN THE 90TH-PERCENTILE STORM. THE REQUIRED DETENTION VOLUME WILL BE STORED IN OPEN SPACE AREAS THROUGHOUT THE SITE AND THEN RELEASED AT THE PRE-DEVELOPMENT 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 MASTER-PLANNED TRAILS. THE OPEN SPACE PLAN IS COMPATIBLE WITH THE CITY PARKS AND OPEN SPACE MASTER PLAN.

ROADWAYS: 1000 WEST, A MASTER PLANNED ROADWAY, 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.





**Nibley City Planning
Commission
Agenda Item Report
November 19, 2020**

Agenda Item #1: Preliminary Plat: Nibley Meadows Phase 1

Description

Discussion and Consideration of a recommendation of approval for Nibley Meadows Phase 1 Preliminary Plat, located at approximately 1000 W 3200 S. (Applicant: Westates Companies, LLC)

Department

City Planning

Action Type

Administrative

Recommendation

Recommend approval of Nibley Meadows Phase 1 Preliminary Plat with the findings noted below

Reviewed By

City Planner, City Engineer, Public Works, Fire Marshall

Background

Nibley Meadows (applicant: Westates) was approved by the City Council as an R-PUD overlay zone on August 13. The applicant originally submitted a preliminary plat for phase 1 with the original R-PUD application. However, through the process of approval, the design of the planned subdivision was significantly modified and the preliminary plat that was applied for with the original application no longer complied with the approved R-PUD overlay zone and was not approved by the City Council. Therefore, the applicant has submitted a new application for preliminary plat.

The approved R-PUD Development Plan for the 54.6 acres development includes 273 units, including 153 townhomes and 120 single-family homes, with approximately 17 acres of HOA maintained open space and an additional 4.5 acre park to be dedicated to the City.

At this time, the applicant has applied for a preliminary plat for phase 1 of this development. In this phase, the applicant proposes to include 15 townhome and 16 single-family home lots on 7.45 acres. Below is a summary for this phase of the subdivision

Nibley Meadows Phase 1	
Listed on R-PUD Application Map	Yes
Total Gross Acres	7.45
Min Lot Size for Single Family Lots	6,500 sq. ft.
Total Lots	31
Total Park Space & Amenities	1.35 acres, one playground
Parking	2 car garages with driveways and 9 off-street parking spaces

Utility Lines, Easements, Storm Water and Canals

The applicant has shown a preliminary plan for connecting utilities to Nibley City's utility system, including locations of sewer and water lines. A diagram of standard public utility easements is also provided. Storm water management is primarily planned to be provided with swales and a small detention pond in the HOA maintained park area. Nibley City engineer and public works director are reviewing the plan to ensure compliance with City standards. The applicant has indicated that there are no modifications associated with existing irrigation systems associated with this phase of the development. Therefore, coordination with the canal company is unnecessary at this time.

Transportation

Nibley City's Transportation Master Plan (TMP) shows an extension of 1000 West through this property, to align with 900 West to the south. This roadway is planned as a collector street. The applicant proposes to build a portion of this roadway extension as part of this phase of the development. The alignment and right-of way width and cross section is consistent with the TMP. The applicant proposes an appropriate street cross section for the remaining local street, as

well as a private drive to access the townhome parking. As there is only 1 access to this 1st phase of the development, the applicant has proposed a temporary secondary access via the 1100 west right-of-way (which will later be developed as a trail corridor). The plans have been provided to the fire marshal, who has not expressed any concerns with this temporary solution.

Parking

NCC 19.32.080-B-5 states:

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. Guesting parking may be located in parking courts or on street parking maintained by the owner association.

The applicant originally proposes to include 2-car garages for each townhome unit and 9 guest parking spaces that are accessed via a private drive. The design of the park space meets NCC 19.32.080 and sufficient guest parking is provided to meet the code.

Open Space and Maintenance Plan

The applicant has submitted a preliminary landscape and maintenance plan for the open space area surrounding the townhomes and the common area for the active adult homes. In total, the applicant proposes approximately 1.35 acres of HOA-owned and maintained open space for this phase, which includes a playground. The applicant will be required to provide a more detailed design of the playground prior to final plat approval to ensure that the design meets NCC 19.32.050(11). Staff has also determined that the proposed landscaping plan includes the proper spacing and species of street trees to comply with NCC 21.12.170 and the City's Tree Care Plan.

In addition to the open space described above, the developer will dedicate an approximately 4.5 acre public park, located on 1200 West. This will be developed commensurate with the development through the use of impact fees, in addition to some improvements that the City Council required as part of the original R-PUD approval. City Staff is currently working with the developer for a Park Development Agreement that will detail the roles, responsibilities and timing for developing the park space. This agreement will need to be approved by the City Council, prior to final plat approval for this subdivision.

It is important to note in final plat approval there are more landscaping details needed as listed in NCC 19.32.080-B.

Recommended Findings:

1. The application meets the zoning standards and requirements of NCC 19.22.
2. The City Engineer and Public Works Director need to provide final approval of the utilities and stormwater plan.

VICINITY MAP

WEST 1/4 CORNER OF SECTION 20, T11N, R1E, SLB&M ALUMINUM CAP

#03-166-0074 JAMES & KATHLEEN ROZANSKI

#03-166-0073 JUSTIN & MEGHAN HULET

1000 WEST

BASIS OF BEARING: N89°51'19"W 5306.69' (BETWEEN MONUMENTS)

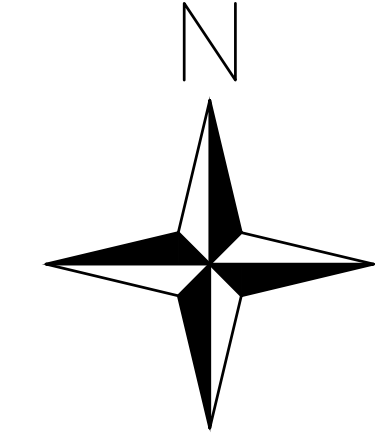
1655.58'

#03-166-0075 JARED NIELSON

#03-018-0007 SHAWN & SHANNON GOOCH

#03-018-0008 CACHE COUNTY SCHOOL DISTRICT

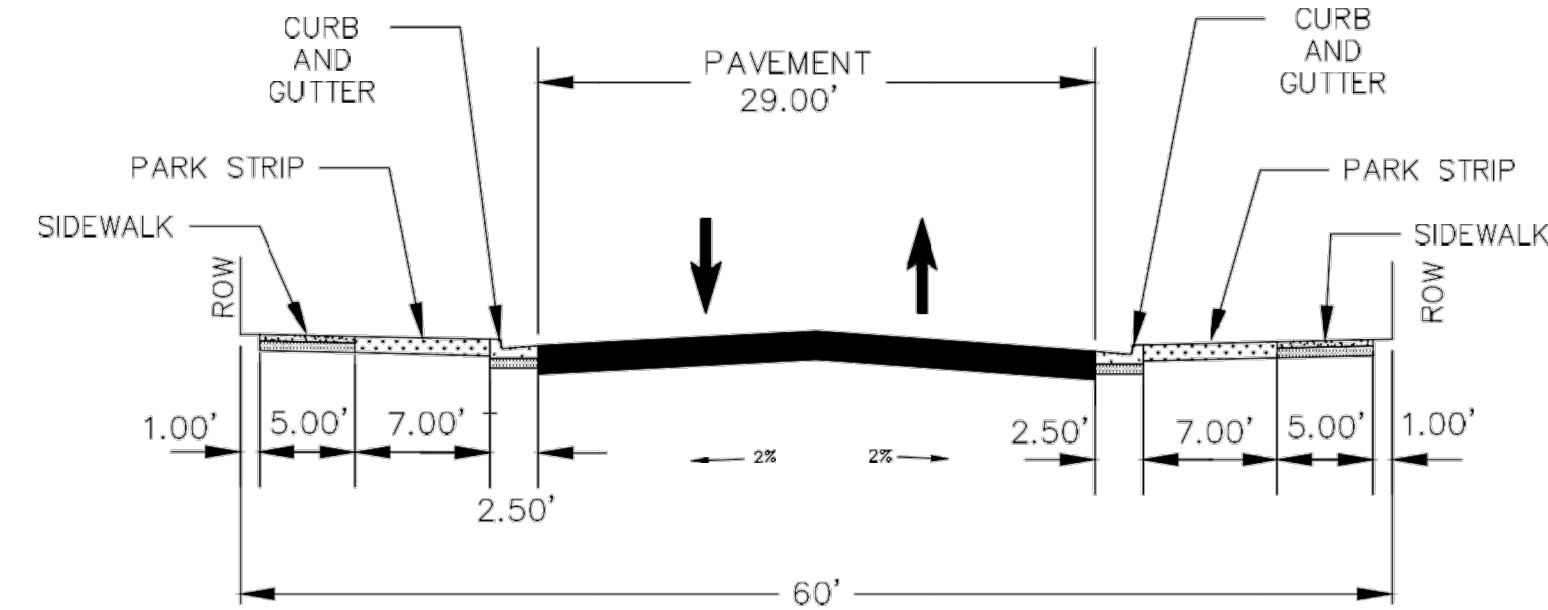
EAST 1/4 OF SECTION 20, T11N, R1E, SLB&M BRASS CORNER



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '50'' at the midpoint, and '100' at the right end.

Contains: 7.46+/- acres

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	442.34	533.00	47.44	N39° 47' 26"W	429.75
C2	12.90	533.00	1.39	S0° 46' 22"E	12.90
C3	63.35	533.00	6.81	S4° 52' 16"E	63.31
C4	72.99	533.00	7.85	S12° 11' 56"E	72.93
C5	18.57	12.00	88.66	S44° 24' 33"E	16.77
C6	49.64	130.00	21.88	S77° 48' 00"E	49.34
C7	57.78	130.00	25.47	S54° 07' 40"E	57.31
C8	58.78	130.00	26.45	S28° 39' 42"E	57.31
C9	39.28	130.00	17.31	S7° 16' 19"E	39.13
C10	47.63	230.00	11.57	S7° 19' 04"W	47.55
C11	50.21	230.00	12.81	S19° 30' 16"W	50.11
C12	18.71	12.00	89.32	S18° 54' 13"E	16.87
C13	15.50	10.00	88.79	N44° 28' 26"W	13.99
C14	15.92	10.00	91.21	S45° 31' 34"W	14.29



N.T.S.

CURB AND GUTTER

PAVEMENT 35.00'

PARK STRIP

SIDEWALK

ROW

1.00'

5.00'

7.00'

2.50'

2%

2%

2.50'

7.00'

5.00'

1.00'

66'

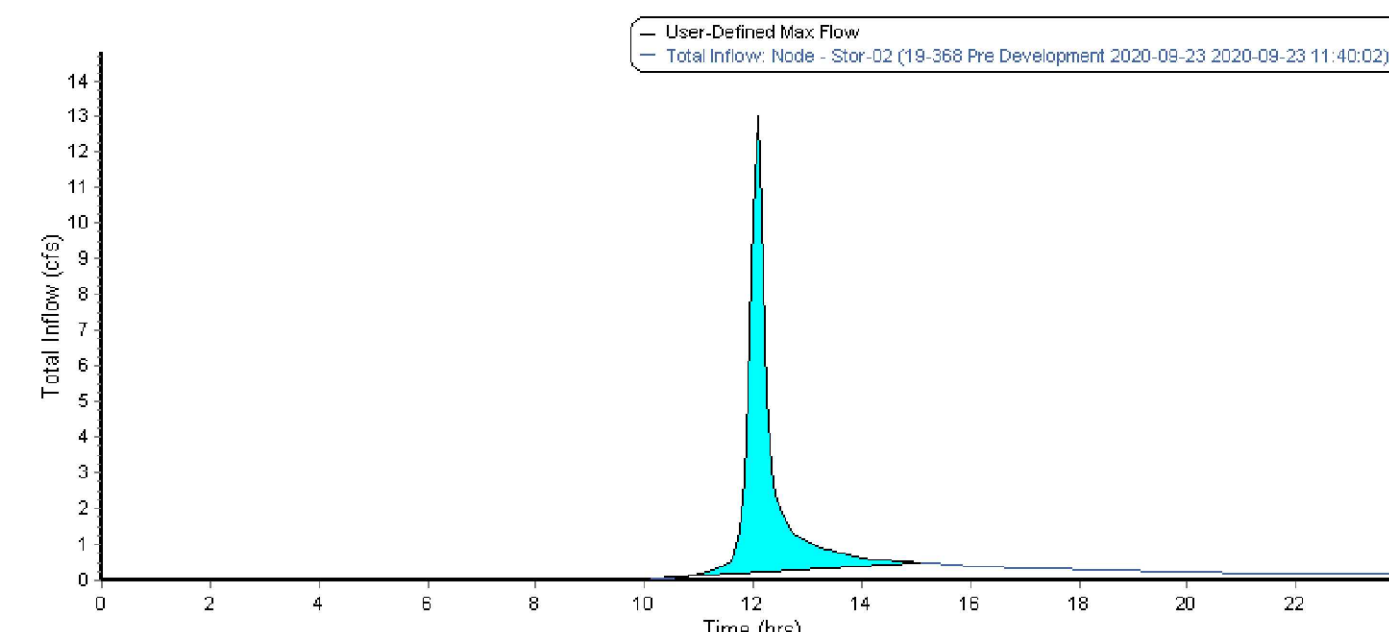
OWNER _____ DATE _____

PRELIMINARY PLAT

[illegible]

PROFESSIONAL ENGINEER
10/29/2026
No. 8240768-7208
MICHAEL E. TAYLOR
STATE OF UTAH

SHEET 1 OF 2



STORMWATER CALCULATIONS

Phase 1

*Site is approximately 90% Group C and 10% Group D

Post Development

*****		Runoff Summary Table	
Time period		Element ID	Sub-02
From:	12/18/2019, 12:00:00 AM	Maximum Runoff (cfs)	0.50
To:	12/19/2019, 12:00:00 AM	Minimum Runoff (cfs)	0.00
		Event Mean Runoff (cfs)	0.11
Thresholds		Duration of Exceedances (hrs)	N/A
Exceedance:	0	Duration of Deficits (hrs)	N/A
Deficit:	0	Number of Exceedances	N/A
		Number of Deficits	N/A
Detention storage		Volume of Exceedance (ft³)	N/A
Max flow:	0	Volume of Deficit (ft³)	N/A
		Total Runoff (ft³)	9312.66
		Detention Storage (ft³)	N/A

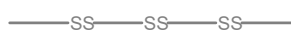
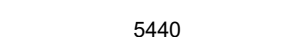
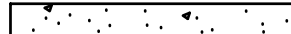
- ### PRELIMINARY NOTES

1. THIS PROJECT WILL BE CONSTRUCTED AS A SINGLE PHASE.
 2. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVED BY A 1" WATER METER AND SERVICE LINE.
 3. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVED BY A 4" SEWER SERVICE.
 4. THE DESIGN ENGINEER HAS VERIFIED THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
 5. THE DEVELOPMENT OF THE 1000 WEST 66 ROW WILL ONLY BE 10' WIDITH FROM THE ROW.
 6. NO IMPROVEMENTS OR MODIFICATIONS TO THE EXISTING NIBLEY BSF SECONDARY CANAL ARE NECESSARY.
- 1 ***SHEET KEY NOTES***
1. PROPOSED 8" WATER LINE, TYP.
 2. PROPOSED 10" WATER LINE, TYP.
 3. PROPOSED 1" CULINARY WATER SERVICE, TYP.
 4. PROPOSED FIRE HYDRANT ASSEMBLY, TYP.
 5. PROPOSED 8" SEWER LINE, TYP.
 6. PROPOSED 4" SEWER SERVICE
 7. PROPOSED STORM DRAIN DETENTION AREA.
 8. PROPOSED SEWER MANHOLE, TYP.
 9. PROPOSED 66" CITY CROSS SECTION PER CITY STANDARD (SHEET 1).
 10. PROPOSED 10" CITY CROSS SECTION PER CITY STANDARD (SHEET 1).
 11. CONNECT PROPOSED SEWER LINE TO EXISTING MAIN WITH NEW MANHOLE.
 12. CONNECT PROPOSED 10" WATER LINE TO EXISTING WATER LINE.
 13. PHASE 1 STORM WATER TO TEMPORARILY DISCHARGE INTO EXISTING NIBLEY BSF SECONDARY CANAL LATERAL AT CONTROLLED RATE.
 14. EXISTING FIRE HYDRANT.
 15. PROPOSED BLOW-OFF HYDRANT.
 16. CAP PROPOSED 8"Ø WATER LINE FOR FUTURE CONNECTION.
 17. CAP PROPOSED 10"Ø WATER LINE FOR FUTURE CONNECTION.
 18. PROPOSED TEMPORARY DISCHARGE.
 19. PROPOSED STORM DRAIN PIPE OUTFALL PIPE.
 20. TEMPORARY 1100 WEST SECONDARY ACCESS TO BE REMOVED AT LATER DATE WHEN ADDITIONAL EMERGENCY ACCESS POINT IS ADDED TO THE DEVELOPMENT.
 21. PROPOSED CROSSWALK

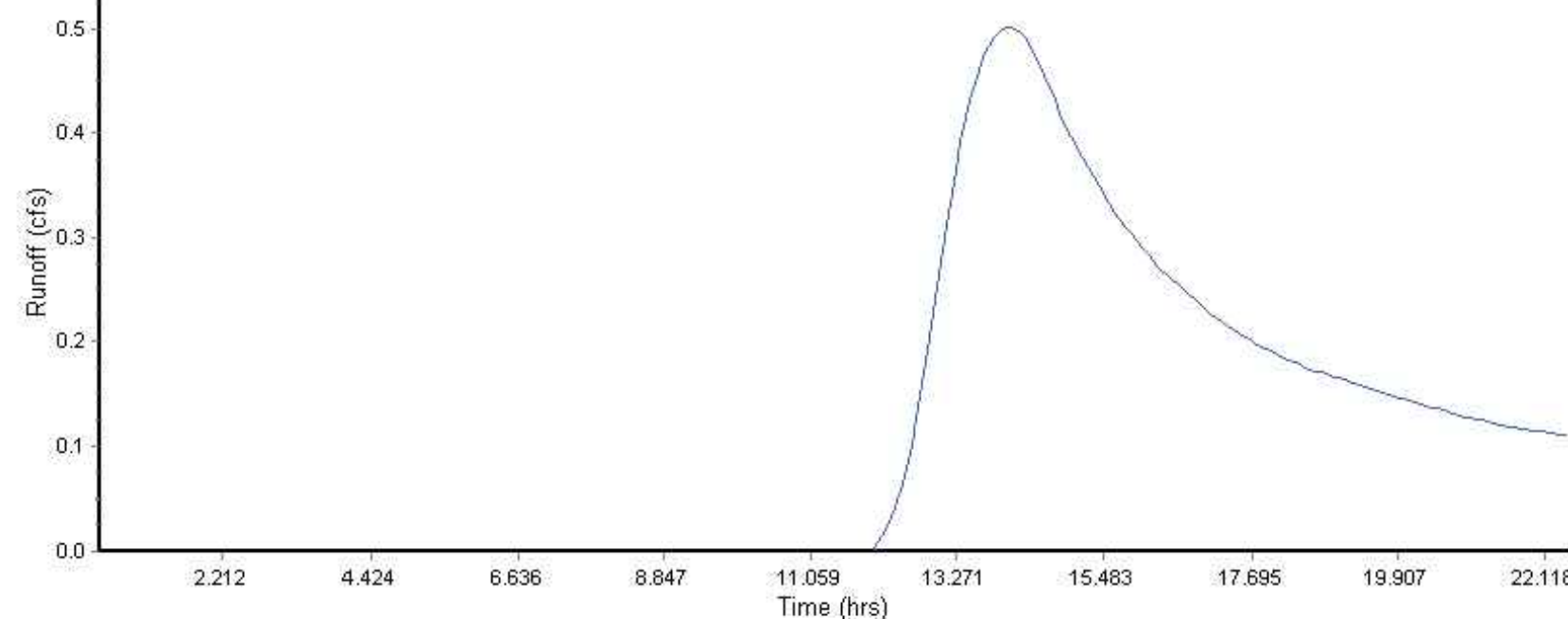
① **SHEET KEY NOTES**

1. PROPOSED 8" WATER LINE, TYP.
2. PROPOSED 10" WATERLINE, TYP.
3. PROPOSED 1" CULINARY WATER SERVICE, TYP.
4. PROPOSED FIRE HYDRANT ASSEMBLY, TYP.
5. PROPOSED 8" SEWER LINE, TYP.
6. PROPOSED 4" SEWER SERVICE
7. PROPOSED STORM DRAIN DETENTION AREA.
8. PROPOSED SEWER MANHOLE, TYP.
9. PROPOSED 66" CITY CROSS SECTION PER CITY STANDARD (SHEET 1).
10. PROPOSED 60" CITY CROSS SECTION PER CITY STANDARD (SHEET 1).
11. CONNECT PROPOSED SEWER LINE TO EXISTING MAIN WITH NEW MANHOLE.
12. CONNECT PROPOSED 10" WATER LINE TO EXISTING WATER LINE.
13. PHASE I STORM WATER TO TEMPORARILY DISCHARGE INTO EXISTING NIBLEY BSF SECONDARY CANAL LATERAL AT CONTROLLED RATE.
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19. PROPOSED STORM DRAIN PIPE OUTFALL PIPE.
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21. PROPOSED CROSSWALK

LEGEND

- | | |
|---|----------------------------------|
|  | EXISTING WATER LINE |
|  | EXISTING SEWER LINE |
|  | EXISTING STORM DRAIN LINE |
|  | EXISTING FENCELINE |
|  | EXISTING CONTOUR |
|  | EXISTING ASPHALT |
|  | EXISTING CONCRETE |
|  | EXISTING UTILITY POLE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING SEWER MANHOLE |
|  | EXISTING DRAIN MANHOLE |
|  | EXISTING ELECTRICAL BOX |
|  | EXISTING COMMUNICATIONS BOX |
|  | EXISTING COMMUNICATIONS PEDESTAL |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE |
|  | PROPOSED SANITARY SEWER MANHOLE |
|  | PROPOSED SEWER LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED WATER METER |
|  | PROPOSED IRRIGATION LINE |
|  | PROPOSED STORM DRAIN LINE |
|  | PROPOSED FIRE HYDRANT |

— Runoff: Subbasin - Sub-02 (19-368 Pre Development 2020-09-23 2020-09-23 11:38:28)



civilsolutionsgroup inc.



NIBLEY MEADOWS SUBDIVISION PHASE 1

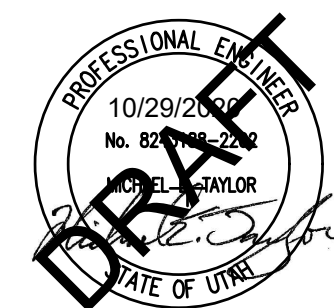
LOCATION: 1100 WEST 3200 SOUTH, NIBLEY, UTAH 84321

PROPERTY OF: 7 POINT ROYAL, LLC.

PREPARED FOR: WESTATES COMPANIES, LLC;

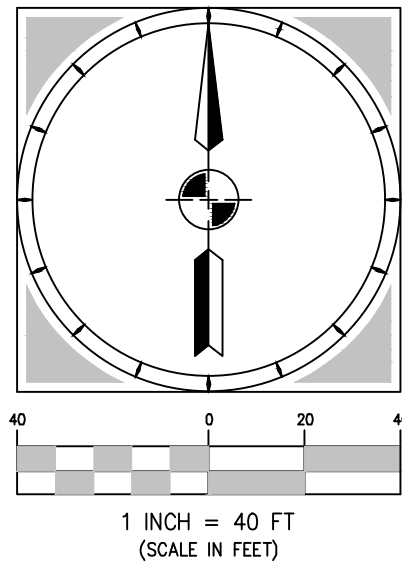
[illegible]

PROJECT #: 19-368
DRAWN BY: T. GLOVE
PROJECT MANAGER: M. TAYLO
ISSUED: 10/29/202



ENGINEERING PLAN

SHEET 2 OF 2



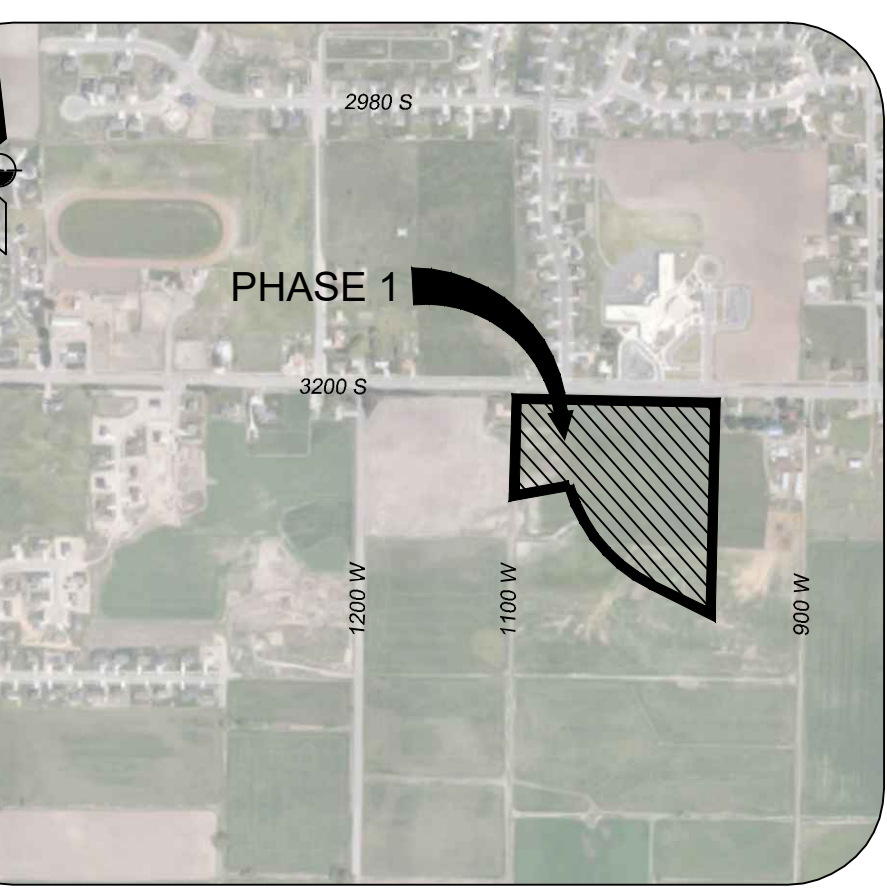
TREE LEGEND

- ACER TRUNCATUM X A. PLATANOIDES "KEITHSFROM"– NORWEGIAN SUNSET MAPLE (20'X20') 1.5" CAL.
 - GINKGO BILOBA– MAIDENHAIR TREE (50'X35') 1.5" CAL.
 - MALUS "SPRING SNOW"– SPRING SNOW CRABAPPLE (20'X20') 1.5" CAL.
 - MALUS "ROYAL RAINDROPS"– ROYAL RAINDROPS CRABAPPLE (20'X20') 1.5" CAL.
 - TILIA CORDATA– LITTLELEAF LINDEN (60'X35') 1.5" CAL.
- STREET TREES WILL BE INSTALLED BY HOMEOWNER AT THE TIME HOMES ARE LANDSCAPED

NOTE:

- SUBSTITUTIONS FOR CULTIVARS OF SIMILAR SIZE AND APPEARANCE MAY BE USED BASED ON AVAILABILITY AT TIME OF PLANTING.
- TREE SPACING IS NOMINAL & SPACING MAY VARY, DUE TO CONFLICTS WITH DRIVEWAYS, STREET LIGHTS, OR UTILITIES.

VICINITY MAP



CALL BEFORE YOU DIG

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

800-662-4111



Preliminary Landscape Plan

Summit Engineering Group Inc.

STRUCTURAL • CIVIL • LAND SURVEYING

55 WEST CENTER • P.O. BOX 176

PROVO, UT 84601

P: 435-654-9223 • F: 435-654-9231

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REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

DESIGN ENGINEER	DATE

PROJECT ENGINEER:	BMB
PROJECT MANAGER:	BMB
DRAWN BY:	ZST
ISSUE DATE:	10/22/2020

PROJECT	NIBLEY MEADOWS PHASE 1
SHEET TITLE	LANDSCAPE PLAN

PROJECT	C20-024
SHEET	L1.1

Preliminary Maintenance Plan for Open Space

Nibley Meadows

Introduction

This Maintenance Plan for Open Space is applicable for all of Nibley Meadows but specifically accompanies the Nibley Meadows Phase 1 subdivision containing 16 single family lots and 15 townhome units. The proposed open space layout is shown on the attached Preliminary Plat and Phase 1 landscape plan.

Ownership Agreement

All property not platted into individual lots will be either dedicated to the city for public roads or in the approximately 4.5 acre open space along 1200 West or will be Common Space owned by the HOA and dedicated to that HOA by plat. All homes in the Nibley Meadow development will be part of the HOA.

Use

The open space property will be used for a combination of purposes:

- Walkability with connectivity through street connections and outlets for future trail connections
- City park
- Private parks
- Provide general connectivity of open and green space areas throughout the community

Maintenance

Maintenance would follow the ownership of the open space property. The city will own and maintain the public park space where improvements have not yet been designed. The HOA will own and maintain the private open space.

Landscaping Plan

The Landscaping plan for Phase 1 is in accordance with the overall approved plan. It has been submitted to the city as part of the Phase 1 Plat application.

Protection

The public open space parcels will be protected via City ownership. The private open space parcels will be protected via HOA ownership.