



Nibley City
Planning Commission Meeting
Thursday, April 1, 2021
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 either in person or via the Zoom meeting link provided at www.nibleycity.com.

1. **Public Hearing:** to receive comment on Ordinance 21-06: Mixed Residential Housing Ordinance
2. **Discussion and Consideration:** to make a recommendation for Ordinance 21-06: Mixed Residential Housing Ordinance
3. **Public Hearing:** to receive comment on Resolution 21-10: Future Land Use Map Amendments
4. **Discussion and Consideration:** to make a recommendation for Resolution 21-10: Future Land Use Map Amendments
5. **Public Hearing:** to receive comment on Ordinance 21-07: Rezone of a portion of Parcel 03-067-0004, located at 4350 S Main St from R-2-Residential to C-Commercial
6. **Discussion and Consideration:** to make a recommendation for Ordinance 21-07: Rezone of a portion of Parcel 03-067-0004, located at 4350 S Main St from R-2-Residential to C-Commercial
7. **Discussion and Consideration:** Conditional Use Permit for Utility Substation at 75 W 3200 S (Applicant: Dominion Energy Utah)
8. 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.



**Nibley City Planning
Commission
Agenda Item Report
April 1, 2021**

Agenda Item #1 & #2: Mixed Residential Housing

Description

Public Hearing: to receive comment on Ordinance 21-06: Mixed Residential Housing Ordinance

Discussion and Consideration: to make a recommendation for Ordinance 21-06: Mixed Residential Housing Ordinance

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 21-06: Mixed Residential Housing Ordinance

Reviewed By

City Planner, City Attorney, City Manager, City Engineer

Background

One of the Planning Commission goals for 2021 is to develop an ordinance that allows for multifamily housing development in targeted areas of the City. Due to escalating housing prices and evolving housing preferences, there is currently significant demand for the development of more land efficient housing, such as apartments, condominiums, and townhomes. Nibley City's General Plan includes the following vision with regards to residential development and housing:

While retaining the character and form of established neighborhoods, residential development in Nibley will emphasize the conservation of open space and, using that conservation process, will incorporate a variety of housing forms.

Adopting an appropriate mixed income housing ordinance will contribute to this vision by accommodating the growing population in a more land efficient development pattern and allowing the City to guide the design of such development to ensure the preservation of existing neighborhoods.

Nibley City's Annexation Declaration Area includes certain unincorporated, undeveloped parcels adjacent to existing Nibley City residential neighborhoods and parks along 2200 South. These parcels are also within Logan's Annexation Declaration Area. Therefore, property owners and perspective developers of such properties naturally migrate to the City which will allow for the use with the highest profit margin. Because Logan City allows for 20-30 units/acre on these parcels, it has been more profitable for such parcels to annex to Logan. However, due to proximity to Nibley City neighborhoods, parks, schools, and streets, Nibley City bears most of the impact of such development. In addition, the City has no control over the design of such development to ensure that it is designed in a way to mitigate potential impacts.

The purpose of the mixed residential housing ordinance is to:

1. Support the General Plan goal to incorporate a variety of housing forms into the City
2. Accommodate a growing population in a more land efficient development pattern
3. Provide for more opportunities of affordable housing
4. Support fiscal responsibility to ensure that Nibley City can effectively serve its residents

Elements of the Ordinance

Nibley City recently developed a Residential Planned Unit Development ordinance, which provides several development standards for master-planned, single-family and townhome housing developments. Staff recommends adopting several of the standards of the R-PUD ordinance which appropriately ensure quality design, connectivity, adequate provision of open space & amenities.

Density & Space Regulations

The proposed ordinance allows up to 20 units per gross acre (not net developable acre). The ordinance requires buffering of other single-family homes or green space when adjacent to single-family. Reduced lot size and setback standards for single family homes would be allowed in this zone and Multi-family housing would have a height limit of 50 feet, which may allow for up to 4-story buildings. Staff has consulted with the Hyrum Fire Chief, who has agreed that Hyrum could provide fire suppression up to this height.

Open Space Regulations

Similar to R-PUD overlays, the R-M zone would require a minimum open space of 20% for single-family, 35% for multi-family or mixed housing developments. The ordinance also requires amenities commensurate with number of units, including pavilions, playgrounds, sports court/fields, restrooms, etc. and may substitute other amenities of the same value, as approved by City Council. This will ensure that the development provides an appropriate amount of recreational space and amenities to support the population. A maintenance plan is also required so that such required open space and amenities are appropriately maintained.

Architectural Design Standards

The proposed ordinance includes architectural design standards for all multi-family buildings to facilitate quality, aesthetic design and durable materials. Multi-family housing in the R-M zone will require treatments to create visual interest (articulation, vertical separation, wall variations). Quality building materials for majority of façade (brick, stone, stucco, decorate block, other durable materials) will be required. To encourage walkability and neighborly design, building entrances shall include a porch and be oriented toward street or open space.

Site Design Standards

The ordinance will require maintaining natural features (trees, hills, wetland, etc.) to respect and accent the natural environment. Connectivity standards similar to the R-PUD ordinance will be included. Specifically, developments must provide at least 2 access points, connect to adjacent development and provide pedestrian connectivity at least every 660 ft. Parking requirements include that multi-family development must provide 2 spaces for 2+ bedroom units and 1.5 spaces for 1-bedroom units, and 1 guest space for every 3 units. The reason for the difference in the requirement for 1-bedroom units is due to the decreased parking demand for smaller units.

Use Regulations

The mixed residential housing zone is a 'mixed-use' zone which will allow for both residential and commercial uses. Allowing for commercial uses in this zone, potentially mixed with residential will encourage walkability as goods as services may be built in close proximity to one another. The ordinance allows for several commercial uses but excludes commercial uses that are incompatible with residential development.

Approval Process

All development in the R-M zone will be required to follow the regular subdivision process. Developments that do not require a subdivision must follow the site plan review process.

Agenda Item #3 & #4: Future Land Use Map Amendments

Description

Public Hearing: to receive comment on Resolution 21-10: Future Land Use Map Amendments

Discussion and Consideration: to make a recommendation for Resolution 21-10: Future Land Use Map Amendments

Department

City Planning

Action Type

Legislative

Recommendation

Recommendation approval of Resolution 21-10: Future Land Use Map Amendments

Reviewed By

City Planner

Background

As noted under item #1 and #2, there is currently a need for Nibley City to consider the adoption of an ordinance that would allow for the development of higher density residential development, with the allowance for supportive commercial uses. The recommended ordinance includes a provision that only parcels 03-001-0013 and 03-001-010 near 2200 South 800 West would be eligible for this zone. To align the future land use map, which guides future land use decisions with this ordinance, Staff recommends amending the map and assigning this area as 'Commercial and Medium to High Density Residential.' This designation is consistent with the proposed Mixed Residential (R-M) zone.

Agenda Item #5 & #6: Rezone- 4350 S Main St

Description

Public Hearing: to receive comment on Ordinance 21-07: Rezone of a portion of Parcel 03-067-0004, located at 4350 S Main St from R-2-Residential to C-Commercial

Discussion and Consideration: to make a recommendation for Ordinance 21-07: Rezone of a portion of Parcel 03-067-0004, located at 4350 S Main St from R-2-Residential to C-Commercial

Department

City Planning

Action Type

Legislative

Recommendation

Approve of Ordinance 21-07: Rezone of a portion of Parcel 03-067-0004, located at 4350 S Main St from R-2-Residential to C-Commercial with the following condition:

- The commercial zoning designation shall be assigned to the entire parcel 03-067-0004

Reviewed By

City Planner, City Manager

Background

Juan Carlos Estrada, owner of parcel 03-067-0004, located at 4350 S Main St has applied to rezone a portion of his property from R-2: Residential to C: Commercial. In conjunction with his application, the applicant has submitted a title report and tax information, which indicates that there are no back taxes on the property and no liens or judgments of record. The property has a pole line easement and an easement for UDOT along the highway. Access along Hwy 165 is limited to the existing driveway.

The applicant has indicated that he currently operates a mobile auto repair service and would like to operate the business in a garage at his residence. NCC 19.04 provides that 'activities involving the sale, service, leasing and/or rental of motor vehicles shall not be classified as a home occupation.' Therefore, to legally operate this business, the property would need to be rezoned.

The property's current use is residential. It is located adjacent to one other residential home and is otherwise surrounded by vacant land. It is near the border with Hyrum City and storage units, located in that City. It is within the City's source water protection zone and an auto repair shop would need appropriate conditions applied to ensure that the City's water supply is protected.

The Nibley City Future Land Use Map currently designates this parcel as 'industrial' with other adjacent parcels designated as 'commercial.' The applicant has proposed to only zone the portion of the lot that he will be conducting his business, including a 30' X 40' detached garage as commercial.

While dividing the property into different zones is technically legal and there are several parcels in Nibley City that are divided into different zones, Staff does not recommend this practice. In addition to use regulations, a zoning designation dictates the setback requirements, design standards, and City standards. In many cases, these standards are difficult to enforce and administer if the parcel has more than one zoning designation. For example, the City recently passed an ordinance that requires commercial development to be setback from residential by 30 ft. This would be difficult to apply in this situation.

In general, Staff believes that a commercial zoning designation is appropriate for this area, given its remote location and proximity to Highway 165 and is not in conflict with the General Plan. However, Staff is not in support of splitting the zoning on the parcel, as it will create difficult administrative complexities that could be avoided. If the applicant is amenable to the condition, Staff recommends approval of the rezone request with the condition that the zone apply to the entire parcel. If the applicant would prefer to keep the existing zoning designation rather than rezone the whole property, Staff recommends disapproval of the rezone.

Agenda Item #7: Utility Substation CUP

Description

Discussion and Consideration: Conditional Use Permit for Utility Substation at 75 W 3200 S (Applicant: Dominion Energy Utah)

Department

City Planning

Action Type

Administrative

Recommendation

Recommend approval of Conditional Use Permit for Utility Substation at 75 W 3200 S
(Applicant: Dominion Energy Utah)

Reviewed By

City Planner, City Engineer, Public Works, City Attorney

Background

Dominion Energy Utah is proposing to construct a natural gas regulating facility at 75 West 3200 South (Parcel 03-026-0015) on a 0.128 acre site on the southwest corner of the Parcel. Dominion Energy currently owns a parcel directly north of this site and is currently working with the landowner of the proposed site on a lot line adjustment to relocate the parcel. However, the current landowner of Parcel has appointed Rick Hellstrom of Dominion Energy as the landowners' agent who is authorized to make decisions regarding the development.

Staff has classified this use as a 'Utility Substation,' which is listed as a conditional use in the R-2 zone in which the parcel is located. The applicant has indicated that the purpose of this facility is to provide natural gas service to the Nibley Area. The facility will include a small metal building that houses the regulator station and above ground valves necessary to control flow.

*NCC 19.24.180 provides the following requirements for utility substations in residential zones:
In all residential zones, public utility substations shall meet the following requirements:*

- A. Lot Area: Each public utility substation in a residential zone shall be located on a lot not less than two thousand (2,000) square feet in area.*
- B. Yards: Each public utility substation in a residential zone shall be provided with a yard on each of the four (4) sides of the building not less than five feet (5') in width, except that for such stations located on lots fronting on a street abutted by one or more residential lots, the front yard, side yards and rear yard shall equal those required for a single-family residence in the same zone.*
- C. Street Access: Each public utility substation in a residential zone shall be located on a lot which has adequate access from a street, alley or easement.*
- D. Location To Be Approved: The location of a public utility substation in a residential zone shall be subject to approval by the planning commission.*

Based upon the application submitted, the lot area requirement and yard requirement has been met. Dominion Energy has also proposed adequate street access to the site. Dominion Energy proposes to grade the site and install an 8' tall chain link security fence with 3 strands of barbed wire and a 16' access gate. The facility is expected to require periodic maintenance but is not proposed to include any onsite employees.

The regulating facility is necessary effectively serve the City and surrounding area with natural gas service. However, the site, as proposed does impose visual impacts that may be reasonably mitigated. NCC 19.28.050-C-2-g provides 'The City may require the placement of fences or walls to enhance security and mitigate aesthetic or other impacts at facilities adjacent to residential areas.' It is Staff's opinion that the proposed chain link fence with barbed wire is visually obtrusive and proposes that the applicant install a more aesthetically appropriate fence, such as ornamental Iron Fencing. At the time of this writing, the applicant has indicated that they would be willing to install an 8' block wall. This would be appropriate, so long as it is setback at least 30 ft from the roadway. Otherwise, a transparent fence would be needed in the front yard area.

The City Engineer has reviewed the construction drawings and has requested a stormwater plan and documentation that the adjacent property owner has authorized any fill that will go on their property as part of the construction. The City Engineer is comfortable with recommending approval conditional upon addressing these concerns.

Update for April 1

During the March 4 Planning Commission meeting, the Commission moved to continue this item. During the meeting, there was a concern expressed that locating the regulator on this site, in such close proximity to the corner of 3200 S Hwy 165, would limit the future potential commercial viability of this location, which may otherwise be one of the most viable commercial areas in the City. Staff consulted with the City attorney regarding this matter. Below was his response:

I believe that the CUP should not be denied on the basis of future commercial viability of the area, although the City can impose reasonable conditions regarding screening, security, noise/sight/smell mitigation, etc. Of course, any such conditions must be reasonable and tied to the direct impact of the proposed facility on surrounding properties.

There are a few considerations here. First, the use of property for utility stations is a use specifically authorized under the City's code in NCC 19.24.180 as a conditional use. There is no caveat or limitation there for facilities near street corners, commercial properties, or other similar considerations. Limitations on CUPs need to be based on ascertainable standards, and it's unclear what standards the City would be looking at for future commercial viability or for how a utility facility would limit commercial viability. Are there any public or private plans regarding the future development of this area? Are we aware of any complaints or objections by adjacent property owners? That may help, although public clamor is not a sufficient basis for rejection of a CUP. Relatedly, the property, and most of the surrounding property, is currently zoned residential and is not heavily developed, so far as I can tell. The City should not deny a CUP based on a possible future rezone and potential future development of the property or the surrounding properties. There is simply not a good standard and point of reference to use to support a denial on that basis.

It may be reasonable for the City to impose standards regarding screening to ensure that the utility facility does not detract from future growth in the area and that the look and feel of the

area remains consistent. That kind of consideration is authorized by NCC 19.28.050(D). It seems like you've already addressed those concerns, and I support that.

Staff supports this opinion and recommends that the conditional use permit be granted with appropriate conditions.

In addition to this consideration, during the initial review Staff overlooked a specific provision of the ordinance regarding setbacks as they should apply to this site. Specifically, NCC 19.24.180(B) states:

Yards: Each public utility substation in a residential zone shall be provided with a yard on each of the four (4) sides of the building not less than five feet (5') in width, except that for such stations located on lots fronting on a street abutted by one or more residential lots, the front yard, side yards and rear yard shall equal those required for a single-family residence in the same zone.

Because there are residential lots abutting 3200 S, in which the proposed project is located, the applicant is required to follow the setback standards of the R-2 zone. NCC 19.22 provides minimum setbacks of 35 ft front (on an arterial street), 10 ft side, and 25 ft rear setbacks. The applicant has provided an updated site plan which meets these standards.

In addition, the applicant proposes updating fencing material, including an 8' precast wall around the rear of the property and a 8' wrought iron fence in the front area. This treatment will help mitigate visual impacts and provide appropriate security, while ensuring that line of site of nearby driveways is maintained. The applicant has also proposed landscaping in the park strip area to further mitigate visual impacts. The remaining parcel will include gravel to allow for service vehicles.

The applicant is working on updating the construction drawings to accompany the revised site plan. Staff recommends that these drawings be approved by the City Engineer as a condition of approval.

Recommended Condition:

1. City Engineer approval of Construction drawings.

19.12.010 Rural Estate Zone R-E

1. Purpose: The major purpose of the rural estate zone is to provide and protect residential development at a low density in a semi-rural or rural environment. It is also to provide for certain rural amenities such as the keeping of livestock or the raising of crops on larger than minimum lots, in conjunction with the primary residential nature of the zone.
2. Use Regulations: See NCC 19.20.
3. Space Requirements: See NCC 19.22.
4. Animal And Fowl Unit Regulations: See NCC 19.34.

19.12.020 Residential Zones R-1, R-1A, R-2

1. Purpose: The major purpose of the residential zones is to encourage, maintain and protect low density residential neighborhoods. Other uses which are compatible with and not detrimental to family-oriented residential neighborhoods may be allowed as a permitted use or as a conditional use.
2. Use Regulations: See NCC 19.20.
3. Space Requirements: See NCC 19.22.
4. Animal And Fowl Unit Regulations: See NCC 19.34.

19.12.030 Residential Zone R-2A

1. Zone Established: There is hereby created an R-2A zone.
2. Lot Size: Lots in subdivisions approved in areas zoned R-2A shall be a minimum of twelve thousand (12,000) square feet, but the average lot size for the entire subdivision phase and portion thereof shall average at least fourteen thousand (14,000) square feet. Storm water retention/detention areas shall be included in the calculation of average lot size.
3. Lot Frontage: Lot frontage of an approved subdivision shall be one hundred feet (100') as measured at the setback line.
4. Use Regulations: All other regulations, guidelines, or ordinances including, but not limited to, permitted uses, conditional uses, street and sidewalk construction and widths and setback lines shall be the same as and equal to those listed for the R-2 zone.

19.12.040 Mixed Residential Zone R-M

1. Purpose: The purpose of the Mixed Residential Zone is to provide a variety of housing types to accommodate the diverse housing preferences of the community's existing and future residents that are supported by an appropriate provision of jobs, retail, services, open space and amenities.
2. Definitions: Refer to NCC 19.04 and 19.32.020
3. Use Regulations: See NCC 19.20. Allowed uses in this zone may be provided either separately or within the same building or lot as other allowed uses.
4. Space Requirements:

Commented [LR1]: We may want to call this a 'mixed use zone' if we decide to allow the range of commercial uses we are proposing.

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Commented [LR2]: I still need to draft use regulations.

	Single-Family Home	Multi-Family Housing
Minimum Lot Size (sq. ft.)	4,500	–
Maximum Height	40	50
Minimum Frontage	50'	–
Front Yard	20'	20'
Front Porches	10'	10'
Side Yard	5'	10'
Side Yard Porches, Deck, Overhangs	5'	5'
Side Yard Adjacent to Streets	20'	20'
Rear Yard	15'	15'
Maximum Height	40'	40'

<u>Accessory-Use Setbacks</u>	Single-Family Home	Multi-Family Housing
Front Yard	20'	20'
Side Yard	3'	3'
Side Yard Street	20'	20'
Rear Yard	1'	1'
Maximum Height	15'	15'

1. Setback and frontage requirements shall apply to each building, and not each dwelling unit
5. Animal And Fowl Unit Regulations: See NCC 19.34.
6. R-M Application Map

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Commented [LR3]: Need to check with Fire Chief about this

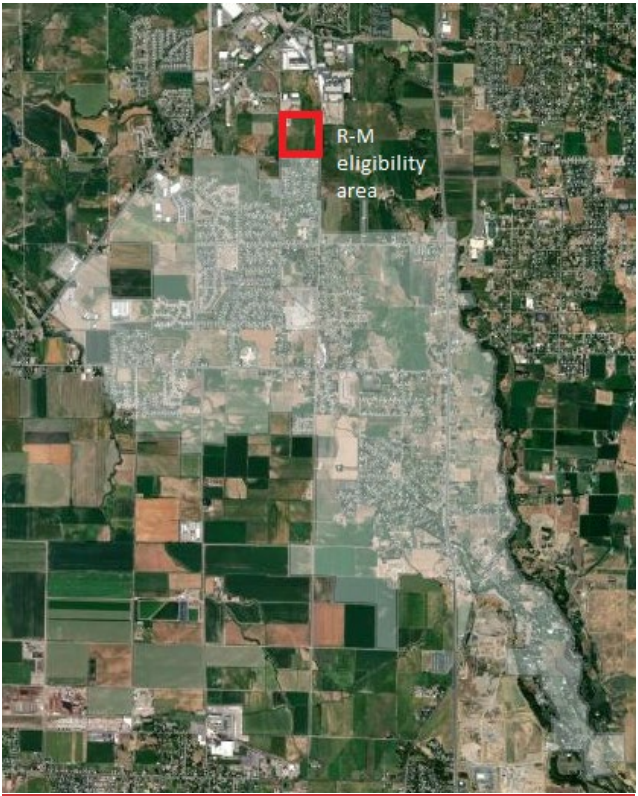
Commented [LR4]: Most of these setbacks match our townhome standards. Logan's are slightly less restrictive.

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An R-M Zone designation shall only be applied for in the following areas:



7. Density Regulations

- A. The maximum density of a residential development within the R-M zone shall be 20 units per gross acre.
- B. A proposed Multi-family housing development 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.
- C. The City may approve single family homes that do not meet the required setbacks and lot size, i.e. patio homes. These homes shall be considered ‘multi-family housing’ and shall assume the associated open space requirements of such.

8. Open Space and Amenities

- A. Each residential development within an R-M zone shall provide the following types and amounts of open space and amenities:

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Commented [LR5]: This is effectively lower than Logan’s which calculates the density based upon overall acreage. The Strata apartments are developed at 20 acres/gross acre.

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Commented [LR6]: This is almost verbatim what we require for R-PUDs

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<u>Min Open Space Requirement</u>	
<u>Dwelling Type</u>	<u>Percentage of Net Developable Acres Required to be Used for Amenities and Open Space</u>
<u>Single Family</u>	<u>20%</u>
<u>Multi Family or mix of Single Family and Multifamily</u>	<u>35%</u>

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<u>Minimum Amenity</u>							
<u>Number of Units</u>	<u>Park Area</u>	<u>Public Restroom</u>	<u>Pavilion</u>	<u>Swing Set</u>	<u>Playground</u>	<u>Clubhouse, Pool, or Splashpad</u>	<u>Court/Fields</u>
<u>Less Than 100</u>	<u>1.5 Acres</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>-</u>	
<u>100-150</u>	<u>2.5 Acres</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>1</u>	<u>-</u>	
<u>151-200</u>	<u>3.5 Acres</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>2</u>	<u>-</u>	
<u>201-250</u>	<u>4.5 Acres</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>-</u>	
<u>251-300</u>	<u>5.5 Acres</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>1 of the above options</u>	
<u>301-400</u>	<u>6.5 Acres</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>2 of the above options (At least one pool or Splashpad)</u>	
<u>401-500</u>	<u>7.5 Acres</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>2 of the above options (At least one pool or Splashpad)</u>	
<u>501+</u>	<u>*</u>	<u>*</u>	<u>*</u>	<u>*</u>	<u>*</u>	<u>*</u>	

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2. This chart does not include all potential amenities. The applicant may apply for other amenities that would benefit the development and are in support of Nibley City's Parks and Recreation goals. Any proposed amenities not listed, must be approved by the City Council. The City Council may also allow a substitution of amenities on the table above. These substitutions may only be approved if the cost, value and use of the amenity matches or is greater than the required amenity. The burden shall be on the developer to provide justification and is subject to review and acceptance by staff prior to Council consideration. An applicant may include additional amenities beyond the requirements of this section.
3. Development over 500 units must supply adequate and proportional amenities based on the table above.
4. Development may be phased according to NCC 21.02.080 and the Development Agreement. The City Council may extend phasing deadlines within the development agreement based on the size of the project and proposed amenities. Public, Common or Owners' Association-owned amenities shall be fully developed and operational in conjunction with each phase of the subdivision as a percentage of the total developed value of the subdivision (for example, if 25% of the dollar value of the development is being constructed, then a minimum of 25% of the dollar value of the built-out amenities must be developed). The determination of value, construction sequencing, and acceptance criteria shall be specified in the Development Agreement. An applicant may also provide an escrow or bond for improvements according to Nibley City Standards. Until improvements are accepted by the City for the attendant phase, no permits shall be issued for subsequent phases.
5. All amenities designed and designated to be transferred to City ownership and maintenance must meet Nibley City Design Standards. The City must review and approve any improvements that will be owned and maintained by the City as part of the construction drawing review.
6. Public and Private Park space may be combined or spread throughout the development. Each Park shall be a minimum of .25 acres. Each dwelling unit shall be within a quarter mile of a park within the development, unless otherwise approved by the City Council. Parks may be public or private. Each public park development and placement within an R-M development shall be agreed upon by the applicant and the City Council. Park space may not include alleyways, back yards, gangways, front yards, forecourts, private patios, porches, driveways, etc.; unless proper amenities and access are provided.
7. All amenities shall meet any federal, state, city, or other standards that apply.
8. Sports Courts/Fields: include a facility/amenity that is built for one of the following: Tennis Court, Pickleball Court, Basketball Courts, Soccer field, Volleyball pit, Baseball field, Softball field, wallball, golf course, disc golf course, or others as approved by the City Council.
9. Picnic Area: Two or more picnic tables for use by 10 or more persons.
10. Pavilion: A covered picnic area. Each Pavilion must be designed for use of a minimum ten or more people.
11. Club House: A building available to community members to house a club or social organization not conducted for private profit. Club Houses shall be owned

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and maintained by a homeowner's association. A club house shall be at least 1000 sq. ft. in size.

12. Playground: an area provided for children to play on. Each Playground must be designed for children twelve and younger. A playground must include features to appeal to children within the above age group including some of the following: slides, monkey bars, ladders, tunnels, climbers, bridges, ramps, platforms, etc. All playground equipment must be of commercial grade. Each playground must include a minimum of 8 features.
13. Pool: A recreation facility designed and intended for water contact activities. No pool shall be less than 800 sq. ft.
14. Public Restroom: a room or small building with toilets and sinks that is available for use by the general public. One (1) public restroom shall contain at minimum 2 individual rooms with toilets and sinks (male/female or unisex). Larger restroom facilities may be required depending on the amount of activity projected at a particular open space/park area. All restroom facilities shall be built in compliance with the Americans with Disabilities Act (ADA).
15. Splashpad: A recreation facility with sprinklers, fountains, nozzles and other devices or structures that spray water. Splashpads shall contain some above ground features.

B. Maintenance of Amenities

1. All R-M developments must establish and maintain in perpetuity by the property owner or an Owners Association if there are open space and amenity under common ownership, or as otherwise required by federal, state or Nibley City law. The Developer shall be a member of said Owners Association while the subdivision is being developed.
2. Costs: Unless otherwise agreed to by the City, the cost and responsibility of maintaining amenities shall be borne by the fee owner of the property or Owners Association.
3. Preliminary Maintenance Plan: A Preliminary Maintenance Plan shall be submitted with the preliminary plat or concept site plan for proposed maintenance of amenities within the development. This plan shall outline the following:
 1. The proposed ownership and responsibility for maintenance of the amenities;
 2. The proposed use of the amenities' and how each parcel of amenities meets the standards listed in this Chapter;
 3. The size of each amenities parcel; and
 4. The proposed concept plan for landscaping of the amenities.
4. Final Maintenance Plan: The developer shall submit a plan outlining maintenance and operations of the amenities and providing for and addressing the means for the permanent maintenance of the amenities within the proposed R-M application for the subdivision or development. The developer shall provide a final maintenance plan with the final plat or site plan and the plan shall contain the following:
 1. Documents and plans as listed in for the Preliminary Maintenance Plan.
 2. A description of the use of the amenities and how that use complies with this Chapter;
 3. The establishment of necessary regular and periodic operation and maintenance responsibilities for the various kinds of amenities (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, clubhouse, pool, woodlands, etc.);

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4. The estimated staffing needs, insurance requirements, and associated costs.
5. The landscaping plans for parcels that will be owned by an Owners Association or by the City.
5. Approval: The Final Maintenance Plan must be approved by the City Council prior to or concurrent with final plat approval for the subdivision. The Final Maintenance Plan shall be recorded against the property within the subdivision before any property or lots are sold or transferred and shall include provisions for the City's corrective action rights as set forth herein. Any changes or amendments to the Final Maintenance Plan must be approved by the City Council.
6. The developer shall offer an approved letter of credit, bond or escrow for all proposed improvements as set forth in NCC 21.14.
7. Failure to Maintain: The City may assume responsibility for the maintenance and operation of any portion of any amenity or common facility within an R-M development in the event the party responsible for maintaining or operating the amenity fails to do so in accordance with the terms of this Ordinance, the approved Maintenance Agreement, any Conditional Use Permits, Business Licenses or any other agreements between the City and the developer, owners, or other parties responsible for maintaining or operating amenities. If the City assumes responsibility under this paragraph, any remaining development escrow or bond funds may be forfeited, costs, fees, and liens for maintenance costs shall be assessed as described herein, and any permits, licenses or operating agreements may be revoked or suspended by the City in the City's sole discretion. Owners shall not impede the City in its efforts to maintain the amenities.
8. Corrective Action: The City may enter onto any amenity provided as part of an R-M development and take such corrective action, including extended maintenance, repairs, modifications, or the execution of additional agreements, as the City determines is necessary for the amenity to satisfy the terms of this Ordinance, the approved Maintenance Agreement, any Conditional Use Permits, Business Licenses or any other agreements between the City and the developer, owners, or other parties responsible for maintaining or operating amenities. The costs of such corrective action shall be charged to the owners and may include administrative costs, legal costs, and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the City in the county recorder's office. The maintenance plan and all other documents creating or establishing any Association or conservation organization for the property shall reference the City's corrective action authority set forth herein and shall be recorded against the property before any property or lots are sold or transferred.
9. Implementation and Maintenance: The developer of the subdivision shall fund implementation and maintenance of the amenities until such time as the control of the amenity is transferred to the owner listed in the maintenance plan. The developer shall address the implementation, development, maintenance and transfer procedures in the sensitive area designation plan map or master development plan, as applicable.
10. Maintenance Access: The developer of the subdivision shall provide sufficient maintenance access from a dedicated right-of-way to all amenities and constrained and sensitive lands within the R-M DEVELOPMENT to allow the owner of the property to have sufficient access.

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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. Multi-family housing 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:
 1. Change in building materials;
 2. Building projections measuring at least twelve(12) inches in depth based on the scale of the proposed building;
 3. Awnings and lighting, or another architectural variation as approved on a case-by- case basis that creates visual interest.
7. Garages. Multi-family housing shall be designed oriented toward exterior public roads with rear loading garages or parking accessed by a paved parking area or alleyway, except along Highway 165 and 89/91, as approved. Rear loading garages are highly encouraged for buildings located on interior project roads with units oriented toward a road or common courtyard area. Front loading garages may be allowed for buildings that do not have any portion of the building adjacent to a current or planned public road or street outside of the development.▲

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Site Design Standards.

5. Natural features. R-M developments shall respect and maintain natural features such as existing trees, hills, drainages, wetlands, bodies of water, or other natural features.
6. A landscaping plan for the front yards shall be included. The landscaping plan shall include at least one (1) tree for every dwelling unit, and two (2) shrub of five (1) gallon size for each dwelling units. Coniferous trees shall be at least six (6) feet in height and the deciduous trees shall be at least one and a half (1.5) inches in caliper.

7. Connectivity. R-M developments shall provide connectivity with the surrounding area and throughout the development. All improvements shall consider vehicle, bicycle, and pedestrian access.
- A. Street Design: All street designs shall comply with the General Plan and Transportation Master Plan including Nibley City's street standards and connectivity requirements. Each development shall provide at least two working access points that provide access to an existing street right-of-way. Additional access points may be required in order to facilitate an adequate and convenient circulation system within the City. Such additional access points will be located where they will implement the City's Transportation Master Plan, connect to existing street rights of way, or provide access for the logical development of adjacent, undeveloped properties.
 - B. All streets are encouraged to incorporate traffic calming and beautification methods as listed in Nibley City design standards and Transportation Master Plan. This included islands, bulb-outs, roundabouts, etc. Each traffic calming measure shall be approved by the City Engineer.
 - C. All Streets shall be dedicated public streets built to Nibley City Code and standards. Private drives shall only be built to access parking courts or garages that are located directly behind each unit.
 - D. Private Drives/Alleyways provide vehicular access to parking and dwelling units but do not provide primary pedestrian access to units. Private Drives are intended to be used primarily for vehicular circulation and dwelling access and should be visually distinct from streets.
 - 1. Private drives shall be a minimum width of 20 ft.
 - 2. All private drives shall be perpendicular, within 10 degrees, to the street they connect to.
 - 3. Driveways that access a single dwelling unit are not considered private drives or an alleyway
 - E. Developments shall provide a pedestrian access to the development border at intervals at a minimum of 660 feet unless expressly prohibited by conflicting with previously developed subdivisions or land use as determined by the land use authority. These access points shall be aligned with other trail systems, street right-of-way, or amenities and shall match the layout and size of the connection. A connection shall contain a minimum of eight ft (8') trail or sidewalks on public streets that meet Nibley City standards.
 - F. No dwelling units in an R-M development shall have driveway access to any arterial roadway as listed in Nibley's Transportation Master Plan. Multi-family housing units may face and have frontage along arterial roadways but must have rear loading garages. Public and private parks, open space or Buffering as defined within this chapter may also be along arterial roads.
8. Pedestrian circulation. R-M development shall provide a circulation map and show the following improvements to for pedestrian circulation and safety:
- A. Pedestrian walkways that interconnect the adjacent street(s), amenities, parking areas, building entries, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road must provide a sidewalk connection from the building entrance to the public sidewalk.
 - B. Walkways shall be hard surfaced with concrete.
 - C. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete.
 - D. The development shall provide connections to the Nibley City trail system. These trails must be dedicated to the City and built to Nibley City standards as listed in the Trails Master Plan and Nibley City Design Standards.

9. Parking: Multi-family housing shall provide 2 primary parking spaces for each unit with 2 or bedrooms and 1.5 spaces for 1 bedroom or studio units. Primary parking must be contained in a garage, carports, driveway, or parking court. An R-M development shall provide one guest parking spot for every three units. Guest parking may be provided in parking courts or lots maintained by the property owner or owner association.

A. Individual parking courts or lots shall include landscaping with grass, trees or xeriscape plants separating parking areas of no more than 20 parking spaces. Each parking area of 20 or less spaces shall be physically and visually separated by a landscape area a minimum of 10 feet in width.

B. Parking courts or lots shall be located in the interior of the development and located between or in the rear of buildings for multi-family developments.

C. Parking Courts or lots shall be paved and built to Nibley City parking lot standards.

D. Interior parking structures or garages are encouraged and shall meet Nibley City Design Standards

10. Landscaping: All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grasses, or similar landscaping materials.

A. Landscaping shall also be installed in all park strips to the same standards as other onsite landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material are not allowed in the park strip area between the curb and sidewalk. Xeriscaping is permitted. The developer should plant street trees of an approved species and size along all street. Trees should be planted at intervals of every 50 feet and must meet Nibley City Standards.

B. Buffering: R-M developments shall provide buffering along Highway 89/91 or Highway 165, or along the boundary of an R-M development that is adjacent to commercial, or industrial zones. Buffering landscaping is not required if commercial or industrial zones are separated by a public street from the R-M development. Buffering shall meet the standards within this ordinance.

C. Natural Landscape: All open space land dedicated to natural use must maintain its natural landscaping and plant life.

11. Fences:

A. Permitted Fences: Dwelling units are allowed to install and construct fences in compliance with NCC 19.24.090. Vinyl fences are only permitted in an R-M development for the purpose to mark property lines of individual dwelling units.

B. Fencing to mark the boundary of the development or amenities must meet the following standards:

1. Opaque fences or walls must only be 4 feet tall. Any fencing above 4 feet must be at a minimum 80% transparent.

2. Fencing and walls must be constructed out of concrete, bricks, rock, or metal bars. Chain link fences are prohibited and vinyl fences are prohibited unless used to mark the property boundary of the dwelling unit. Wood may only be used in a rail or agricultural-type fencing. Other materials may be approved by the Planning Commission based on the longevity of the material and if the material will aesthetically enhance the property. Walls and fencing shall also comply with NCC 19.24.090 and other fencing setback requirements as contained within Nibley City Code.

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Nibley City Land Use Chart

P:	Permitted Use
NP:	Not Permitted Use
C:	Conditional use
A:	Agriculture Zone
R-E:	Rural Estate Zone
R-1:	Residential Zone R-1
R-1A:	Residential Zone R-1A
R-2:	Residential Zone R-2
R-2A:	Residential Zone R-2A
P/S:	Park/School
C:	Commercial Zone
C-N:	Neighborhood Commercial Zone
I:	Industrial Zone

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M
Residential							

Assisted Living Facility	C	C	NP	NP	NP	NP	<u>P</u>	Formatted Table				
Artisan Shop	C	C	C	C	C	C	<u>C</u>	NP	C	C	C	C
Bed and Breakfast Inn	C	C	C	C	NP	NP	<u>P</u>	NP	C	C	C	NP
Building moved from another site	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C
Group Living Facility ¹	C	C	C	C	C	C	<u>C</u>	NP	NP	NP	NP	NP
Home Occupation	C	C	C	C	C	C	<u>C</u>	NP	NP	NP	NP	NP
Home Office	P	P	P	P	P	P	<u>P</u>	NP	NP	NP	NP	NP
Housing, Short-Term Rental	C	C	C	C	C	C	<u>C</u>	NP	NP	NP	NP	NP
Housing, Single-Family	P	P	P	P	P	P	<u>P</u>	NP	C	C	C	C
Housing, Two-Family	P	P	P	P	P	P	<u>P</u>	NP	C	C	C	C
<u>Housing, Multi-family</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Mobile Home Park	NP	NP	NP	NP	NP	NP	<u>NP</u>	Formatted Table				
Nursing Home	C	C	C	C	C	C	<u>C</u>	NP	C	C	C	NP
Temporary Office/Model Home	C	C	C	C	C	C	<u>C</u>	NP	C	C	C	C
Accessory Dwelling Unit ³	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P
Use	A	R-E	R-1	R-1A	R-2	R-2A	<u>R-M</u>	P/S	C	C-N	C	I
Agricultural/Animal												
Ag Implement Sales and Service	C	NP	NP	NP	NP	NP	<u>NP</u>	Formatted Table				
Agricultural Production	P	P	P	P	P	P	<u>P</u>	P	C	C	C	C

Animal Crematorium	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	C	NP	C
Arboretum/Nature Center	C	C	C	C	C	C	<u>C</u>	C	C	C	C
Farmers' Market	C	C	C	NP	NP	NP	<u>C</u>	C	C	C	C
Floral Shop	C	C	C	C	NP	NP	<u>P</u>	NP	P	P	P
Garden Center/Nursery	C	C	NP	NP	NP	NP	<u>C</u>	NP	C	P	C
Veterinary Clinic, Large Animal	P	NP	NP	NP	NP	NP	<u>C</u>	NP	C	NP	C
Veterinary Clinic, Small Animal	P	NP	NP	NP	NP	NP	<u>C</u>	NP	C	C	C
Use	A	R-E	R-1	R-1A	R-2	R-2A	<u>R-M</u>	P/S	C	C-N	I
Public, Institutional, and Civic Uses											
Bus/Transit Terminal	NP	NP	NP	NP	NP	NP	<u>C</u>				
Cemetery	C	C	C	C	C	C	<u>C</u>	P	NP	NP	NP
Church/Places of Worship	C	C	C	C	C	C	<u>C</u>	C	C	C	C
Club/Service Organization/Lodge	NP	NP	NP	NP	NP	NP	<u>C</u>	C	C	NP	C
College/University	C	NP	NP	NP	NP	NP	<u>C</u>	P	C	NP	C
Government Services	P	NP	NP	NP	NP	NP	<u>P</u>	P	P	NP	P
Hospital	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	NP	C
Public Park	P	P	P	P	P	P	<u>P</u>	P	P	P	P
Private Park	P	P	P	P	P	P	<u>P</u>	P	P	P	P
Utility Substation	C	C	C	C	C	C	<u>C</u>	C	C	C	C

School	C	C	C	C	C	C	<u>C</u>	P	P	C	P
Use	A	R-E	R-1	R-1A	R-2	R-2A	<u>R-M</u>	P/S	C	C-N	I

Commercial

Auditorium	NP	NP	NP	NP	NP	NP	<u>C</u>				
Bail Bonds/Pawnbroker	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	C	NP	C
Bakery	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Banks/Financial Institutions	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Beauty Salon/Spa	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Business Equipment Sales and Service	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	C	C
Car Wash	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	P	P	P
Check Cashing/Credit Services	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	C	NP	C
Construction Sales and Service	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	C	NP	C
Daycare/Preschool, Commercial	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Funeral Home	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Gasoline Service Station	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	P	P	P
Gasoline, Wholesale	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C
Hotel/Motel	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	C	C
Laundry Service	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	C	C
Liquor Store	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	NP	C

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Low Power Radio Service/Cell Tower	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	NP	C
Medical/Dental Offices and Clinic	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Medical Sales and Service	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Personal Instruction Services	C	C	C	C	C	C	<u>C</u>	C	C	C	C
Motor Vehicle Sales and Service	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	C	C	C
Office, Corporate	C	NP	NP	NP	NP	NP	<u>C</u>	NP	C	C	C
Offices, Professional	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Parking, Commercial	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	C	NP	C
Plumbing Services	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	P	C	P
Printing/Copying, Commercial	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Protective Services	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	NP	C
Recreation/Entertainment, Commercial	NP	NP	NP	NP	NP	NP	<u>C</u>	C	C	C	C
Restaurant, Fast Food	NP	NP	NP	NP	NP	NP	<u>C</u>	C	P	P	P
Retail	NP	NP	NP	NP	NP	NP	<u>P</u>	NP	P	P	P
Repair Service, General	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	C	C
Research and Development	C	NP	NP	NP	NP	NP	<u>C</u>	NP	C	NP	C
Research Service	NP	NP	NP	NP	NP	NP	<u>C</u>	NP	C	NP	C
Sexually Oriented Business	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C
Transportation Services	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	C	NP	C
Temporary Vendor/Food Trucks	C	NP	NP	NP	NP	NP	<u>P</u>	C	P	P	P

Use	A	R-E	R-1	R-1A	R-2	R-2A	<u>R-M</u>	P/S	C	C-N	I	
Industrial												
Junk/Salvage Yard	NP	NP	NP	NP	NP	NP	<u>NP</u>					
Manufacturing, Heavy	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Manufacturing, Industrial	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	NP	
Manufacturing, Light	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Mineral Extraction	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Pest Control	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Recycling Collection Facility	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Sign Shop	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Sports Facilities	NP	NP	NP	NP	NP	NP	<u>C</u>	C	C	NP	C	
Storage Facility	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Warehousing	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Warehousing, Residential Storage	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	
Welding/Machine Shop	NP	NP	NP	NP	NP	NP	<u>NP</u>	NP	NP	NP	C	

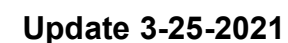
Notes

1. Group living facilities are governed by NCC 19.42
2. Any land use not listed is not permitted
3. Accessory dwelling units are governed by NCC 19.24.250

19.04.010 Definitions

HOUSING, MULTI-FAMILY: A single building situated on one lot and that contains three (3) or more separate dwelling units. Entrances to the dwelling units may be separate or combined. The units may be rented or owned as in a condominium. ~~Multi-family units may only be developed as part of a conservation residential subdivision.~~

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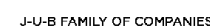
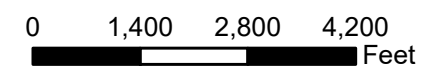


Legend

- Nibley Municipal Boundary 2020
-  Annexation Declaration Boundary

Future Land Use

-  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





REZONE APPLICATION

Office Use Only

Date Received _____

Fee Paid _____

Rec'd By _____

Property Owner Information

Name Juan Carlos Estrada -
Address 4350 South main st. Nibley UT
Phone 435-265-0607- Cell _____ Fax _____
Email mastersjc70@hotmail.com-

Property Owner Representative (If Applicable)

Name _____
Address _____
Phone _____ Cell _____ Fax _____
Email _____

PROJECT INFORMATION

Project Address 4350 South main st. Nibley UT
Tax I.D. Number (s) 03-067-0004
Project Size (Acres) _____
Current Zoning R2 Proposed Zoning Commercial-

SUPPORTING MATERIALS

The following materials **must** be submitted with this Rezone Application, or the application will not be accepted by Nibley City:

____ **Survey.** The applicant shall submit a certified survey of land area to be rezoned. The applicant may submit a copy of the Cache County Recorder's plat map identifying the property proposed for rezone. The survey shall show the following:

1. Total acreage of land proposed for rezone
2. Adjacent land uses
3. Existing zoning of property
4. Vicinity map
5. Proposed project conceptual plan (if applicable)

Greenbelt
R2

____ **Applicant Statement.** A statement by the Applicant, explaining the rationale for the rezone request, shall accompany the application (attach additional sheets). The statement shall answer the following questions (please list each question and its answer underneath):

1. What is the need for the proposed zone change?
2. What will the public benefit be if the zone change is granted?
3. How does the proposal comply with the goals and policies of the Nibley City General Plan?
4. Is there any annexation of property necessary?
5. Is the anticipated use appropriate for the surrounding area?
6. What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the developer?
7. Does the proposed zone change constitute "spot zoning"?

_____ **Title Report.** Applicant shall provide a certified, preliminary title report listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property. ✓

_____ **Taxes.** A statement from the County treasurer showing the current tax status of the property. ✓

_____ **Surrounding Property Owners.** Applicant shall provide the City with mailing labels showing the name and mailing address of all property owners of record within three-hundred (300') feet of the subject property. Staff signed

_____ **Posting.** Not less than ten (10) days prior to the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that maybe reasonably read by passersby, the time, date and location of the public hearing. The posting shall not be required prior to the application being accepted. However, the City shall require that, not less than ten (10) days prior to the public hearing, Applicant provides the City with evidence of compliance with this requirement. ✓

_____ **Application Fee.** All fees related to the rezone application shall be paid as part of the application submittal. ✓

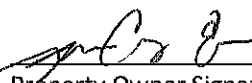
Please see staff for public hearing and notification requirements.

File the completed application at:

Nibley City
455 West 3200 South
Nibley, UT 84321
(435) 752-0431

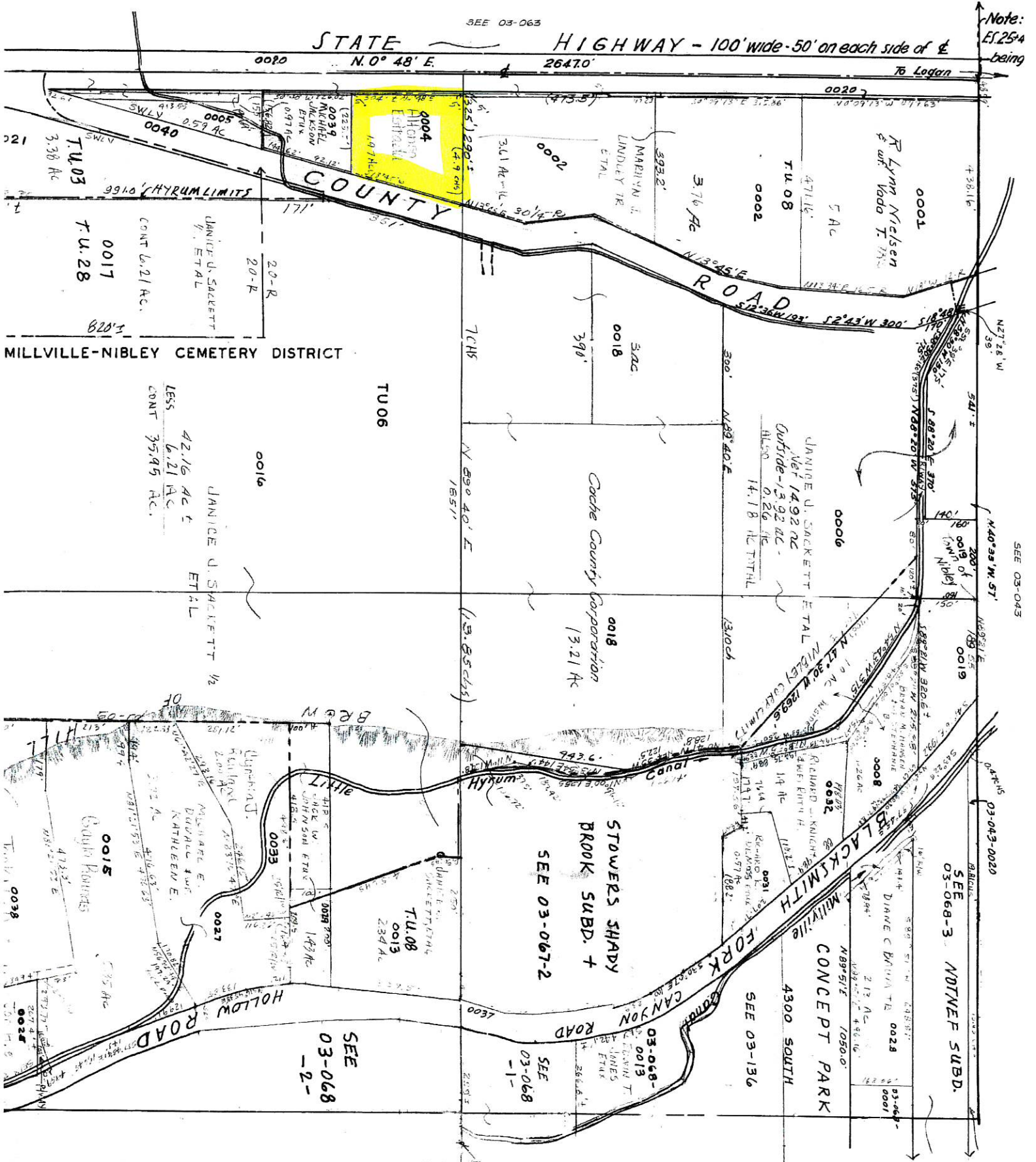
Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.



Property Owner Signature

3-2-21
Date



Note:
E. 25' 4"
being

SEE 03-063

STATE HIGHWAY - 100' wide - 50' on each side of &

0090 N. 0° 48' E. 2647.0'

0020 To Logan



MILLVILLE-NIBLEY CEMETERY DISTRICT

TU06

0016
JANICE U. SACKETT
ETAL
42.16 AC
6.21 AC
CONT 35.95 AC.

0018
Coche County Corporation
13.21 AC

0006
JANICE U. SACKETT
ETAL
Net 14.92 AC
Outside 13.92 AC
14.18 AC TOTAL

SEE 03-068-3
NOTNEP SUBD.

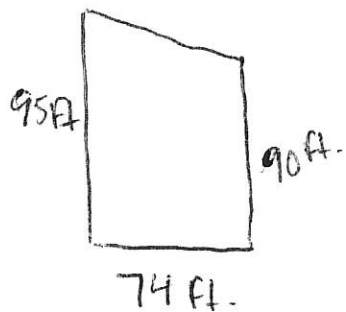
0028
DIANE C. BRUNN
TR. 0028

SEE 03-136

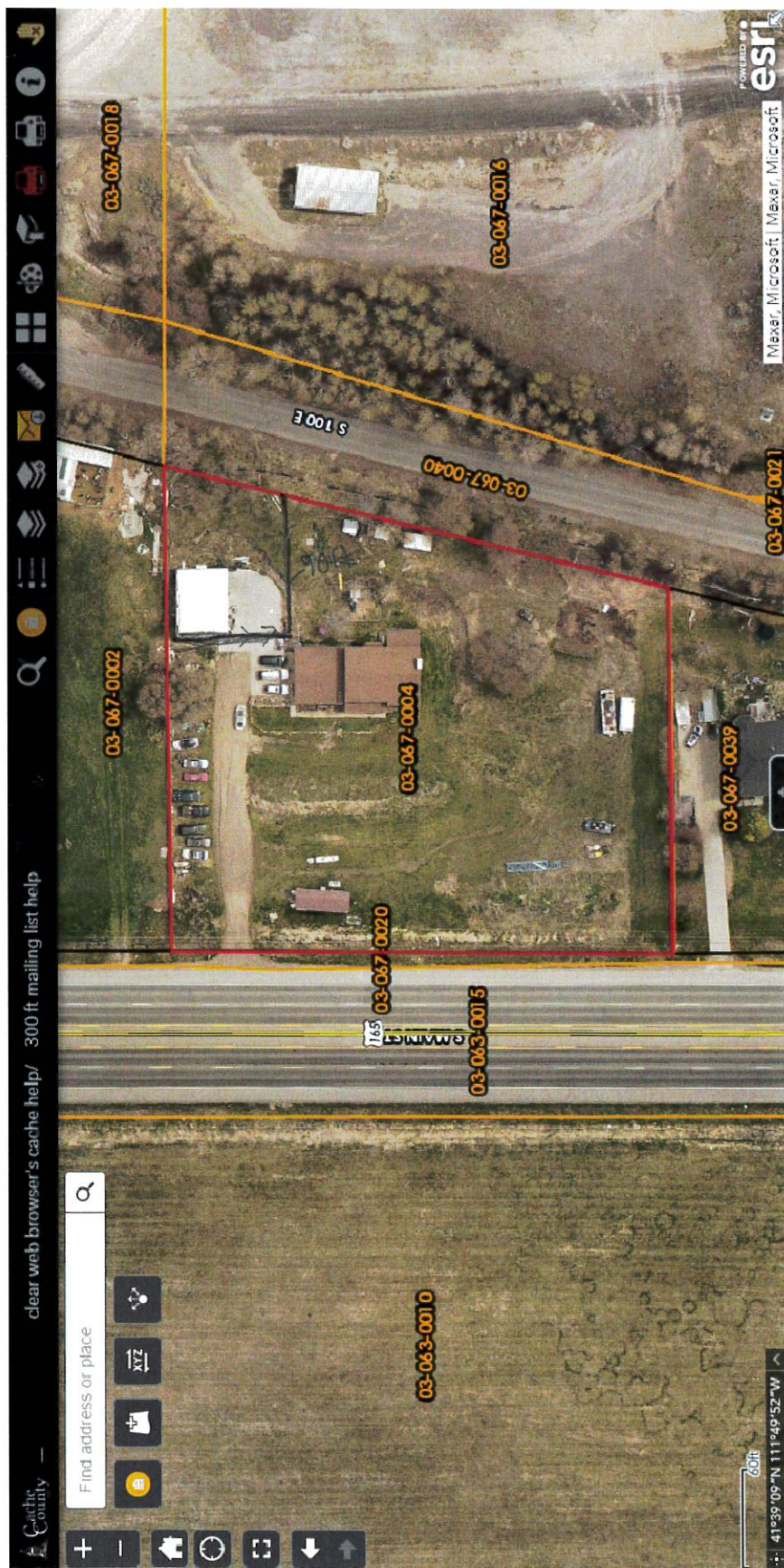
SEE 03-067-2

SEE 03-068
-1-

SEE 03-068
-2-



Or just the shop
that measures 30x40



1. Needs to change to commercial so I can operate an Auto repair shop.

2. The benefit to the consumer and neighbors would be that they would get their vehicles repaired in most cases the same day, and also with a way better rate than most shops in town not to mention honest and great work.

3. The proposed change complies with the city's future plans, as it is already in plans that the land will either be commercial or industrial.

4. No annexation needed.

5. Yes it will be since the plans with the city are headed that direction.

6. There is already an existing shop that measures 30x40 and if need be could expand.

7. Yes because we would like a piece of our property to change to commercial not the whole piece.

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

Dominion Energy Utah Dominion Energy Wyoming Dominion Energy Idaho
Property & Right-of-Way
1140 West 200 South, Salt Lake City, UT 84104
Mailing Address:
P.O. Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com



February 16, 2021

Levi Roberts
Nibley City
455 West 3200 South
Nibley, UT 84321

**RE: Conditional Use Application
 Proposed Natural Gas Facility Site**

Dear Levi,

As per our recent conversation and your February 9th email, enclosed is a Conditional Use Permit application for Dominion Energy Utah (Dominion) to construct and operate a natural gas regulator facility at approximately 75 West 3200 South in Nibley, Utah.

Dominion will begin construction of an 8" HP natural gas pipeline, in the 3200 South corridor designed to help Dominion meet growing customer demand for natural gas within its system which is designed to enhance safety and reliability of our pipeline system by making this new pipeline easier to monitor and maintain.

Dominion purchased property for this facility approximately a decade ago. We are currently in the process of completing surveys and documentation to relocate and expand our site to a location adjacent to the 3200 South corridor. We are working with an out of state landowner trustee to obtain a signature on an agent authorization letter but would like to have you start the conditional use permit process while we pursue this letter.

The proposal for this site is to construct a small metal building to house a regulator station (LG0012), along with the necessary above ground valves necessary to control flow through the station and an inline inspection facility (pig launcher) for the 8" high pressure pipeline. In line inspections are currently performed on a 5-7 years cycle, where electronic tools are inserted into the pipeline and travel for several miles, inspecting the integrity of the pipeline.

Dominion proposes to grade the site according to the attached plan and install an 8' tall chain link security fence with 3 strands of barbed wire on top, and a 16' wide access gate.

Please call me at 801-232-8153, if you have any questions concerning this proposal.
Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rick Hellstrom', with a stylized flourish at the end.

Rick Hellstrom
Land Agent Consultant

enclosures



APPLICATION FOR CONDITIONAL USE PERMIT/~~BUSINESS LICENSE~~

Office Use Only

Date Received _____

Application Fee Paid: \$30.00

Rec'd By _____

Name QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
Address P.O. BOX 45360 1140 W 200 S SALT LAKE CITY, UT 84145-0360
Phone 801-232-9153 Cell SAME Fax —
Email rick.hellstrom@dominionenergy.com

Please Note: The owner/operator of this business must live at the address stated above. Nibley City cannot issue conditional use permit/business licenses for home occupations to persons who do not live at the address where the business will be located. N/A

Please describe the reason you are requesting a conditional use permit/business license:

☐ Home Office ☐ Sales ☐ Manufacturing ☐ Day Care
☒ Other (please describe): CONSTRUCT A NATURAL GAS REGULATING FACILITY

Proposed business name: DR STA LG0012

Description of business: PROPOSED FACILITY LOCATED AT:
75 WEST 3200 SOUTH, NIBLEY, UT

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: FACILITY WILL PROVIDE NATURAL GAS SERVICE TO THE NIBLEY AREA. THIS IS AN UNMANNED FACILITY REQUIRING ONLY PERIODIC MAINTENANCE

Do you plan to employ persons not living at this address as part of the business? Y ☒ N

Will those employees be working in your home or at another location? Please describe: N/A

Do you plan to conduct any of the business in an accessory building at this address? Y ☒ N N/A

How many clients will visit this location weekly? NONE

Describe how you will provide parking for client visits (if applicable): ON SITE PARKING FOR MAINTENANCE WORK

Will you have business vehicles which will require parking accommodations? Y ☒ N PERIODICALLY

If so, please describe the vehicles and parking plans: ON SITE

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? N/A

Continue on Other Side

Will you be able to provide adequate indoor storage for these deliveries? Y N N/A

If applicable, describe any signs at this address which will advertise the business: NO ADVERTISING
ONLY IDENTIFICATION SIGNS REQUIRED BY LAW.

File the completed application at:

Nibley City
455 West 3200 South
Nibley, UT 84321
(435) 752-0431

Once the application has been completed and submitted, along with any and all applicable fees (see attached "Nibley City Fee Schedule"), the item will be placed on an upcoming agenda for the Nibley Planning Commission meeting. Planning Commission meetings have a two-week prior application deadline, so be aware that it may be up to 4 weeks before this application is on the agenda.

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.



Property Owner Signature

RIK HELLSTROM
LAND AGENT CONSULTANT
DOMINION ENERGY UTAH

Date

2/15/2021

FOR OFFICE USE ONLY

Approved _____

Denied _____

Approved w/Conditions _____

Comments _____

Land Use Authority Signature

Date

Print Name/ Title

Home Based Business License Fee: **\$30.00**

Received Date: _____

Rec'd By: _____

License Issued Date: _____

 Existing Dominion Energy Site

 Proposed Dominion Energy Site

W 3200 S

165

Main St

 Nibley

Google Earth

© 2021 Google

300 ft



New Dominion Energy Parcel Boundary Description

BEGINNING AT A POINT ON THE GRANTORS SOUTH PROPERTY LINE, SAID POINT BEING SOUTH 1182.45 FEET AND SOUTH 89°02'00"E EAST 4787.64 FEET ALONG THE NORTH LINE OF 3200 SOUTH STREET FROM THE WEST QUARTER CORNER OF SECTION 21, T11N, R1E, SLB&M, BASIS OF BEARING IS SOUTH 00°40'48" EAST 2654.34 FEET BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE BOUNDARY OF AN EXISTING COMMUNICATION EASEMENT AS PER SURVEY 98-106 FILED AT THE CACHE COUNTY SURVEYOR'S OFFICE THE FOLLOWING TWO COURSES:

NORTH 00°58'00" EAST 28.00 FEET;
 NORTH 89°02'00" WEST 15.30 FEET;
 THENCE NORTH 00°58'00" EAST 52.00 FEET ALONG THE GRANTORS WEST PROPERTY AND FENCE LINE;
 THENCE SOUTH 89°02'00" EAST 75.00 FEET;
 THENCE SOUTH 00°58'00" WEST 80.00 FEET TO THE NORTH LINE OF SAID 3200 SOUTH STREET TO THE POINT OF BEGINNING.

CONTAINS +/- 5571.60 SQUARE FEET OR 0.128 ACRES

LEGEND

SECTION LINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
PARCEL/RW TO BE QUITCLAIMED	
PROPOSED PARCEL	
SECTION CORNER	
POINT OF BEGINNING	
POINT OF INTERSECTION	

NORTHWEST CORNER OF SECTION 21, T11N, R1E, SLB & M. FOUND BRASS CAP

S 89° 59' 43" W
2655.30'

NORTH QUARTER CORNER OF SECTION 21, T11N, R1E, SLB & M. FOUND BRASS CAP

BASIS OF BEARING: S 00° 40' 48" E 2654.34'

WEST QUARTER CORNER OF SECTION 21, T11N, R1E, SLB & M. FOUND BRASS CAP

1182.45' SOUTH

S 89° 02' 00" E
4787.64'

POB

N 89° 02' 00" W
15.30'

N 00° 58' 00" E
28.00'

N 00° 58' 00" E
52.00'

S 89° 02' 00" E
75.00'

S 00° 58' 00" W
80.00'

N 89° 02' 00" W
59.70'

3200 SOUTH

N



Existing Dominion Energy Property acquired 12/16/2009

Easement to be released with change in site location

Proposed relocated site to be acquired by Boundary Line Adjustment

DOMINION ENERGY PARCEL TO BE QUITCLAIMED (ENTRY#1012742)

DOMINION ENERGY RIGHT-OF-WAY TO BE QUITCLAIMED (ENTRY#1012742)

DOMINION ENERGY PROPOSED PARCEL

PROPOSED DOMINION ENERGY UTAH NEW PROPERTY
 LOCATED IN SECTION 21, T11N, R1E, SLB & M, CACHE COUNTY, UTAH

SCALE 1" = 30' ON 11X17 PRINT
 DRAWN BY ENOCH CLEMENCE
 SURVEY DATE JUNE 6, 2020

Nibley City
455 West 3200 South
Nibley, UT 84321

To Whom It May Concern:

I, Elizabeth Bowen, Trustee of the Virginia S. Harris Inter Vivos Trust dated the 29th day of October, 1979, hereby appoint RICK HELLSTROM, Land Agent Consultant for Dominion Energy Utah as my agent in regards to the Dominion Energy Utah's (Dominion) application for a Conditional Use Permit (CUP) for its District Regulator Station Site located at approximately 75 West 3200 South, Nibley, Cache County, Utah.

Said application is for a 0.128 acre site in the southwest corner of Parcel 103-0260-0014. Dominion and The Virginia S. Harris Trust are currently preparing documents to relocate Dominion's existing Parcel #03-026-0015 to the location depicted in the CUP application.

By appointing an agent, I understand that he is authorized to make decisions regarding said development and will be the point of contact should issues/questions arise during the review period.

Dated the ____ day of _____, 2021.

The Virginia S. Harris Inter Vivos Trust
dated the 29th day of October, 1979

BY: _____
Elizabeth Bowen, Trustee



**2021 TAX YEAR
RECORDER**

179 North Main St. Suite 101 • Logan, UT 84321 • (435) 755-1530

2/10/2021

03-026-0014
Parcel Number

Owner's Name & Address

Parcel **03-026-0014** Entry **578597**

Name **HARRIS, VIRGINIA S TR**

C/O Name

Address **3085 S MAIN ST**

City, ST Zip **NIBLEY, UT 84321-8543**

District **008 NIBLEY CITY W/CEM**

Year **2021** Status **TX**

Owner(s) List (1/1/2021)

1 HARRIS, VIRGINIA S TR
578597 566/928

Property Address

Address

City

Assr. Review **12/21/2018**

PARCEL HISTORY

REM PT 03-025-0001 9/00; REM 11/08-0006; REM 12/09-0015;

LEGAL DESCRIPTION FOR 2021

BEG 432.83 FT S & 1157.0 FT E OF NW COR OF SW/4 OF SEC 21 T 11N R 1E & TH S 89°02' E 727.10 FT TO TRUE POB TH S 10°45'34" W 45.0 FT TH S 30°54'52" W 193.55 FT TH SE'LY ALG FENCE IN 5 COURSES: S 17°34'41" E 68.99 FT S 25°04'55" E 42.82 FT S 32°36'34" E 97.91 FT S 29°08'22" E 44.17 FT S 23°16'26" E 171.57 FT TH N 29.69 FT TO NW COR PARCEL 0005 TH E 10 RDS 4 FT TH S 35.66 FT TH E 50 FT TH S 75 FT TH W 50 FT TH S 0°58' W 155.34 FT TO N LN OF 3200 S ST TH E 147.5 FT TO PT N 89°02' W 199 FT OF W LN OF ST HWY TH N 1°50' E 65 FT TH S 89°02' E 59 FT TH N 1°50' E 55 FT TH S 89°02' E 10 FT TH N 1°07'49" E 199.30 FT TH E 32 FT N 1°50' E 101.5 FT TH N 89°21' W 25 FT N 1°50' E 99 FT S 89°02' E 123 FT N 1°50' E 110.2 FT N 2°30' W 4 RDS N 89°02' W 9 RDS N 2°30' W 8 RDS N 89°02' W 455.5 FT TO TRUE POB
SUBJ TO R/W GRANTED TO QUESTAR GAS CO FOR ACCESS TO PARCEL 0015 (ENT 1012741)
ALSO: BEG 18.78 CHS S & 31.61 CHS S 89°02' E & N 89°02' W 100 FT OF NW COR OF SE/4 SEC 21 T 11N R 1E & TH N 100 FT TH N 89°02' W 7.12 FT TH S 100 FT TH S 89°02' E 7.12 FT TO BEG

LESS PARCEL 03-026-0009 AS FOLL: BEG N 88° W 225.1 FT FROM PT N1°50'E 99 FT OF PT BR S 859.46 FT & E 2433.02 FT FROM NW COR SE/4 SEC 21 T 11N R 1E & TH N 1°23' E 148.2 FT TH S 69°16' W 80.7 FT TH S 41°04' W 75.2 FT TH N 86°44' W 28.3 FT TH S 3°19' W 59.35 FT TH S 88° E 153.05 FT TO BEG SUBJ TO 12 FT R/W OVER S 12 FT OF PARCEL WITH 12 FT R/W BEG SE COR SD PARCEL & TH E 219.37 FT TO W R/W STATE HWY TH N'LY 12 FT ALG R/W TH W'LY 219.32 FT IN LN PARALLEL TO & N 12 FT FROM S LN OF R/W TH S 1°23' W 12 FT TO BEG 0.36 AC M/L

LESS PARCEL 03-026-0013 AS FOLL: BEG 783.43 FT S & 2118.21 FT E OF NW COR SE/4 SEC 21 T 11N R 1E & TH S 1°07'49" W 135 FT TH N 89°02' W 135 FT TO CENTER OF SPRING CREEK TH NW'LY ALG CREEK 146 FT TO PT W OF BEG TH S 89°02' E 190 FT TO BEG WITH R/W (SEE DEED) CONT 0.50 AC NET 7.32 AC

PROPERTY INFORMATION

	Acres	2020		2021 VALUES WILL BE AVAILABLE AFTER 5/21/2021
		Market	Taxable	
BA BUILDING AGRICULTURE		15,200	15,200	
LA LAND AGRICULTURE		190,400	190,400	
TOTALS	7.32	205,600	205,600	

Parcel and Zoning Viewer



clear

+



Parcel ID: 03-026-0015

Owner Name: QUESTAR GAS COMPANY

Owner Address: PO BOX 45360

Owner City State Zip: SALT LAKE CITY, UT 84145-0360

Tax District Code: 008

District Code Definition: NIBLEY CITY W/CEM

Legal Acreage: 0.09

Year Built: 0

Zone Primary: CITY

Zone Primary Description: CITY - Contact Cities for Zoning



Legal Description: BEG S 1182.45 FT & S 89°02' E 4771.79 FT ALG N LN OF 3200 S ST FROM W/4 COR SEC 21 T 11N R 1E SD POB BEING SE COR OF PARCEL 03-026-0005 & TH N 0°58' E 155.34 FT TO TRUE POB TH N 0°58' E 75.0 FT TH S 89°02' E 50.0 FT TH S 0°58' W 75.0 FT TH N 89°02' W 50.0 FT TO TRUE POB CONT 0.09 AC M/B WITH A R/W (SEE ENT 1012741)

SEE STATE ASSESSED ACCOUNT 05-300-0038

[Recorder's Plat 1](#)

[1979 Recorder's Plat](#)

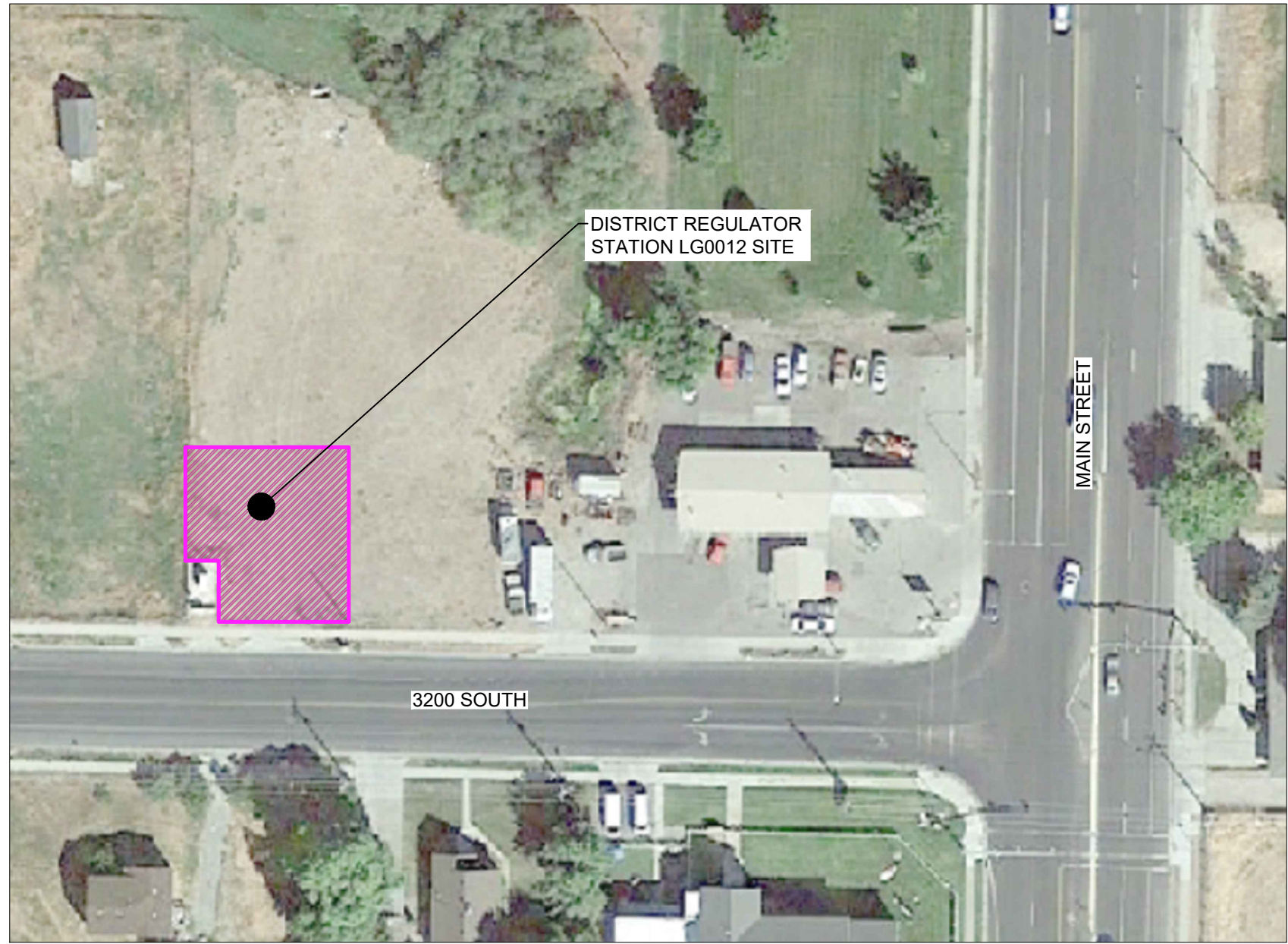
[1978 Recorder's Plat](#)

[2006 Recorder's Plat](#)

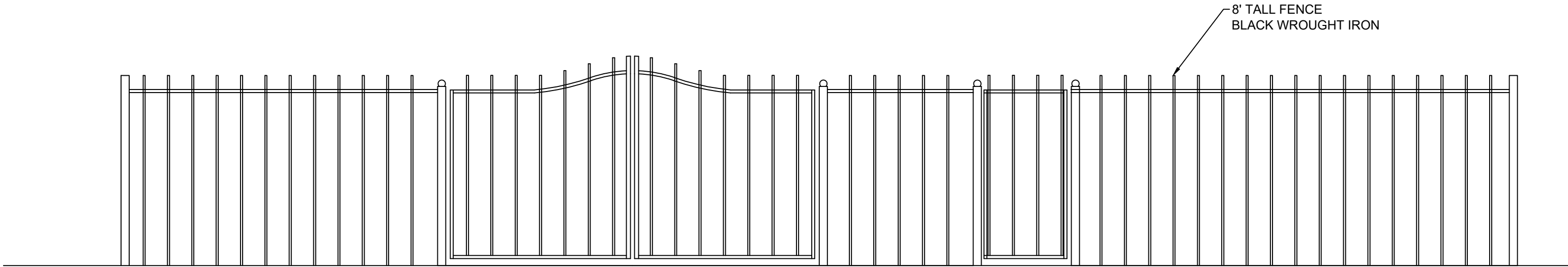
[CORE \(Cache Online Records Express\)](#)

200ft

41°40'31"N 111°50'03"W



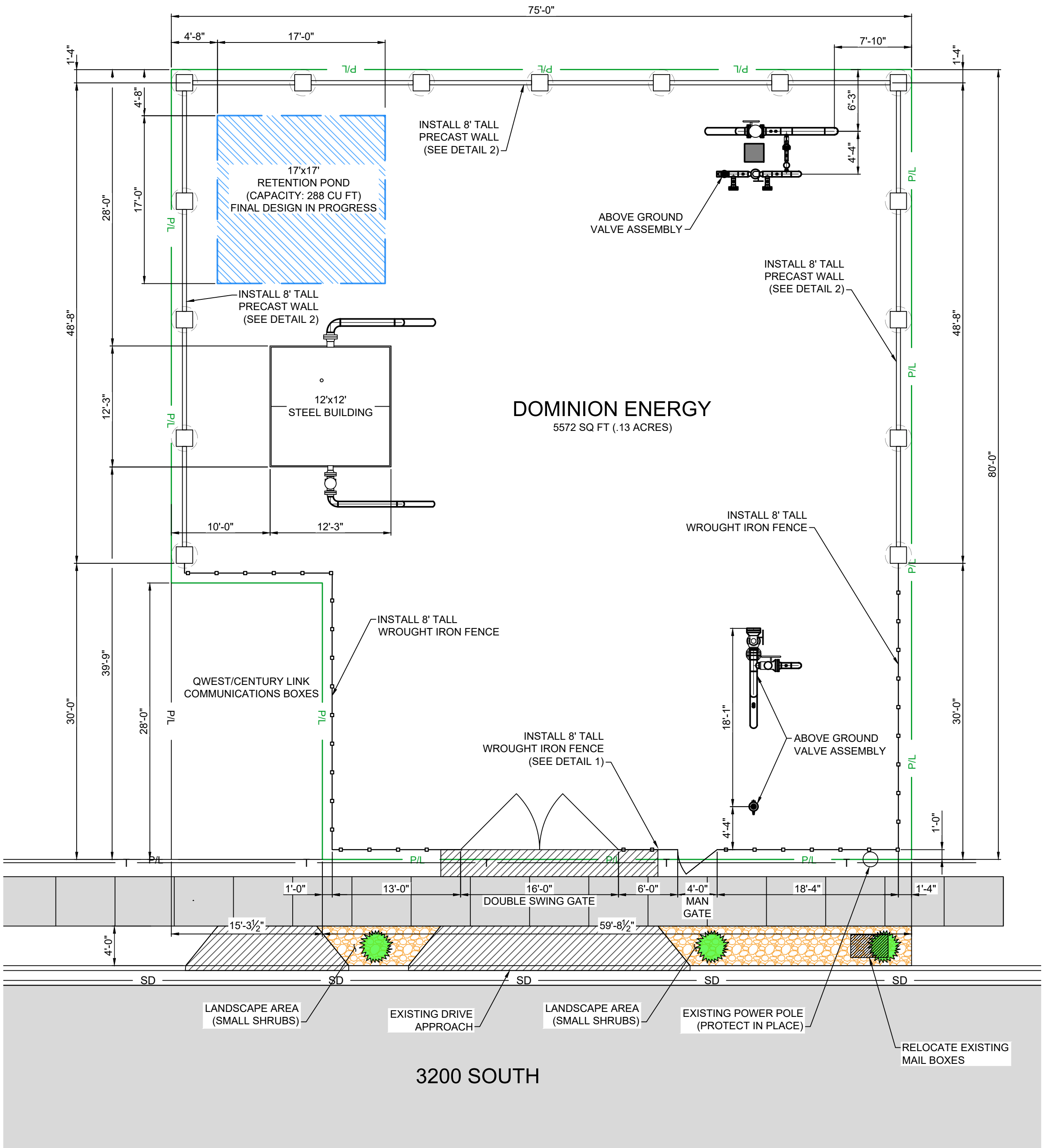
VICINITY MAP
SCALE: NONE



WROUGHT IRON FENCE DETAIL 1
SOUTH FENCE
SCALE: 1/4" = 1'-0"



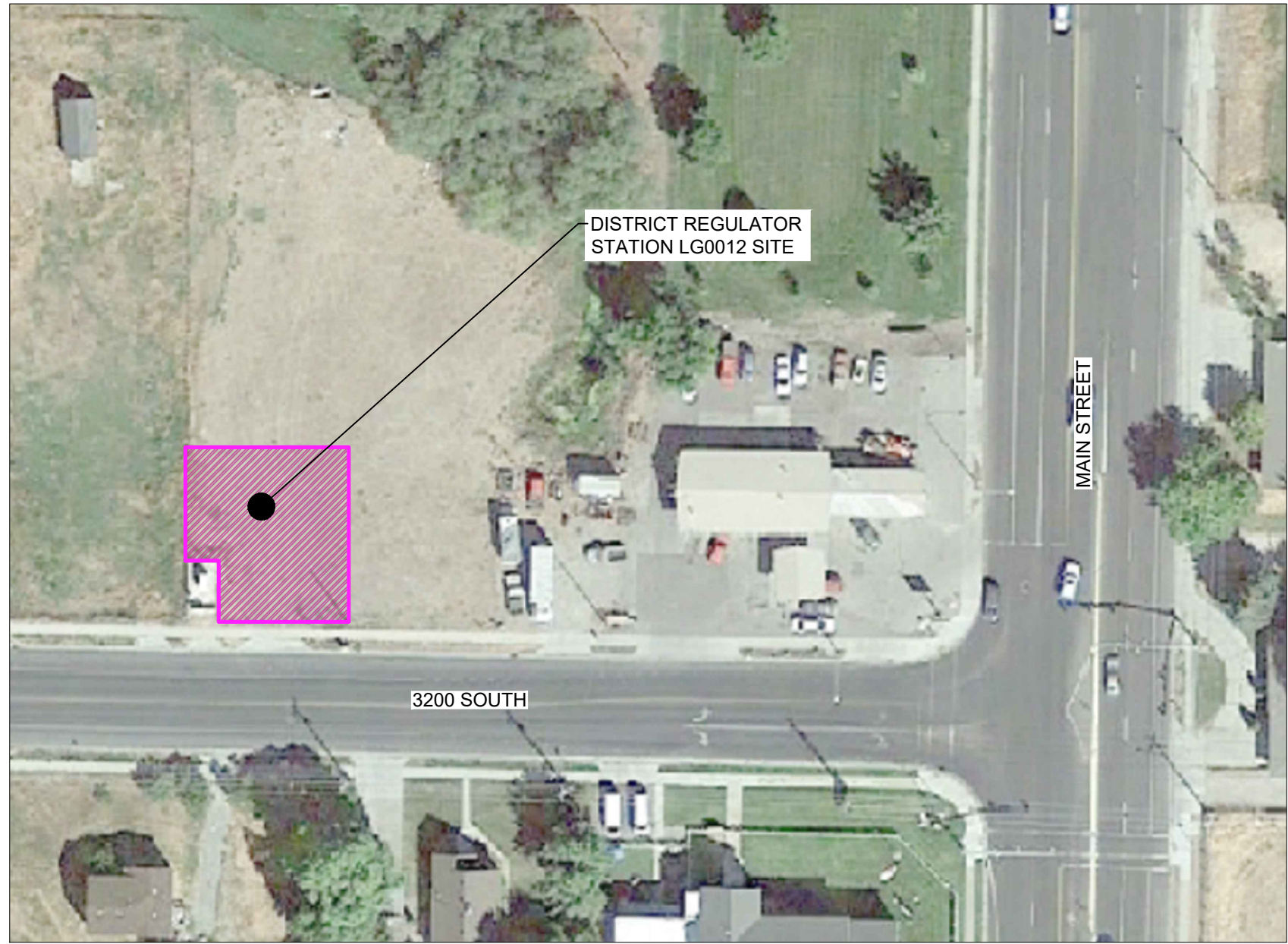
PRECAST WALL EXAMPLE 2
NORTH, EAST, AND WEST SIDE
SCALE: NONE



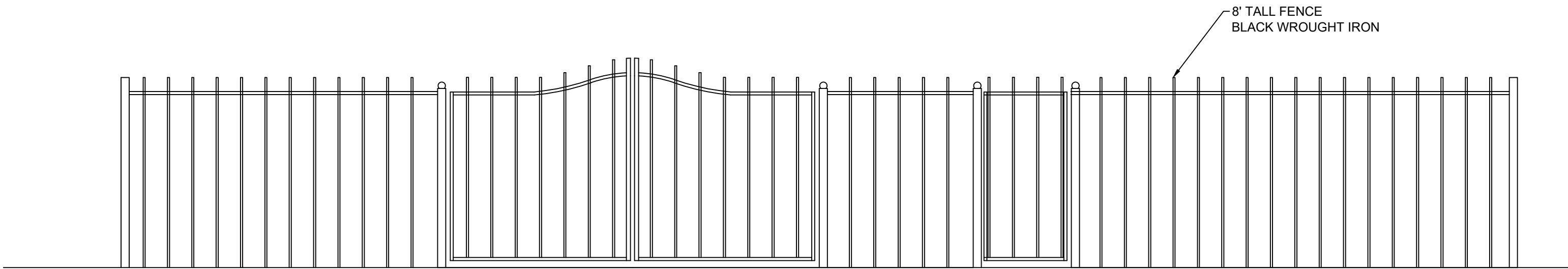
SITE PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
FOR REVIEW

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD			 Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER: FL- 136		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: I. TORRES	FACILITY:	DISTRICT REGULATOR STATION LG0012				
					A	ISSUED FOR CITY REVIEW	03/17/21	IAT	IAT	CHECKED BY:	TITLE:	2"x2" REGULATOR STATION AND TAP				
										PROJECT ENGINEER:	DESCRIPTION:	VICINITY MAP, SITE PLAN, AND DETAILS				
										SURVEYOR:	ADDRESS:	52 WEST 3200 SOUTH				
										ENGINEERING MNGR:						
										CONSTR MNGR:						
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.											SECTION: 21	T 11N		R 1E		
												ELEVATION: 4551'				
													LAT: 41.6749	LONG: -111.8346		
													SCALE: AS NOTED			
											CITY NIBLEY	COUNTY CACHE	STATE UTAH			
											DRAWING NUMBER		SHEET	REVISION		
											DEU-R-LG0012-CCS-001C		1 OF 1	A		



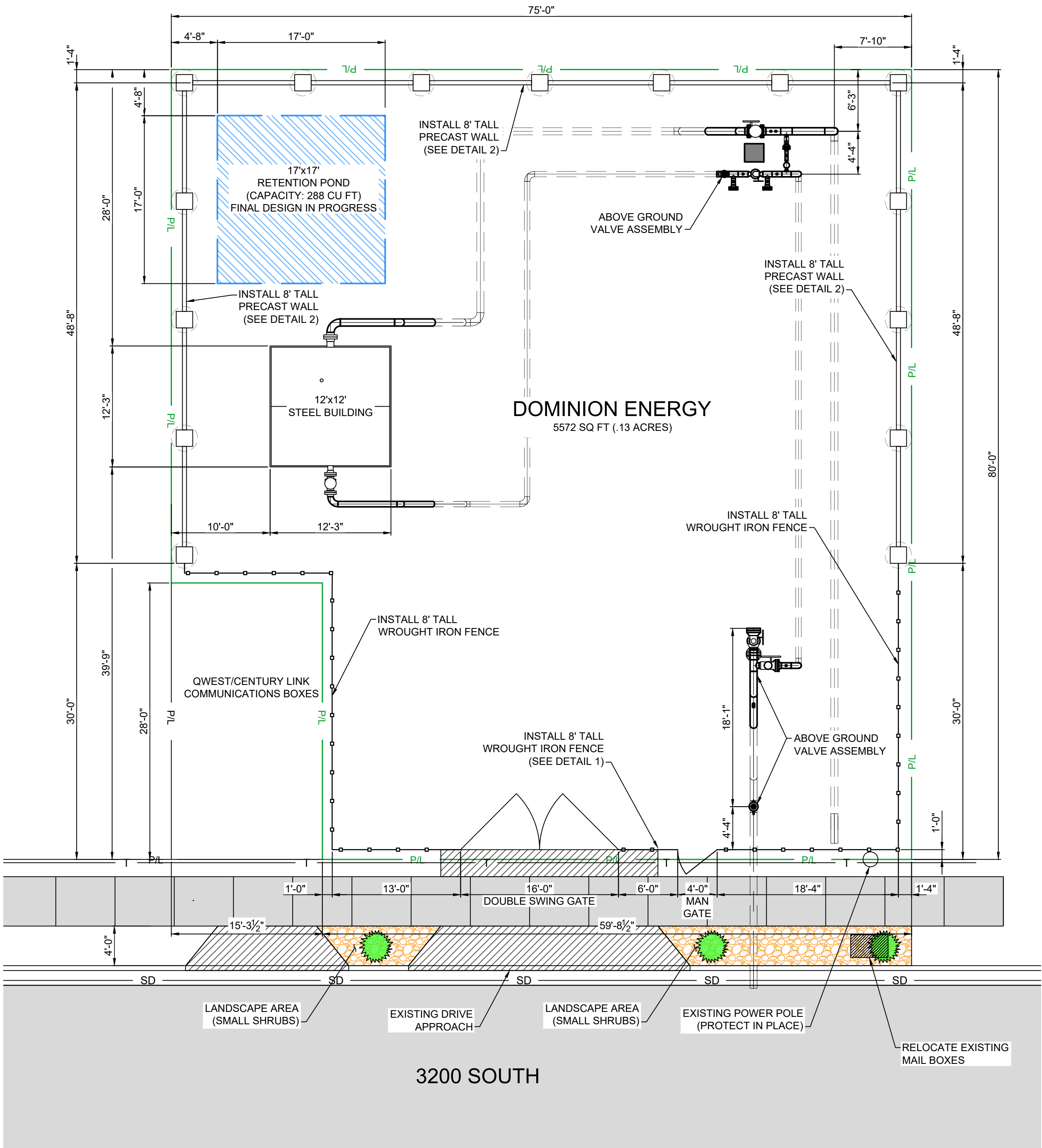
VICINITY MAP
SCALE: NONE



WROUGHT IRON FENCE DETAIL 1
SOUTH FENCE
SCALE: 1/4" = 1'-0"



PRECAST WALL EXAMPLE 2
NORTH, EAST, AND WEST SIDE
SCALE: NONE

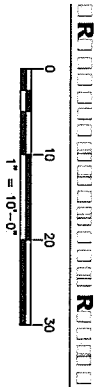
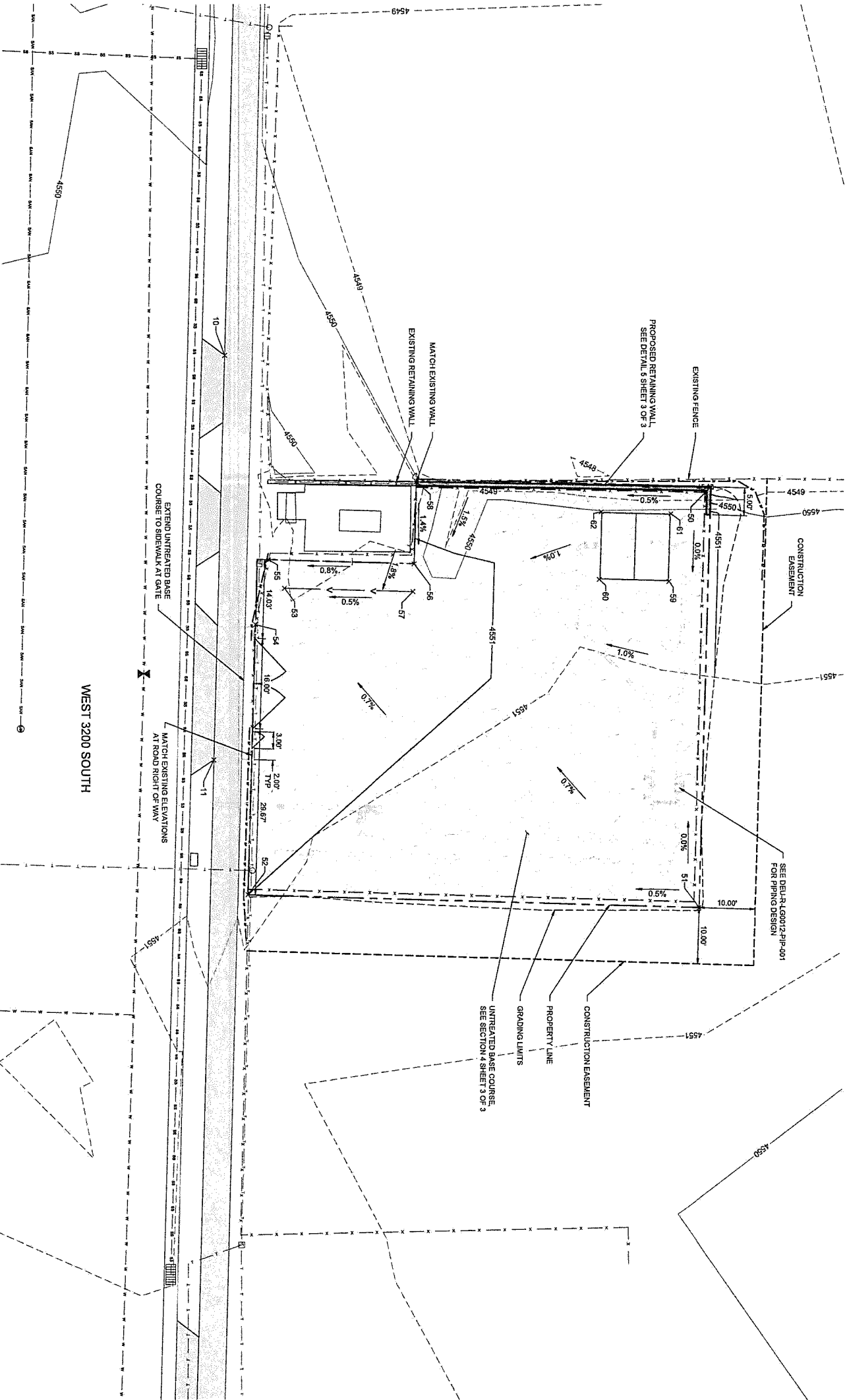


SITE PLAN
SCALE: 1/8" = 1'-0"

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD			 Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER: FL- 136					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: I. TORRES	FACILITY:	DISTRICT REGULATOR STATION LG0012							
					A	ISSUED FOR CITY REVIEW	03/17/21	IAT	IAT	CHECKED BY:	TITLE:	2"x2" REGULATOR STATION AND TAP							
										PROJECT ENGINEER:	DESCRIPTION:	VICINITY MAP, SITE PLAN, AND DETAILS							
										SURVEYOR:	ADDRESS:	52 WEST 3200 SOUTH							
										ENGINEERING MNGR:									
										CONSTR MNGR:									
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													ELEVATION: 4551'			NIBLEY	CACHE	UTAH	
													LAT: 41.6749	LONG: -111.8346	DRAWING NUMBER			SHEET	REVISION
													SCALE: AS NOTED	DEU-R-LG0012-CCS-001C			1 OF 1	A	

CONSTRUCTION POINTS			
POINT #	EXISTING ELEVATION	PROPOSED ELEVATION	NORTHING
10	4550.41'	4550.41	3769747.3702
11	4550.70	4550.70	3769745.8710
50	4548.17	4551.40	3769833.6482
51	4551.54	4551.40	3769831.7740
52	4550.91'	4551.00	3769751.7980
53	4550.82	4550.74	3769758.1657
54	4550.56	4550.76	3769753.0021
55	4550.84	4550.72	3769755.3307
56	4550.58	4550.94	3769781.2827
57	4550.51'	4550.85	3769781.0876
58	4551.16	4551.14	3769781.6488
59	4550.75	4551.50	3769828.2201
60	4550.80	4551.50	3769813.8739
61	4550.19	4551.50	3769828.5264
62	4550.16	4551.50	3769814.2802

- NOTES:
- APPROXIMATE AREA OF UNTREATED BASE COURSE = 5,590 SF.
 - PLACE A MINIMUM OF 6 INCHES OF TOPSOIL, SEED AND MULCH OVER ANY DISTURBED AREA NOT COVERED WITH BASE COURSE.
 - ELEVATIONS SHOWN ARE FINAL GRADE.
 - TOTAL CUT VOLUME = 10 CY
 - TOTAL FILL VOLUME = 60 CY
 - TOPSOIL CUT VOLUME (100 CY) IS IN ADDITION TO VOLUMES ABOVE.
 - CUT AND FILL VOLUMES ARE RAW VOLUMES WITH NO ALLOWANCE FOR SHRINKSWELL.

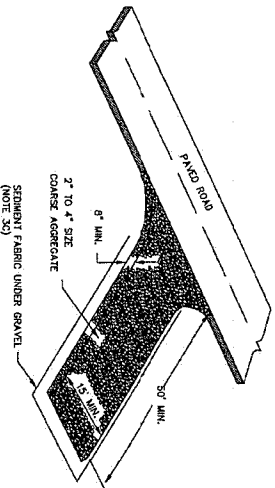
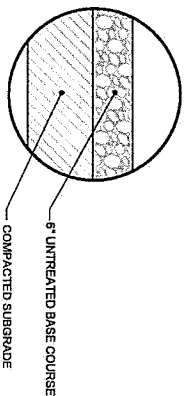
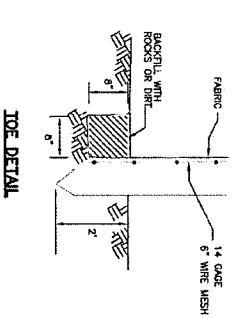
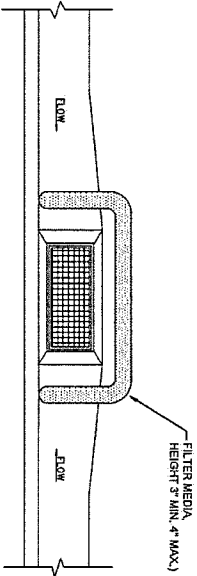
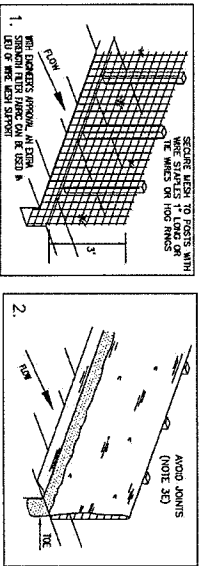


ISSUED FOR
CONSTRUCTION

REFERENCE DRAWINGS				WORK ORDERS				REVISIONS				ENGINEERING RECORD			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DATE	BY	CHECK	DRAWN BY:	CHECKED BY:	PROJECT ENGINEER:	SURVEYOR:	PROJECT MGR:		
DEU-R-LG0012-PIP-001	0	LG0012-PPING	75993.22	NEW 2X2 REGULATOR STATION LG0012	0	10/14/2019	CAD	BSB	BARBARCE	BARBARCE	BARBARCE	E. CLEMENTS	J. WERZBICKI		
													D. FRANCIS		

DEU-X-LG0012-CCS-001-SHT2.DWG - 10'x10" (1/4"=1'-0")

DOMINION ENERGY_ANS1.D



NOTE:
PROVIDE STABILIZED ROADWAY ENTRANCE IN
ACCORDANCE WITH APWA PLAN 125.

STABILIZED ROADWAY/CONSTRUCTION ENTRANCE

DETAIL 3

NOT TO SCALE

MODULAR RETAINING WALL

DETAIL 5

NOT TO SCALE

1.0. SPECIFICATIONS

A. GENERAL

1. GENERAL SOIL CONDITIONS ARE UNKNOWN FOR THE SITE.

B. SUBMITTALS

1. SUBMIT ALL TEST RESULTS FROM TESTING AND INSPECTION REQUIREMENTS.

C. PRODUCTS

1. BASE: UNTREATED BASE COURSE CLASS A, MEETING THE REQUIREMENTS OF UTAH DOT 2017 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 02721.

2. SUBGRADE: COMPACTED NATIVE SOIL.

3. FILL: ALL SOIL MATERIALS EXCEPT ORGANIC SOILS AND FREE OF VEGETATION, DEBRIS, ROOTS, STICKS, BRUSH, NON-SOIL MATERIALS, ROCKS GREATER THAN 4 INCHES IN DIAMETER, AND OTHER MATERIALS WHICH IN THE OPINION OF ENGINEER WILL HAVE A DELETERIOUS EFFECT ON THE WORK. LIQUID LIMIT AND PLASTICITY INDEX LESS THAN 40 AND 20, RESPECTIVELY. DO NOT USE HIGH PLASTICITY SILT OR CLAY (MH, CH) SOILS AS FILL.

4. MODULAR WALL UNIT: CONCRETE RETAINING WALL UNITS MEETING REQUIREMENTS OF ASTM C1262 FREEZE-THAW DURABILITY MEETING REQUIREMENTS OF ASTM C1262 COLOR AND TEXTURE AS DIRECTED BY OWNER, INCLUDE AN INTEGRAL BATTERY CONTROL SHEAR CONNECTOR TO PROVIDE A CONSISTENT SETBACK FOR EACH WALL COURSE.

5. COARSE FILTER AGGREGATE: FREE-DRAINING GRANULAR BACKFILL, MEETING THE REQUIREMENTS OF UTAH DOT 2017 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 02056.

D. EXECUTION

1. INSTALL MEANS TO CONTROL SOIL EROSION IN ACCORDANCE WITH THE PROJECT DRAWINGS.

2. CLEAR AND GRUB GRASSY VEGETATION AND SHRUBS FROM THE GRADING AREA, STOCKPILE OR DISPOSE OF MATERIAL AS MUTUALLY AGREED WITH OWNER.

3. SCRAPE TOPSOIL AND ORGANICS FROM THE GRADING AREA TO A MINIMUM 6 INCH DEPTH, STOCKPILE TOPSOIL IN APPROVED AREAS FOR FUTURE SITE RESTORATION OR DISPOSE OF AS MUTUALLY AGREED WITH OWNER.

4. SUBGRADE: COMPACT THE ENTIRE LENGTH AND WIDTH OF PROJECT AREA TO A DEPTH OF 12 INCHES AND TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY AT 2% OF OPTIMUM MOISTURE CONTENT.

5. PROOF ROLL SUBGRADE, WHEREBY THE ENTIRE ROADWAY LENGTH AND WIDTH IS ROLLED WITH A FLATLY LOADED TANDEN AXLE RAMP TRUCK OR APPROVED EQUIVALENT WITH A MINIMUM GROSS WEIGHT OF 25 TONS. PERFORM PROOF ROLLING IN THE PRESENCE OF ON-SITE ENGINEER. THE SUBGRADE IS DEEMED ACCEPTABLE IF RUTTING NO GREATER THAN 1.5 INCHES, NOR "PUMPING" OF THE SOIL BEHIND THE LOADED TRUCK IS OBSERVED BY THE ON-SITE GEOTECHNICAL ENGINEER. IF THE SUBGRADE FAILS PROOF ROLLING, DETERMINE AND UNDERTAKE ALL MEANS NECESSARY UNTIL THE SUBGRADE PASSES THE TEST.

6. FILL: PLACE FILL IN MAXIMUM 8 INCH LIFTS COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AT -2%, +3% OF OPTIMUM MOISTURE CONTENT.

7. BASE: COMPACT UNTREATED BASE COURSE TO MINIMUM THICKNESS AND WIDTH SPECIFIED AND TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY AT -2%, +3% OF OPTIMUM MOISTURE CONTENT.

8. MODULAR RETAINING WALL, INSTALL IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.

E. TESTING AND INSPECTION

1. TESTING SHALL BE PERFORMED BY A DESIGNATED INDEPENDENT TESTING AGENCY.

2. FOR SUBGRADE SOILS THAT ARE ENCOUNTERED IN CONSTRUCTION, PERFORM GRAIN SIZE ANALYSIS, NATURAL MOISTURE CONTENT, AND STANDARD PROCTOR MAXIMUM DRY DENSITY TEST.

3. FOR COMPACTED SUBGRADE, PERFORM NOT LESS THAN FOUR (4) FIELD DENSITY TESTS, INDICATE TEST LOCATION, DRY DENSITY, MOISTURE CONTENT AND PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY ON RESULTS OF FIELD DENSITY TESTS.

4. FOR PROOF ROLL SUBMIT A RECORD OF PROOF ROLL INDICATING LOCATION, DATE, IF THE PROOF ROLLING PASSED, AND ANY STEPS TAKEN TO BRING THE SUBGRADE OR SHOULDER INTO COMPLIANCE IF THE PROOF ROLLING FAILED.

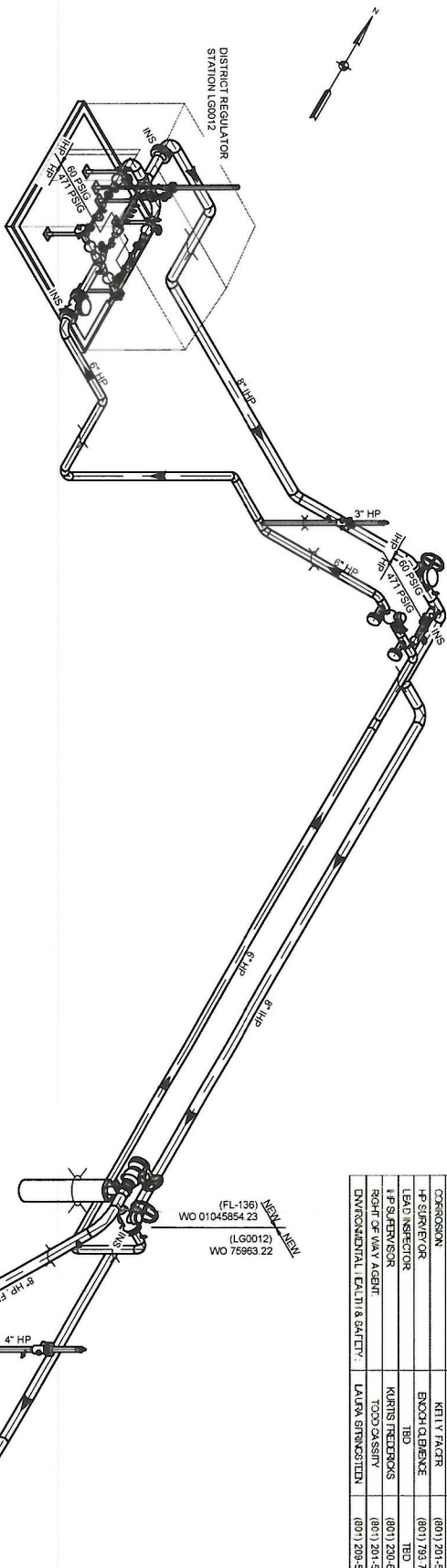
5. FOR IMPORTED FILL, PERFORM GRAIN SIZE ANALYSIS, NATURAL MOISTURE CONTENT, ATTERBERG LIMITS ON FINES CONTENT, AND STANDARD PROCTOR MAXIMUM DRY DENSITY TEST.

6. FOR PLACED AND COMPACTED FILLS, PERFORM TWO (2) FIELD DENSITY TESTS FOR EVERY COMPACTED 8" LIFT THAT IS PLACED, INDICATE TEST LOCATION, DRY DENSITY, MOISTURE CONTENT AND PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY ON RESULTS OF FIELD DENSITY TESTS.

7. FOR UNTREATED ROAD BASE MATERIAL, PERFORM GRAIN SIZE ANALYSIS, NATURAL MOISTURE CONTENT, AND STANDARD PROCTOR MAXIMUM DRY DENSITY TEST.

8. FOR PLACED AND COMPACTED BASE, PROVIDE NOT LESS THAN FOUR (4) FIELD DENSITY TESTS, INDICATE TEST LOCATION, DRY DENSITY, MOISTURE CONTENT AND PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY ON RESULTS OF FIELD DENSITY TESTS, VERIFY DEPTH AT TEST LOCATIONS ROAD OR AS DIRECTED BY OWNER.

REFERENCE DRAWINGS										WORK ORDERS				REVISIONS				ENGINEERING RECORD				LINE NUMBER			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	ISSUED FOR CONSTRUCTION	DATE	BY	CHECK	DRAWN BY	CHECKED BY	PROJECT ENGINEER	PROJECT MGR.	CONSTR. MGR.	SECTION	TOWN	ROUTE	CITY	DRAWING NUMBER	STATE					
DELR-LG0012-PIP-001	0	LG0012-PIPING	75903.22	NEW 2x2 REGULATOR STATION LG0012	0		10/14/2019	CAD	BSE			BARBAROSE	E. CLEMENTS	J. WERZBICKI					DELR-LG0012-CCS-001	UTAH					
										</															

VICINITY MAP

PROJECT CONTACTS

PROJECT CONTACTS	
PROJECT ENGINEER / MANAGER	JAMES WIEBECK (801) 230-9133
CONSTRUCTION	KEITH FALCER (800) 201-5578
LEAD SURVEYOR	EMICH & BENCE (801) 732-7850
LEAD INSPECTOR	TBD TBD
1 ST SURVEYOR	KURTIS PEDERSON (801) 230-6647
RIGHT OF WAY ASBEST	TODD CASNEY (801) 230-5174
ENVIRONMENTAL, EARTH & SAFETY	LARRY STRANDBERG (801) 208-5207

TEST SPECIFICATIONS		MAOP DETERMINATION	
(STANDARD PRACTICE 1-14-01)		(STANDARD PRACTICE 1-17-04)	
MINIMUM TEST PRESSURE	75-1 TEST SEGMENT 1000 PSIG	DESIGN CLASS LOCATION	MAOP SEGMENT 1
MAXIMUM TEST PRESSURE	(29.5% SWP @)	DESIGN FACTOR (F)	F = 0.5
WATER	1999 PSIG 94.7% SWP'S	TEST PRESSURE (MINIMUM)	1000 PSIG
NITROGEN	1843 PSIG 50% SWP'S	TEST FACTOR	1.5
CRG	NA	MINIMUM DESIGN PRESSURES	
TEST DURATION (MINIMUM)	SHOP 1 HR FIELD 1 HR	A. PIPE (NOTE 1A)	1943 PSIG
		B. CALCULATED FITNESS (NOTE 1A)	1641 PSIG
		C. RATED ITEMS	720 PSIG
FABRICATION SPECIFICATIONS		D. TEST PRESSURE (MIN.) / TEST FACTOR	
(STANDARD PRACTICE 2-14-01)		1000 PSIG / 1.5 =	720 PSIG
WELDING REQUIREMENTS	SEGMENT 1	E. OTHER LIMITING FACTORS	
		REGION MAOP	471 PSIG
POST WELD HEAT TREATMENT	NO		
VALVE INSPECTION	VISUAL 100% NDE 100% > 2"	SEGMENT MAOP (DESIGN MIN. A, B, C, D)	720 PSIG
	STD PRACTICE 3-15-01	% SWP'S @ SILICUM MAOP	19.5%
JOB SPECIFIC REQUIREMENTS	LOW HYDROGEN WELD	PRELINE MAOP (OVERALL TENSILE MIN. A, B, C, D, E)	471 PSIG
		% SWP'S @ PRELINE MAOP	12.1%
		REFER TO STANDARD PRACTICE 3-16-04 FOR HP TEST	

MATERIAL LIST							
NOTES 3							
ITEM #	QTY	SIZE	DESCRIPTION	MAWP NOTE 14	MAOP SBS	MATL NOTES	WH #
WOT: 0104554.23							
1	12		BOLT, STUD, 1-1/8 x 17-1/2 LG, ASTM A193 GR-B7, W/2 -HEX NUTS, 1-1/8, ASTM A194 GR-2H	NA	HP	3	QJ040036
2	2	8"	ELL, CS, 45 DEG BR, SEISMICALLY, BW, 8.525 OD, 0.322 WT, 52, MSS SP75, ASTM A684	1641	HP	7	QJ088145
3	1	8"	FLANGE, BUND, CLETO, RF, 8 NPS, ASTM A105	1480	HP	5	Q1088095
4	1	8"	GASKET, RF, NO. 6001 LB, GARLOCK 9300	1333	HP	3	Q1088006
5	1	8"	HT, CS, RCDY, HW, HARNED, 8.625 OD, 0.322 WT, 52, MSS SP75, ASTM A684	1641	HP	3	QJ040036
6	1	8"	HT, CS, RCDY, HW, HARNED, 8.625 OD, 0.322 WT, 52, MSS SP75, ASTM A684	1641	HP	3	QJ040036
7	1	8"	VALVE, CS, BALL, CLETO, 8 NPS, BW, RF, MSS SP75, ASTM A193 GR-B7, W/2 -HEX NUTS, 1-1/8, ASTM A194 GR-2H	1480	HP	1	QJ026033
8	1	8"	VALVE, CS, BALL, CLETO, 8 NPS, BW, RF, MSS SP75, ASTM A193 GR-B7, W/2 -HEX NUTS, 1-1/8, ASTM A194 GR-2H	1480	HP	1	QJ026033
9	8	4"	BOLT, STUD, 7/8 x 5-1/2 LG, ASTM A193 GR-B7, W/2 -HEX NUTS, 7/8, ASTM A194 GR-2H	NA	HP	1	QJ040036
10	1	4"	CHK, SS, HARNED, HW, CTRIAL, 4 NPS, 17-1/2 WT, 17-1/2 MP, 17-1/2 MP	1480	HP	35	QJ040036
11	1	4"	FLANGE, HORN, CLETO, 1 NPS, 0.232 WT, GR-B, ASME B16.5, ASTM A105	1333	HP	9	Q1088095
12	1	4"	GASKET, RF, NO. 6001 LB, GARLOCK 9300	1333	HP	3	Q1088006
13	1	4"	VALVE, CS, BALL, CLETO, 4 NPS, BW, RF, MSS SP75, ASTM A193 GR-B7, W/2 -HEX NUTS, 1-1/8, ASTM A194 GR-2H	1480	HP	1	QJ026033
14	1	2"	VALVE, CS, BALL, CLETO, 2 NPS, BW, RF, MSS SP75, ASTM A193 GR-B7, W/2 -HEX NUTS, 1-1/8, ASTM A194 GR-2H	1480	HP	1	QJ026033
15	2	1/2"	NUTS, 3000S, ELL, NO. 6001 LB, GARLOCK 9300	1333	HP	3	Q1088006
16	2	1/2"	NUTS, 3000S, ELL, NO. 6001 LB, GARLOCK 9300	1333	HP	3	Q1088006
17	1	1/2"	THREADED, 1/2 x 1.315, 0.232 WT, 52, MSS SP75, ASTM A684	1641	HP	3	QJ040036
18	1	1/2"	VALVE, CS, BALL, CLETO, 1/2 NPS, BW, RF, MSS SP75, ASTM A193 GR-B7, W/2 -HEX NUTS, 1-1/8, ASTM A194 GR-2H	1480	HP	1	QJ026033
19	1	1/2"	VALVE, CS, BALL, CLETO, 1/2 NPS, BW, RF, MSS SP75, ASTM A193 GR-B7, W/2 -HEX NUTS, 1-1/8, ASTM A194 GR-2H	1480	HP	1	QJ026033
20	1	8"	SEAL, REPORT, 8.525 OD, 0.322 WT, 52, MSS SP75, ASTM A684	1641	HP	3	QJ040036

[illegible][illegible]

PRESSURE PIPING									
NOTE 6									
ITEM #	SIZE	DESCRIPTION	FOOT/AGE	O.D.	SMS	W.T.	MAWP	MAWP	WH #
							NOTE 14	SEC	
WO# 010556/23									
P1	6"	PIPE, CS, RBE, CIG, 8.025 OD, 0.322 W/T, X52, GR. B, F812, ERW	12'	8.025"	52.000	0.322"	184.1	HP	02080622
P2	6"	PIPE, CS, BAWE, 8.025 OD, 0.322 W/T, X52, GR. B, F812, ERW	1'	8.025"	52.000	0.322"	184.1	HP	00108812
P3	4"	PIPE, CS, BAWE, 6.500 OD, 0.237 W/T, GR. B, A810, F81, ERW	7'	4.5"	35.000	0.237"	184.1	HP	02108812
P4	4"	PIPE, CS, RBE, CIG, 6.500 OD, 0.237 W/T, GR. B, A810, F81, ERW	6'	4.5"	35.000	0.237"	184.1	HP	02020023

WFO# : P9593.12								
P6	PPE CS, RFB, CUG, 8.025 CD, 0.322 WT, X02, 4AP, EL, PBLD, ENV	113	6.028	52.006	0.122	1841	1P	00208922
P6	PPE CS, RFB, CUG, 8.025 CD, 0.322 WT, X02, 4AP, EL, PBLD, ENV	17	8.658	50.006	0.127	1841	1P	01018612
P6	PPE CS, RFB, CUG, 8.025 CD, 0.322 WT, X02, 4AP, EL, PBLD, ENV	18	6.625	52.006	0.128	2198	1P	00208918
P7	PPE CS, RFB, CUG, 8.025 CD, 0.322 WT, X02, 4AP, EL, PBLD, ENV	19	6.625	52.006	0.127	1841	1P	00208919
P8	PPE CS, RFB, CUG, 8.025 CD, 0.322 WT, X02, 4AP, EL, PBLD, ENV	20	6.625	52.006	0.127	1841	1P	00208920
P9	PPE CS, RFB, CUG, 8.025 CD, 0.322 WT, X02, 4AP, EL, PBLD, ENV	2	3.5	35.002	0.3	3000	1P	00103511
P10	PPE CS, RFB, CUG, 8.025 CD, 0.322 WT, X02, 4AP, EL, PBLD, ENV	7	3.5	35.002	0.3	3000	1P	00208911

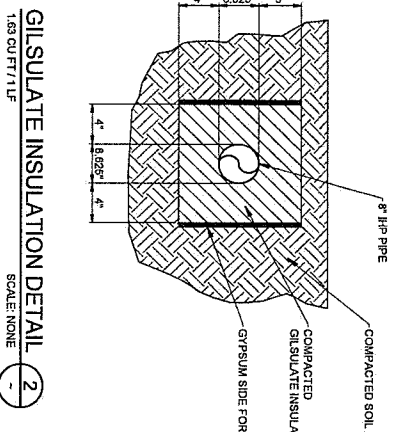
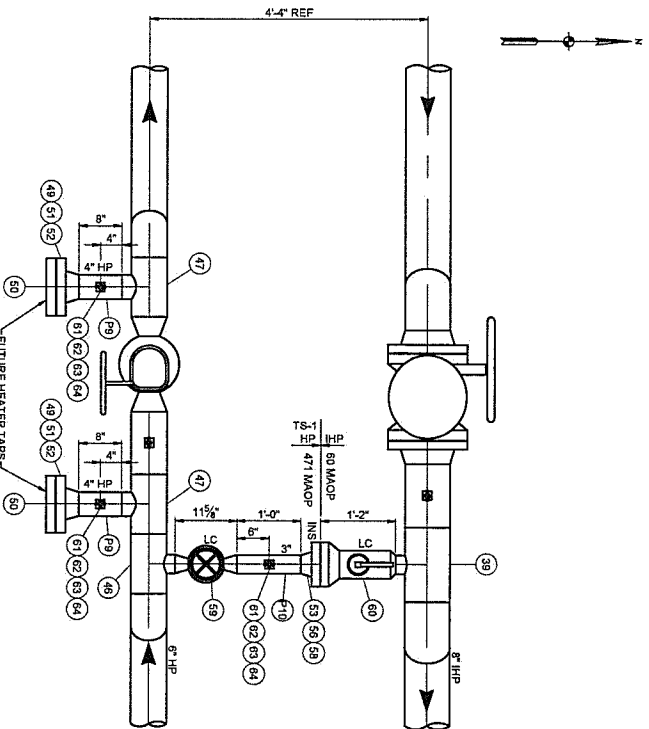
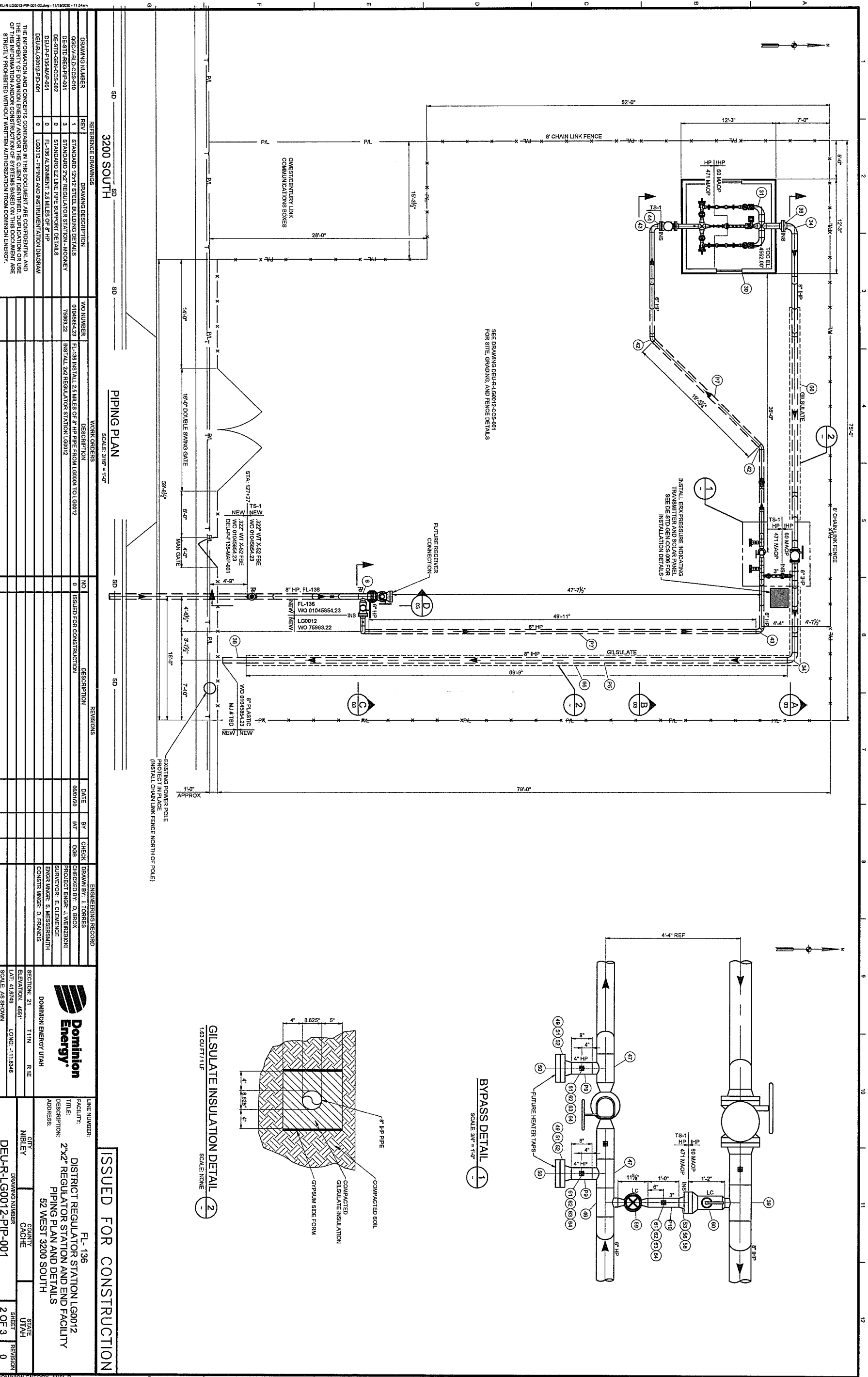
ISSUED FOR CONSTRUCTION

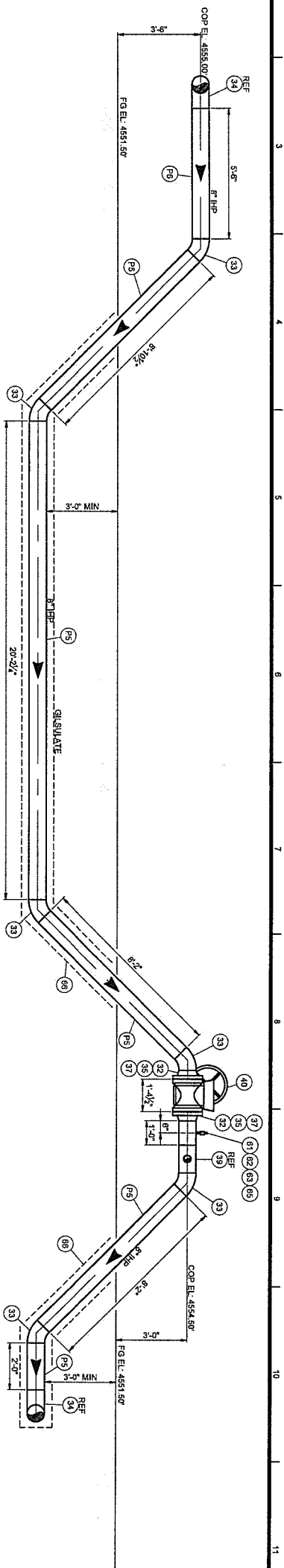
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NO RECORD	 Dow Chemical	LINE NUMBER:	FL-136
ARRS		FACILITY:	

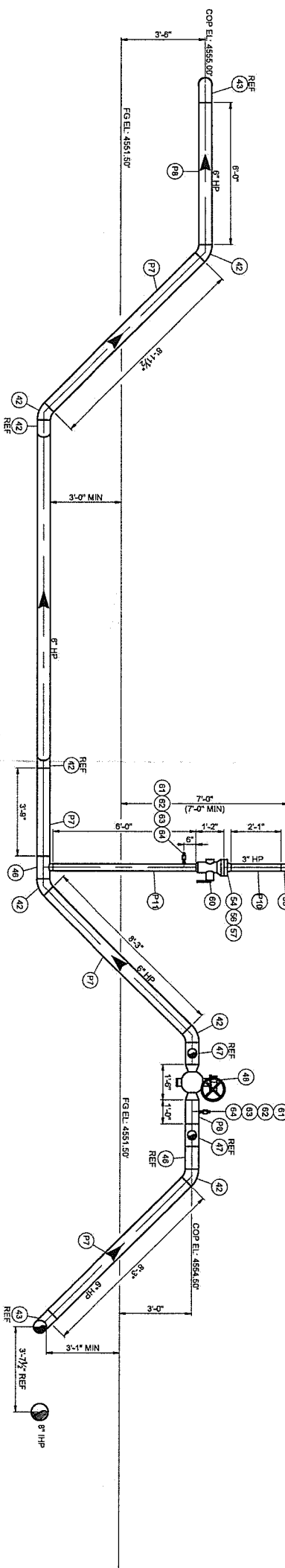
BRACK WEIRZICKI REFERENCE MESSERSMITH FRANCIS	 Dominion Energy® DOMINION ENERGY UTAH	DISTRICT REGULATOR STATION LG0012 2"x2" REGULATOR STATION AND END FACILITY DESCRIPTION: ISOMETRIC VIEW, VICINITY MAP, AND MATERIALS ADDRESS: 52 WEST 3200 SOUTH
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SECTION 21	T11N	R1E	CITY	COUNTY	STATE
ELEVATION 4851'			NIBLEY	CACHE	UTAH
LAT 41.6749	LONG -111.8346		DRAWING NUMBER		
SCALE NONE			DEU-R-LG0012-PI-P-001		
			SHEET	REVISION	
			1 OF 3	0	

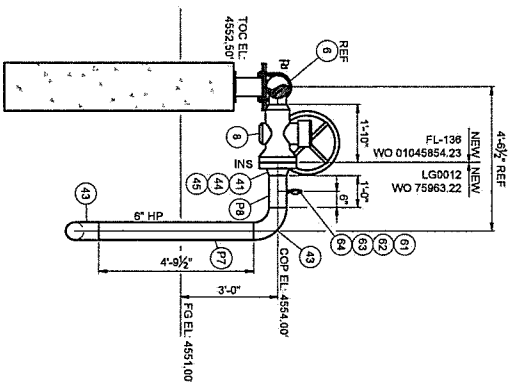




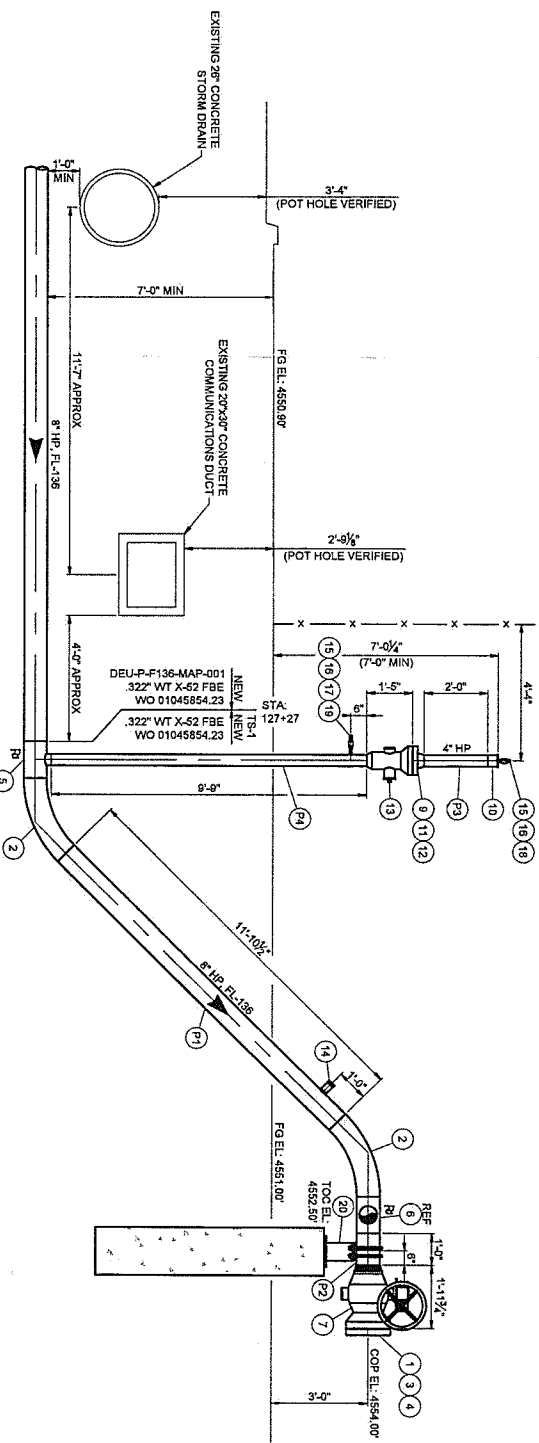
SECTION A



SECTION B 02



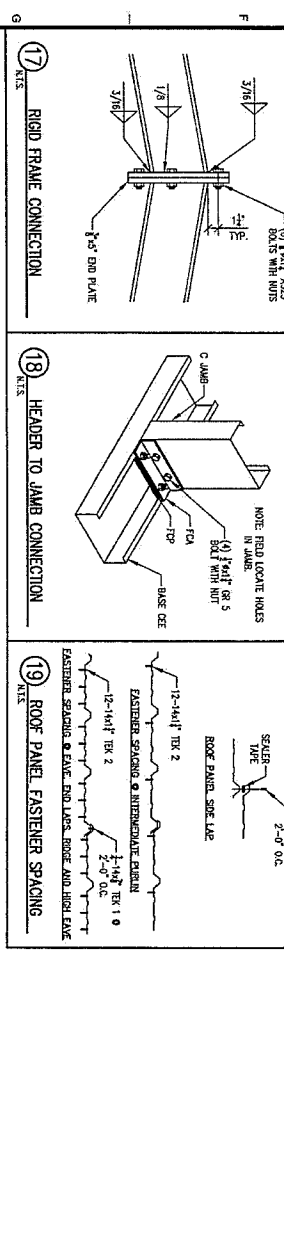
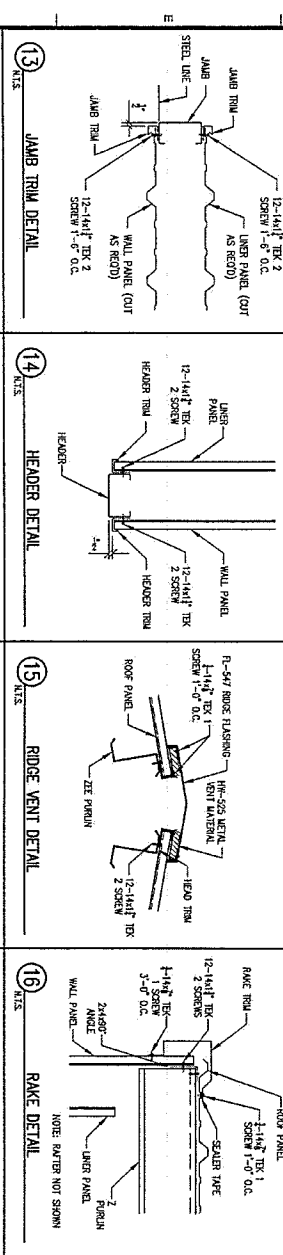
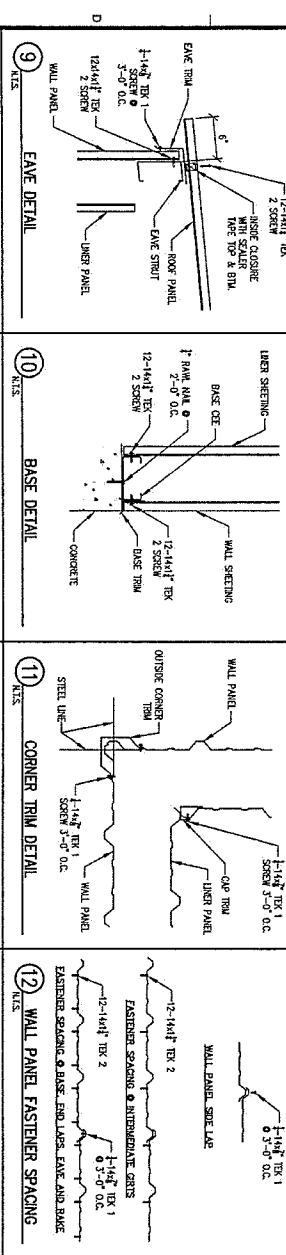
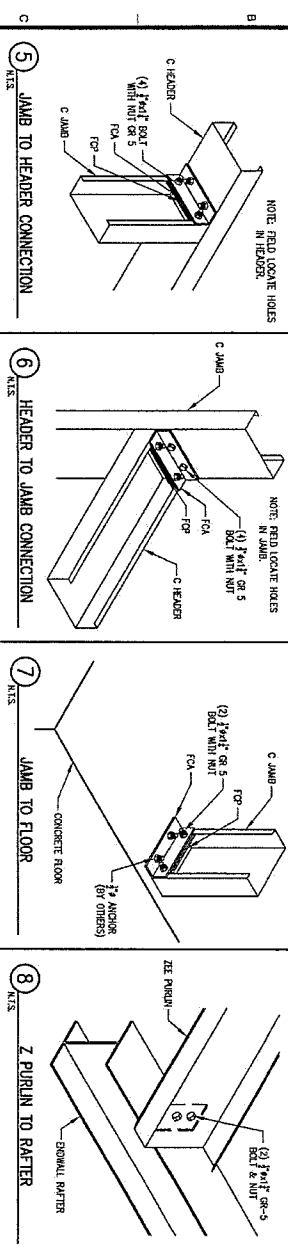
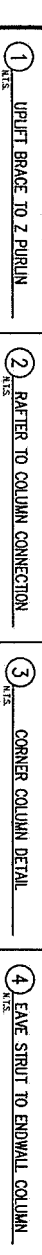
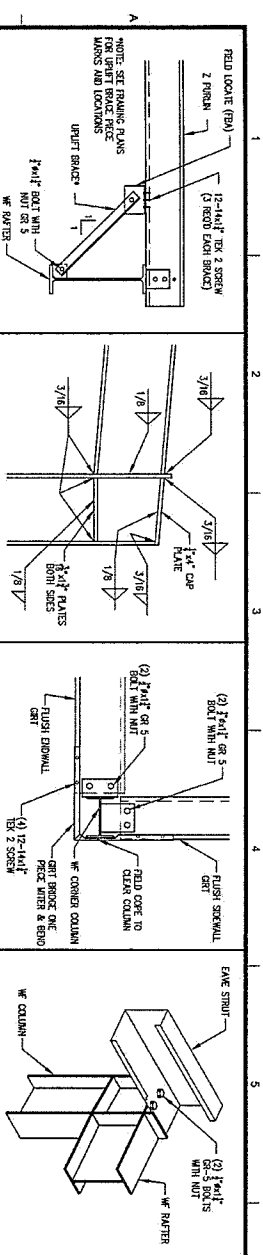
SECTION C



SECTION D

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ISSUED FOR CONSTRUCTION

[illegible]

Design by:
**MOUNTAIN VIEW
ENGINEERING, INC.**

345 No. Main St., Suite A
Blythton City, Utah 84302
Phone (435) 734-9700
Fax (435) 734-9319

JANE JOE MURBERG
150747

Nibley City
455 West 3200 South
Nibley, UT 84321

To Whom It May Concern:

I, Elizabeth Bowen, Trustee of the Virginia S. Harris Inter Vivos Trust dated the 29th day of October, 1979, hereby appoint RICK HELLSTROM, Land Agent Consultant for Dominion Energy Utah as my agent in regards to the Dominion Energy Utah's (Dominion) application for a Conditional Use Permit (CUP) for its District Regulator Station Site located at approximately 75 West 3200 South, Nibley, Cache County, Utah.

Said application is for a 0.128 acre site in the southwest corner of Parcel 103-0260-0014. Dominion and The Virginia S. Harris Trust are currently preparing documents to relocate Dominion's existing Parcel #03-026-0015 to the location depicted in the CUP application.

By appointing an agent, I understand that he is authorized to make decisions regarding said development and will be the point of contact should issues/questions arise during the review period.

Dated the 16 day of Feb, 2021.

The Virginia S. Harris Inter Vivos Trust
dated the 29th day of October, 1979

BY: Elizabeth Bowen
Elizabeth Bowen, Trustee