



Nibley City
Planning Commission Meeting
Thursday, May 6, 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 21-08: Recommendation to Rezone Parcel 03-018-0002 and 03-018-0005, located at approximately 1145 W 3200 S from R-2-Residential and A-Agricultural to C-Commercial (Applicant: Ebeco Properties, LLC)
2. **Discussion and Consideration:** to receive comment on Ordinance 21-08: Recommendation to Rezone Parcel 03-018-0002 and 03-018-0005, located at approximately 1145 W 3200 S from R-2-Residential and A-Agricultural to C-Commercial (Applicant: Ebeco Properties, LLC)
3. **Discussion and Consideration:** Conditional Use Permit for Utility Substation at 75 W 3200 S (Applicant: Dominion Energy Utah)
4. **Discussion and Consideration:** Recommendation for Nibley Farms Subdivision Phase 4 Final Plat located at approximately 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)
5. **Discussion and Consideration:** Recommendation for Nibley Farms Subdivision Phase 5 Final Plat located at approximately 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)
6. **Discussion and Consideration:** Recommendation for Nibley Farms Subdivision Phase 6 Final Plat located at approximately 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)
7. **Workshop:** Setback Requirements for Accessory Buildings
8. **Workshop:** Amendment to Prohibition on Subdivision requirement
9. **Workshop:** Open Space Plan Review
10. 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
May 6, 2021**

Agenda Item #1 & #2: Rezone- 1145 W 3200 S

Description

Public Hearing: to receive comment on Ordinance 21-08: Recommendation to Rezone Parcel 03-018-0002 and 03-018-0005, located at approximately 1145 W 3200 S from R-2-Residential and A-Agricultural to C-Commercial (Applicant: Ebeco Properties, LLC)

Discussion and Consideration: to receive comment on Ordinance 21-08: Recommendation to Rezone Parcel 03-018-0002 and 03-018-0005, located at approximately 1145 W 3200 S from R-2-Residential and A-Agricultural to C-Commercial (Applicant: Ebeco Properties, LLC)

Department

City Planning

Action Type

Legislative

Recommendation

Ordinance 21-08: Recommendation to Rezone Parcel 03-018-0002 and 03-018-0005, located at approximately 1145 W 3200 S from R-2-Residential and A-Agricultural to C-Commercial (Applicant: Ebeco Properties, LLC)

Reviewed By

City Planner

Background

Ezra Eames, authorized representative of Ebeco Properties LLC, owner of parcels 03-018-0002 and 03-018-0005, located at approximately 1145 W 3200 S, has applied for a rezone of the property from R-2-Residential and A-Agricultural 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 applicant has indicated that the zone change is needed due to growth in the City and necessary closer availability of shopping for additional residents. He has also indicated that infrastructure is already in place to support future development.

Site Context

The property is bordered to the east and north by single-family residential development, zoned R-2A, and to the west and south by vacant, agricultural, and low-density residential development, which is also planned to be ‘medium-density residential.’ The property is within 500 feet of Heritage Elementary, in close proximity to the planned Nibley Meadows Subdivision and 600 feet east of the planned 1200 W 3200 S roundabout. The property contains 12.1 acres and has approximately 450 feet of frontage on 3200 South, and is approximately 1,150 feet deep.

General Plan Considerations

The Nibley City Future Land Use Map, currently designates this parcel as ‘medium density residential.’ Land Use Goal 1 of the Nibley City General Plan states:

Encourage development that respects and preserves the character of the City and provides a mix of commercial, residential housing and some light industrial uses. Carefully plan for growth within the City, ensuring that development occurs in suitable locations and can be efficiently served over the long term.

Furthermore, Land Use Goals 2 states:

Guide land use and growth decisions through application of the General Plan, the Future Land Use Map, and relevant goals, principles, and projects.

Also applicable to this application, Commercial and Economic Development Goal 2 states:

Create and maintain a sustainable economic base for Nibley City that will provide tax revenues and increase local employment and convenience of shopping.

Residential Development and Housing Goal 2 states:

Preserve existing housing and neighborhoods where appropriate.

Given the site's location with frontage on 3200 south and proximate to the 1200 west corridor, this location may have potential for commercial development. However, given the context of the location with respect to its proximity to established residential neighborhoods and an Elementary School, commercial development of this scale may not be appropriate for this location, due to the anticipated impacts upon the neighborhoods. As the existing General Plan has designated this parcel to be medium density residential, rezoning the property to Commercial would conflict with the General Plan. Therefore, Staff recommends denial of this rezone request.

Findings

- The rezone request conflicts with the General Plan and Future Land Use Map
- Potential commercial use of a commercial zone of this scale at the location is not compatible with the existing and future land uses in the area.

Agenda Item #3: 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.

Update for May 6

During the April 1 meeting, the Planning Commission voted to continue the item. Staff reconfirmed with the City Attorney that the application should not be denied based on potential inhibition of future commercial development. Regarding landscaping, NCC 19.24.170(A)(1) provides:

Yard Requirements For Residential Zones: At least sixty percent (60%) of the area contained within a required front or side yard adjacent to a street in any residential zone shall be landscaped.

The City does not currently regulate the type of landscaping and currently allows for xeriscape treatments such as gravel. As such, Staff believes that the applicant complies with this provision of the ordinance.

To further mitigate visual impacts of the utility substation, the applicant has proposed to install a fence of identical material (iron rod) on the perimeter of the Century Link substation, adjacent to the site. This treatment is now included in the proposed site plan.

Recommended Condition

1. City Engineer approval of Construction drawings.

Agenda Item #4: Nibley Farms Final Plat: Phase 4

Description

Discussion and Consideration of a recommendation on Nibley Farms Phase 4 Final Plat, located at approximately at 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)

Department

City Planning, Engineering, and Public Works

Action Type

Recommendation, Administrative

Recommendations

Recommend approval of Nibley Farms Phase 4 Final Plat, located at approximately at 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)

Reviewed By

City Planner, City Engineer, City Public Works Director, City Manager, Parks Superintendent

Background

7 Point Royal, LLC, has applied for final approval for Nibley Farms Phase 4 Subdivision. Nibley Farms Subdivision is a Rural Preservation Subdivision. Phase 4 contains a total of 13 lots and 6.27 acres of open space that will be dedicated to Nibley City. The plat has the same lot layout and roadways with the approved preliminary plat that was approved by the City Council on October 10, 2019. At the end of this report, you can find a list of “Recommended Findings” from staff. The applicant has been sent the list of findings and is in the process of making the needed corrections.

Zoning

Staff finds that the plat meets the zoning requirements for the total number of lots, lot sizes, and the proportion of proposed open space as shown on the approved preliminary plat. The minimum

frontage requirement for the Open Space Ratio for the full subdivision is 80', with which the plat complies. The plat also meets the standards for a final plat as required in NCC 21.

Nibley Farms Phase 1	
Total Gross Acres	10.541
Total Open Space Land	6.27
Total Lots	13

Utility Lines and Easements

Utility easements are placed on the plat including the Public Utility Easement (PUE) along the rights-of-way. There has been added a PUE for the power lines on the northside of Open Space PH4 A.

Construction Drawings

Staff has reviewed the construction drawings and has sent comments back to the applicant for their review and update. The applicant has sufficiently addressed comments to recommend approval conditional upon final approval of the construction drawings by the City Engineer.

Canals

The Developer has reached out to the canal company and is getting their final approval for canal improvements. There is a canal just south of the property line and the applicant has provided a trail space along the south end of the property adjacent to and north of the canal.

Roads

The Developer shows the proper dedication for 3410 S and 1350 W, and the cross-section within the construction drawings meets Nibley City standards.

Street Tree Plan

The developer has submitted a Street Tree Plan for Phase 4 which has been reviewed by the Parks Superintendent and complies with the Nibley City Tree Policy Plan.

Open Space

The open space meets the general layout and placement of the approved preliminary plat. All open space property is proposed to be dedicated to Nibley City as requested by the City Council.

OS PH4 A

This open space land was requested to be dedicated to Nibley City. Improvements include several trees and native grasses

OS PH2 B

This open space land will also be dedicated to the City for trail space. The applicant will construct an 8' wide paved trail.

OS PH2 C

This open space, adjacent to existing City property will be dedicated to the City for park space to be improved at a future date. The only improvements proposed at this time is native grasses.

Recommended Findings

1. Need to make updates to construction drawings as directed by the City Engineer.
2. All other aspects of the plat meet Nibley City Subdivision and Zoning Code.

Agenda Item #5: Nibley Farms Final Plat: Phase 5

Description

Discussion and Consideration of a recommendation on Nibley Farms Phase 5 Final Plat, located at approximately 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)

Department

City Planning, Engineering, and Public Works

Action Type

Recommendation, Administrative

Recommendations

Recommend approval of Nibley Farms Phase 5 Final Plat, located at approximately 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)

Reviewed By

City Planner, City Engineer, City Public Works Director, City Manager, Parks Superintendent

Background

7 Point Royal, LLC, has applied for final approval for Nibley Farms Phase 4 Subdivision. Nibley Farms Subdivision is a Rural Preservation Subdivision. Phase 5 contains a total of 13 lots and 6.22 acres of open space that will be dedicated to Nibley City. The plat has the same lot layout and roadways with the approved preliminary plat that was approved by the City Council on October 10, 2019. At the end of this report, you can find a list of “Recommended Findings” from staff. The applicant has been sent the list of findings and is in the process of making the needed corrections.

Zoning

Staff finds that the plat meets the zoning requirements for the total number of lots, lot sizes, and the proportion of proposed open space as shown on the approved preliminary plat. Although there is minimal open space included in this phase, the total open space requirement is fulfilled in previous phases of the project, primarily in Phase 4. The minimum frontage requirement for the Open Space Ratio for the full subdivision is 80', with which the plat complies. The plat also meets the standards for a final plat as required in NCC 21.

Nibley Farms Phase 1	
Total Gross Acres	4.17
Total Open Space Land	0.72
Total Lots	14

Utility Lines and Easements

Utility easements are placed on the plat including the Public Utility Easement (PUE) along the rights-of-way, as required.

Construction Drawings

Staff has reviewed the construction drawings and has sent comments back to the applicant for their review and update. The applicant has sufficiently addressed comments to recommend approval conditional upon final approval of the construction drawings by the City Engineer.

Canals

The Developer has reached out to the canal company and is getting their final approval for canal improvements. There is a canal just south of the property line and the applicant has provided a trail space along the south end of the property adjacent to and north of the canal.

Roads

The road configuration differs from the approved preliminary plat. Upon further review, Staff recommended to the applicant to connect 3440 S to 1200 W and leave 3510 S (in Phase 6) as a cul-de-sac (with a pedestrian trail connection to 1200 W). 3440 S lines up with the planned connection to Nibley Meadows directly across from Nibley Farms. The reconfiguration will allow for better circulation, connectivity and traffic safety.

The Developer shows the proper dedication for 3440 S and 1350 W, with the appropriate improvements on 1200 W. The cross-section within the construction drawings meets Nibley City standards.

Street Tree Plan

The developer has submitted a Street Tree Plan for Phase 5 which has been reviewed by the Parks Superintendent and complies with the Nibley City Tree Policy Plan.

Open Space

The open space meets the general layout and placement of the approved preliminary plat. All open space property is proposed to be dedicated to Nibley City as requested by the City Council.

OS PH5

This open space land will also be dedicated to the City for trail space. The applicant will construct an 8' wide paved trail.

Recommended Findings

1. Need to make updates to construction drawings as directed by the City Engineer.
2. All other aspects of the plat meet Nibley City Subdivision and Zoning Code.

Agenda Item #6: Nibley Farms Final Plat: Phase 6

Description

Discussion and Consideration of a recommendation on Nibley Farms Phase 6 Final Plat, located at approximately 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)

Department

City Planning, Engineering, and Public Works

Action Type

Recommendation, Administrative

Recommendations

Recommend approval of Nibley Farms Phase 6 Final Plat, located at approximately 1500 W and 3410 S. (Applicant: 7 Point Royal, LLC)

Reviewed By

City Planner, City Engineer, City Public Works Director, City Manager, Parks Superintendent

Background

7 Point Royal, LLC, has applied for final approval for Nibley Farms Phase 6 Subdivision. Nibley Farms Subdivision is a Rural Preservation Subdivision. Phase 6 contains a total of 12 lots and .8 acre of open space that will be dedicated to Nibley City. The plat has the same lot layout and roadways with the approved preliminary plat that was approved by the City Council on October 10, 2019. At the end of this report, you can find a list of “Recommended Findings” from staff. The applicant has been sent the list of findings and is in the process of making the needed corrections.

Zoning

Staff finds that the plat meets the zoning requirements for the total number of lots, lot sizes, and the proportion of proposed open space as shown on the approved preliminary plat. Although there is only a limited amount of open space included in this phase, the total open space requirement is fulfilled in previous phases of the project, primarily in Phase 4. The minimum

frontage requirement for the Open Space Ratio for the full subdivision is 80', with which the plat complies. The plat also meets the standards for a final plat as required in NCC 21.

Nibley Farms Phase 1	
Total Gross Acres	5
Total Open Space Land	0.8
Total Lots	12

Utility Lines and Easements

Utility easements are placed on the plat including the Public Utility Easement (PUE) along the rights-of-way, as required. Also included is a 21 ft canal easement through the open space area. There is also a 15' trail right-of-way noted between lots 62 & 63.

Construction Drawings

Staff has reviewed the construction drawings and has sent comments back to the applicant for their review and update. The applicant has sufficiently addressed comments to recommend approval conditional upon final approval of the construction drawings by the City Engineer.

Canals

The Developer has reached out to the canal company and is getting their final approval for canal improvements. As noted above, there is a canal which traverses the property and the applicant has provided a open space in the vicinity of the canal and an 8' trail along the canal corridor.

Roads

The road configuration differs from the approved preliminary plat. Upon further review, Staff recommended to the applicant to connect 3440 S to 1200 W (in phase 5) and leave 3510 S (in Phase 6) as a cul-de-sac (with a pedestrian trail connection to 1200 W). 3440 S lines up with the planned connection to Nibley Meadows directly across from Nibley Farms. The reconfiguration will allow for better circulation, connectivity and traffic safety.

The Developer shows the proper dedication for 3510 S and 1350 W, with the appropriate improvements on 1200 W. The cross-section within the construction drawings meets Nibley City standards.

Street Tree Plan

The developer has submitted a Street Tree Plan for Phase 6 which has been reviewed by the Parks Superintendent and complies with the Nibley City Tree Policy Plan.

Open Space

The open space meets the general layout and placement of the approved preliminary plat. All open space property is proposed to be dedicated to Nibley City as requested by the City Council.

OS PH6 A & B

This open space land will also be dedicated to the City for trail space. The applicant will construct an 8' wide paved trail. As noted above, this space also includes a 21' canal easement.

Recommended Findings

1. Need to make updates to construction drawings as directed by the City Engineer.
2. All other aspects of the plat meet Nibley City Subdivision and Zoning Code.

Agenda Item #7: Accessory Building Setback Requirements

Description

Workshop: Setback Requirements for Accessory Buildings

Department

City Planning

Action Type

Workshop

Recommendations

Discuss potential changes to setback requirements for accessory buildings

Reviewed By

City Planner

Background

Nibley City recently adopted an ordinance that requires larger setbacks for commercial buildings when adjacent to residential development. Specifically, commercial buildings, when adjacent to residential development, must be setback 30' with an increased setback of 1 foot for every additional foot in height. Mayor Dustin recently expressed that many accessory buildings in the City are out of scale with the neighborhood. Below are the existing space requirements for accessory buildings, as provided in NCC 19.22:

The purpose of this workshop is to discuss potential adjustments to these standards. In addition

		A	R-E	R-1	R-1A	R-2	R-2A	C	C-N	I
C.	Setback accessory uses									
	Front yard	30(35) ³	30(35) ³	30(35) ³	30(35) ³	30(35) ³	30(35) ³	20	20	50
	Side interior yard,	10(3) ⁵	10(3) ⁵	10(3) ⁵	10(3) ⁵	10(3) ⁵	10(3) ⁵	0(10) ⁴	0(10) ⁴	0(10) ⁴
	Side street yard,		25(35) ³	25(35) ³	25(35) ³	25(35) ³	25(35) ³	20	20	25(35) ³
	Rear yard	1(10) ⁶	1(10) ⁶	1(10) ⁶	1(10) ⁶	1(10) ⁶	1(10) ⁶	0(10) ⁴	0(10) ⁴	1(10) ⁴

to considerations related to potential visual impacts of accessory buildings, the Planning Commission may consider the following:

- How will additional setback standards impact the feasibility of building accessory structures, which may be considered a reasonable property right?
- What is a reasonable setback standard that will mitigate negative impacts on adjacent properties?

Agenda Item #8: Prohibition of Subdivision

Description

Workshop: Amendment to Prohibition on Subdivision requirement

Department

City Planning

Action Type

Workshop

Recommendations

Discuss potential changes to Prohibition on Subdivision requirement

Reviewed By

City Planner

Background

NCC 21.02.130 provides the following:

- A. It is unlawful for any person to subdivide any tract or parcel of land located wholly or in part in the Nibley City limits, and no application for any subdivision for any tract or parcel of land may be approved, if any of the following apply;*
 - 1. The applicant or subdivider is a member of the City Council;*
 - 2. The applicant or subdivider is a spouse of a City Council member;*
 - 3. A member of the City Council owns an interest of any kind in the applicant or subdivider;*
- B. As set forth in NCC 1.10.030, the Mayor is a member of the City Council for the purpose of this Section.*
- C. A violation of this section is a Class B Misdemeanor.*

Mayor Shaun Dustin recently requested a subdivision of a lot in the Apple Creek Subdivision. The proposed subdivision would divide Lot 35 into 2 lots. One of the lots is intended to be inhabited by Mayor Dustin. As this conflicts with NCC 21.02.130, this subdivision would not currently be legal.

Mayor Dustin has petitioned the City to add the following sub-section to NCC 21.02.130

- D. Exceptions to this prohibition are as follows:*
 - 1. Minor subdivision or amendment to an existing subdivision for the purpose of creating a legally conforming lot for a principal residence to be occupied by the subdivider*

The purpose of this workshop is to discuss the appropriateness of this exception.

Agenda Item #9: Open Space Plan Review

Description

Workshop: Open Space Plan Review

Department

City Planning

Action Type

Workshop

Recommendations

Discuss revisions to Nibley City Open Space Plan

Reviewed By

City Planner

Background

Nibley City has adopted a ‘Parks, Trails, Recreation & Open Space Master Plan.’ Regarding Open Space, this plan provides some guidance about how to approach open space preservation, including the following:

- Allow for developers to purchase bonus density
- Bonus density in lieu of TDR credits
- Prohibit Single-family HOAs
- Establish Agricultural Protection Areas

In support of this plan, the City will pursue the formulation of a Transfer of Development Rights (TDR) ordinance. The fundamental elements of a TDR ordinance is the establishment of sending and receiving zones. Sending zones are areas that the City would prefer to be preserved as open space and which the rights to develop could be transferred to receiving zones, which are more concentrated development areas. This requires the City to articulate which areas we would like to preserve and which areas we are comfortable with higher densities than conventional development.

Although the Future Land Use Map calls out some areas for preservation of open space, the currently adopted plan shows very limited areas, although there are strong values in Nibley City for the preservation of open space.

The purpose of this workshop is to discuss which attributes the City should prioritize in the preservation of open space. Based upon this discussion, Staff will then develop potential scenarios for open space preservation for the Planning Commission to consider. This will prepare the City to develop a robust TDR ordinance.



REZONE APPLICATION

Office Use Only

Date Received _____

Fee Paid _____

Rec'd By _____

Property Owner Information

Name EBELO PROPERTIES LLC
Address Box 18 - LOAN, UT 84321
Phone _____ Cell _____ Fax _____
Email _____

Property Owner Representative (If Applicable)

Name ERRA EAMES
Address 1950 CANYON RIDGE DR. 710, LOAN, UT
Phone _____ Cell (435) 757-9590 Fax _____
Email _____

PROJECT INFORMATION

Project Address _____
Tax I.D. Number (s) 03-018-0002; 03-018-0005
Project Size (Acres) _____
Current Zoning AGRICULTURAL RESIDENTIAL 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)

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"?

1- Overgrowing Growth of the City

2- Closer Availability to Shopping

3- Same as #2

4- No

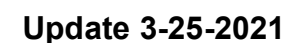
5- Yes

6- Infrastructure is already in place + Yes for part 2

7- No

7.



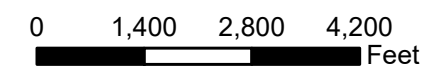


Legend

- 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



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

RICK 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

		2020		2021 VALUES WILL BE AVAILABLE AFTER 5/21/2021
		Acres	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

+



Find address or place



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

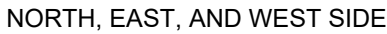
41°40'31"N 111°50'03"W



SCALE: NONE



SOUTH FENCE

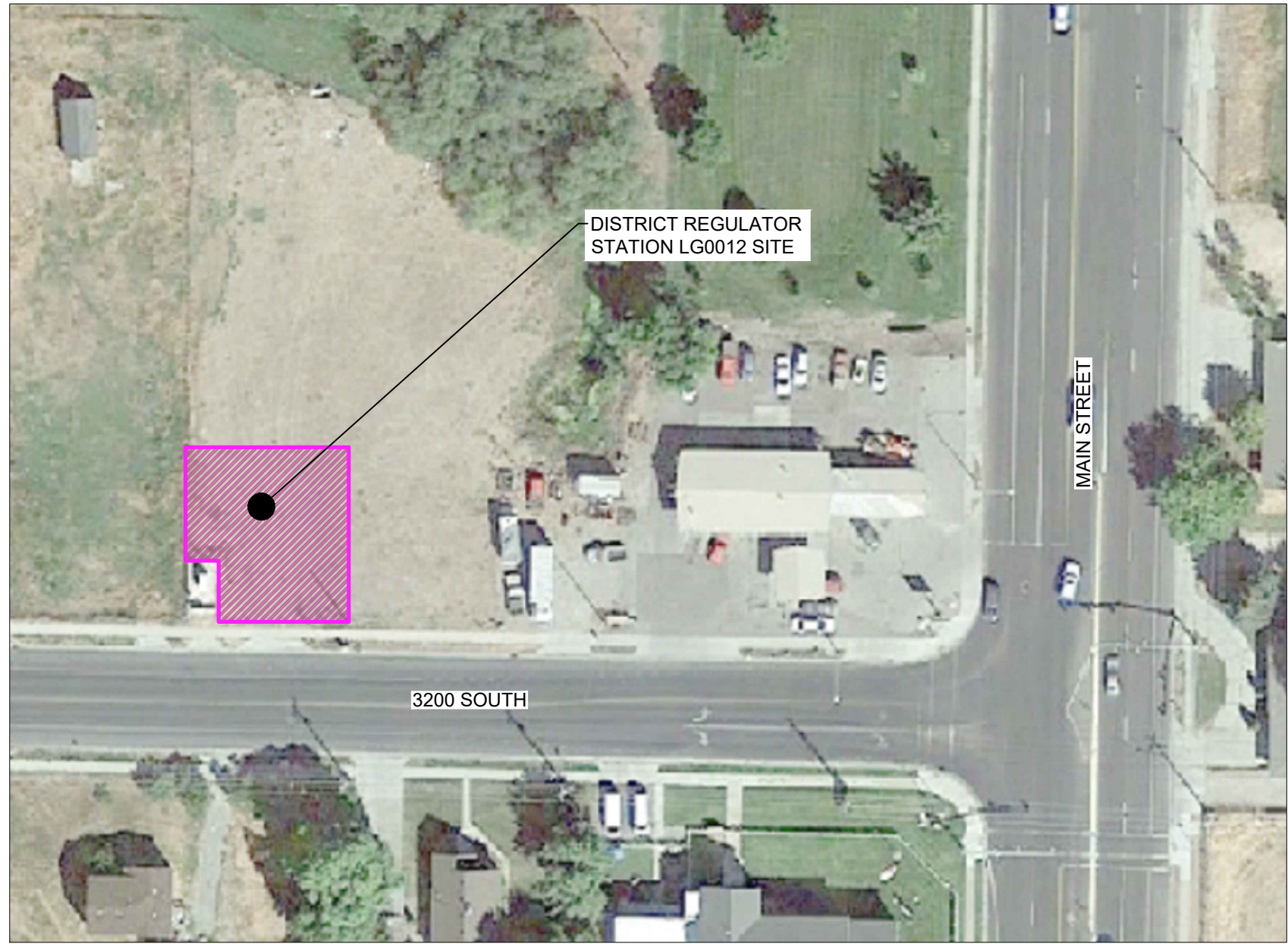


SCALE: 1/8" = 1'-0"

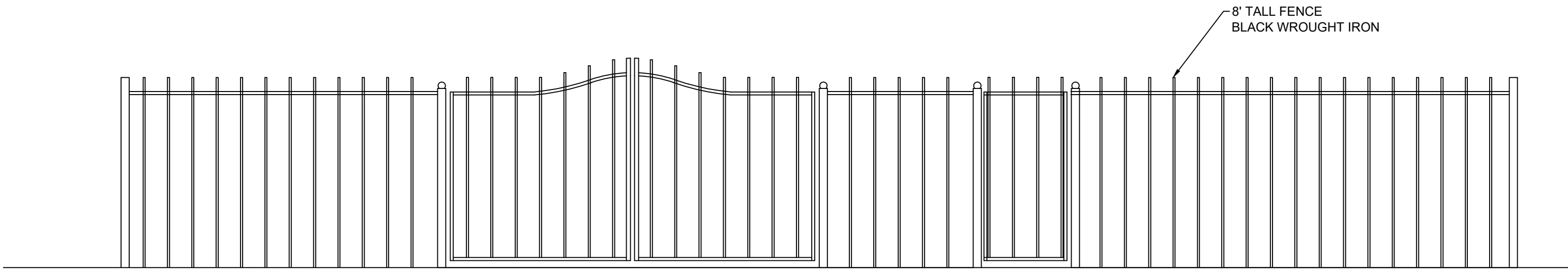
SCALE: AS NOTED

DISTRICT REGULATOR STATION LG0012
2"x2" REGULATOR STATION AND TAP
VICINITY MAP, SITE PLAN, AND DETAILS
52 WEST 3200 SOUTH

VISION



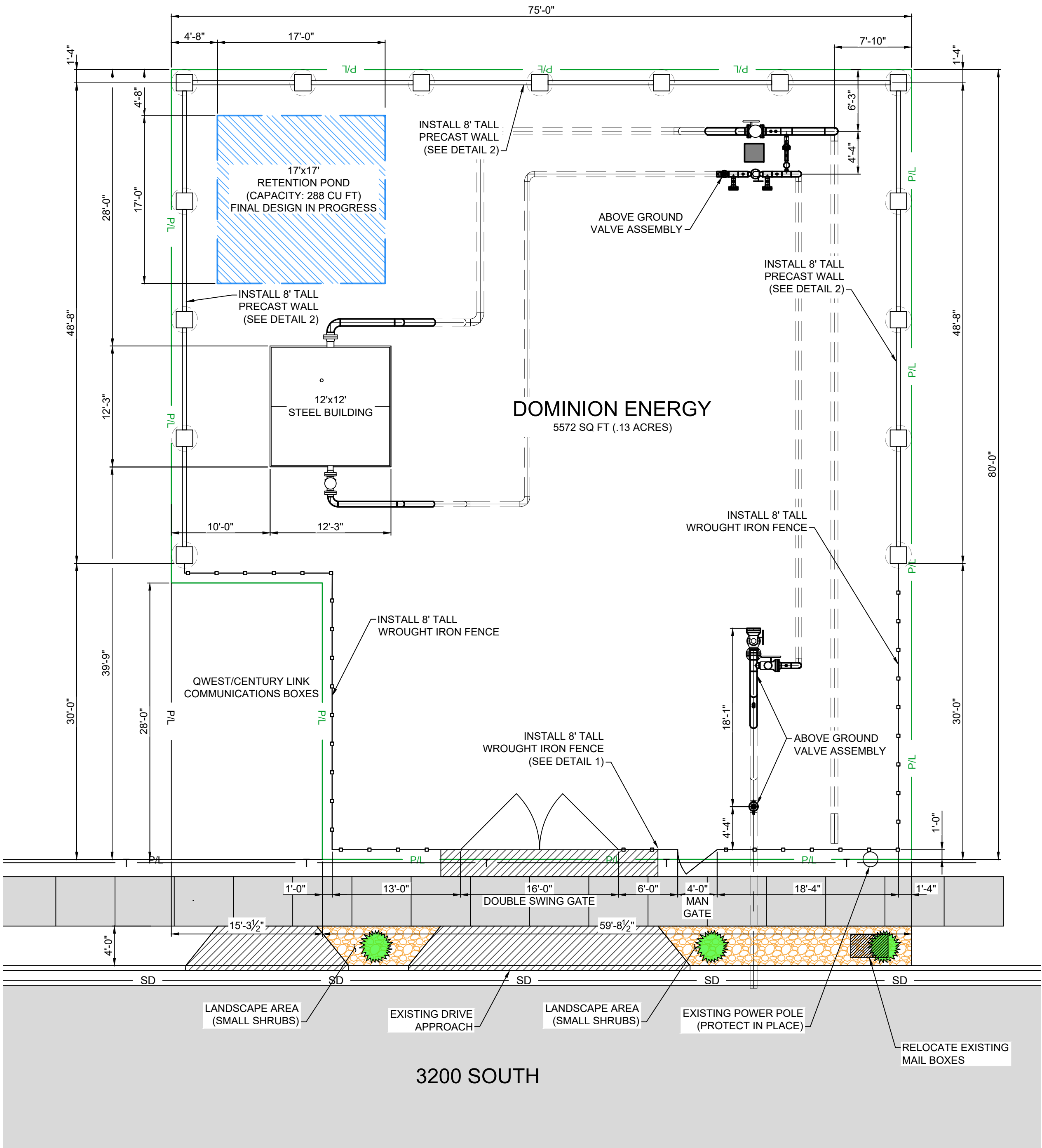
VICINITY MAP
SCALE: NONE



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



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

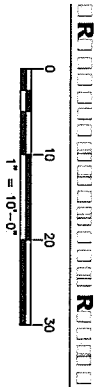
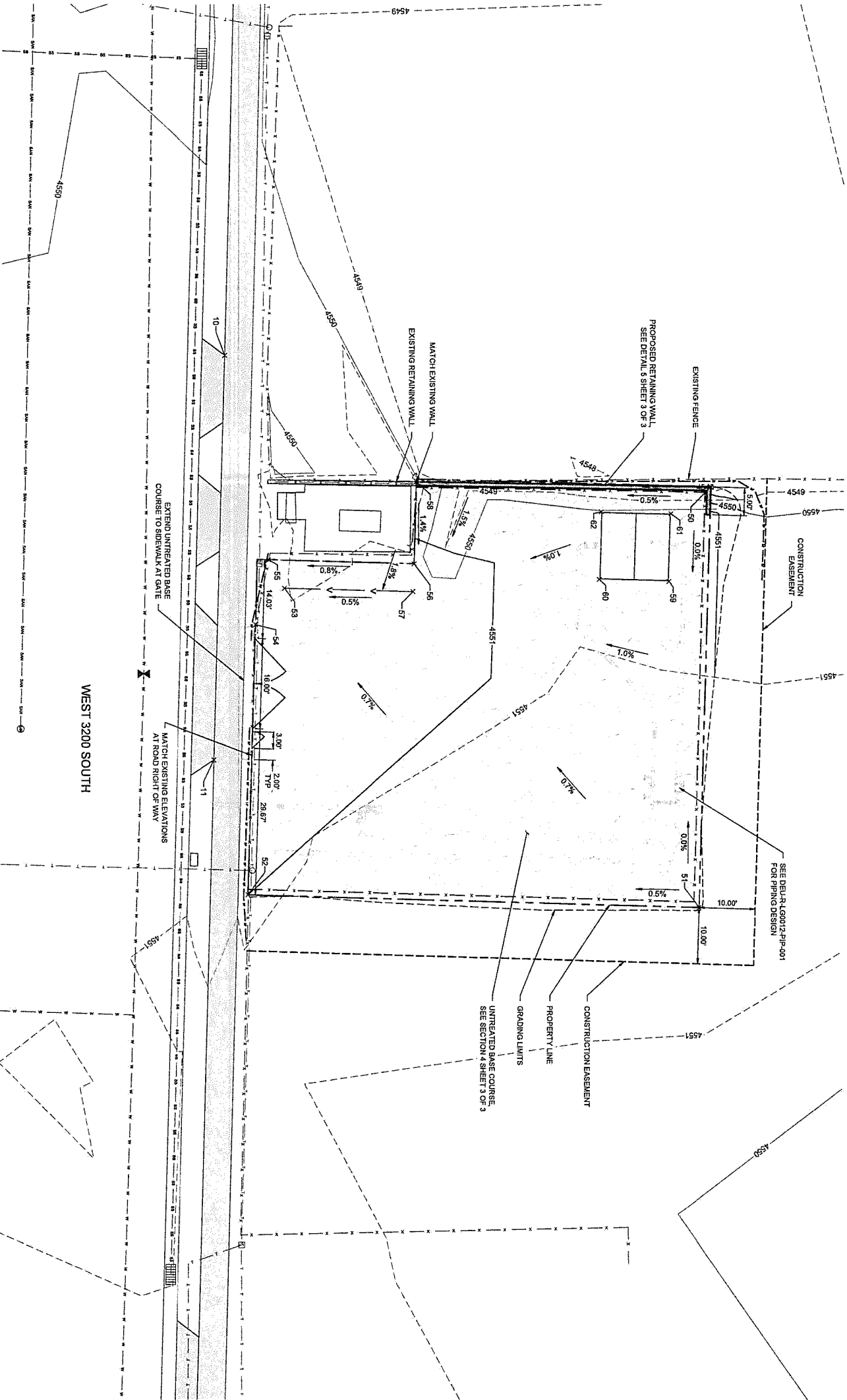


SITE PLAN
SCALE: 1/8" = 1'-0"

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		 DOMINION ENERGY 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		CITY NIBLEY	COUNTY CACHE	STATE UTAH
					A	ISSUED FOR CITY REVIEW	03/17/21	IAT	IAT	CHECKED BY:	TITLE: 2"x2" REGULATOR STATION AND TAP		VICINITY MAP, SITE PLAN, AND DETAILS		
										PROJECT ENGINEER:	ADDRESS: 52 WEST 3200 SOUTH				
										SURVEYOR:	DRAWING NUMBER				
										ENGINEERING MNGR:	SHEET 1 OF 1				
										CONSTR MNGR:	REVISION A				
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	DRAWING NUMBER				
											ELEVATION: 4551'	DEU-R-LG0012-CCS-001C			
											LAT: 41.6749 LONG: -111.8346	1 OF 1			
											SCALE: AS NOTED	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.

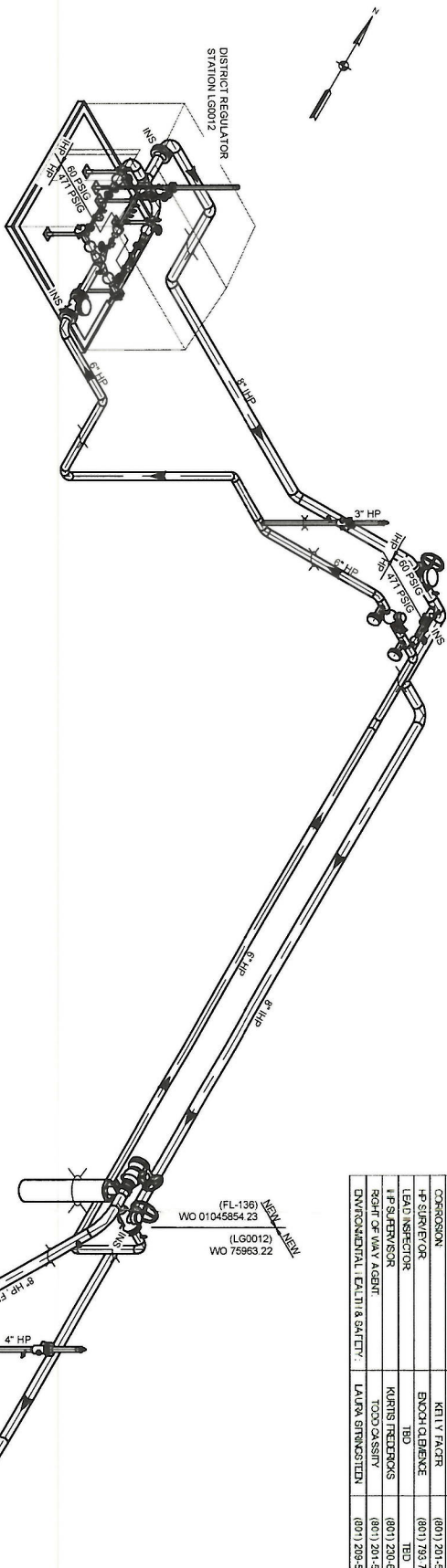


ISSUED FOR
CONSTRUCTION

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_ANSI_L

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	TOO CASINY (801) 230-5174
ENVIRONMENTAL EVALUATION & 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 14)	1943 PSIG
		B. CALCULATED FITNESS (NOTE 14)	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 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"	CH, CS, 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	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		
15	2	1/2"	NUTS, 3000S, EUCRO, RF, CTRIAL, 1/2, 0.232 WT, 17-1/2 MP, 17-1/2 MP	3000	HP	4	QJ026033		
16	2	1/2"	NUTS, 3000S, EUCRO, RF, CTRIAL, 1/2, 0.232 WT, 17-1/2 MP, 17-1/2 MP	3000	HP	4	QJ026033		
17	1/2	1/2"	THREADED END, 1/2, 0.232 WT, 17-1/2 MP, 17-1/2 MP	3000	HP	4	QJ026033		
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"	35-207, 0.8N, 0.325, 0.025 FOR DETAILS AND SPECIAL TIONS	NA	HP	NA	4233745		

[illegible]

30	1	12 x 12"	BUILDING STEEL. 12 x 12" REGULATOR BUILDING - SEE DWG 06CIV-BLD005-010 FOR DETAILS	NA	NA	NA
31	1	2 1/2 x 2"	REGULATOR STATION 2 1/2 x 2" MOONEY - SEE DWG 06CIV-REC-TP-001 FOR DETAILS	720	11/11P	NA

[illegible]

PRESSURE PIPING									
NOTES 6									
ITEM #	SIZE	DESCRIPTION	FOOT/AGE	O.D.	SMYS	WT.	MAWP	MAOP	WH#
W06: 01/08/2022									
P1	6"	PPE, CS, FBE, CTG, 8.025 OD, 0.322 WVT, X52, API 5L, F502, EN1V	12'	8.025"	52,000	0.322"	194.1	1P	02/08/2022
P2	6"	PPE, CS, BAVE, 8.025 OD, 0.322 WVT, X52, API 5L, F502, EN1V	1'	8.025"	52,000	0.322"	194.1	1P	02/08/2022
P3	4"	PPE, CS, ALPPE, 4.500 CTG, 0.237 WVT, GS B, API 5L, F502, EN1V	7'	4.5"	35,000	0.237"	184.3	1P	02/08/2022
P4	4"	PPE, CS, FBE, CTG, 4.500 OD, 0.237 WVT, GS B, API 5L, F502, EN1V	6'	4.5"	35,000	0.237"	184.3	1P	02/08/2022

[illegible]

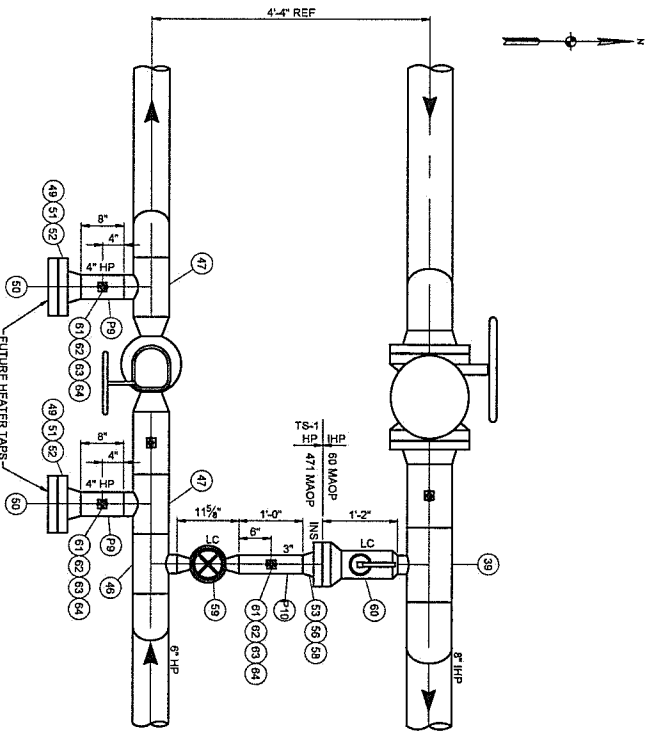
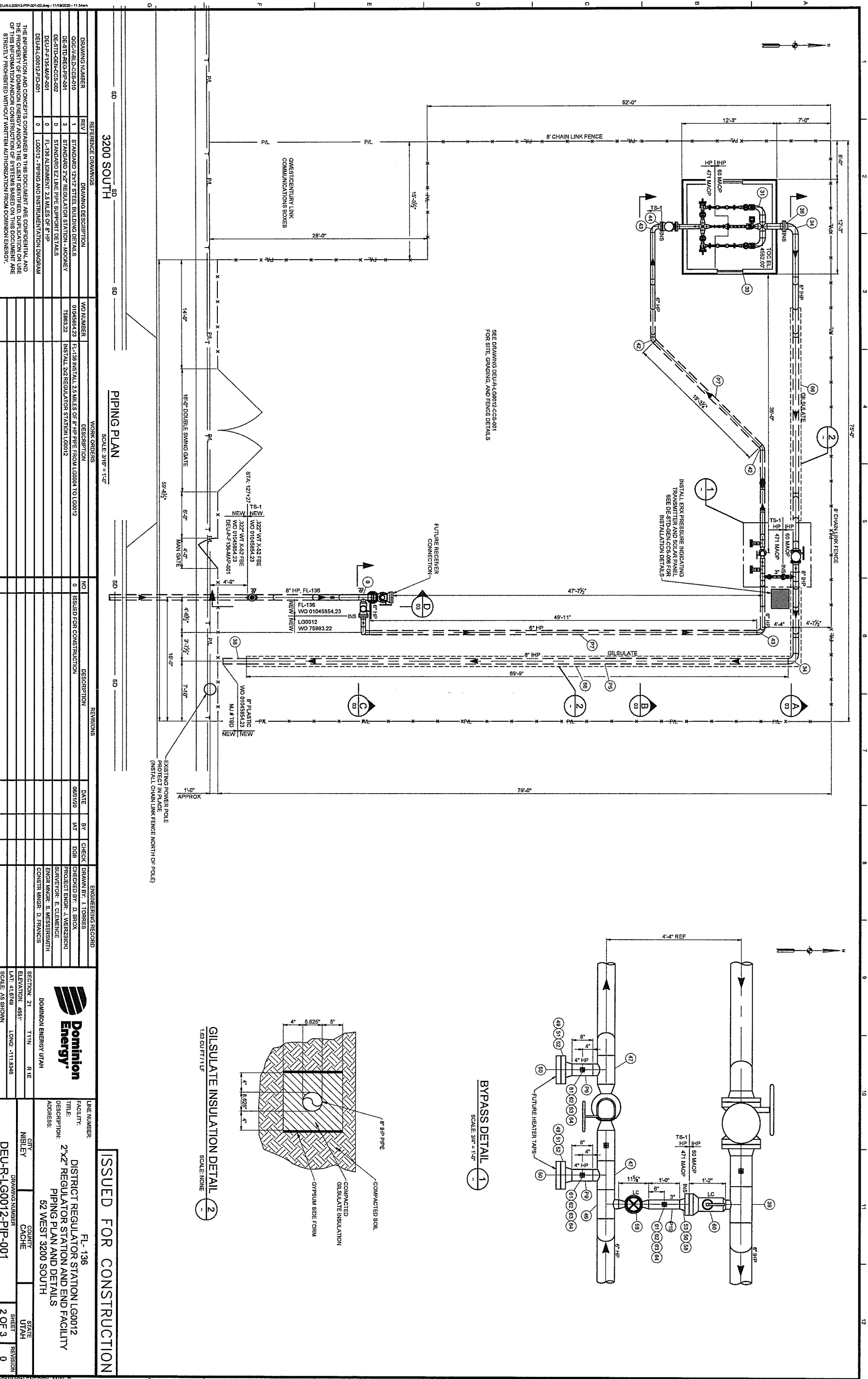
ISSUED FOR CONSTRUCTION

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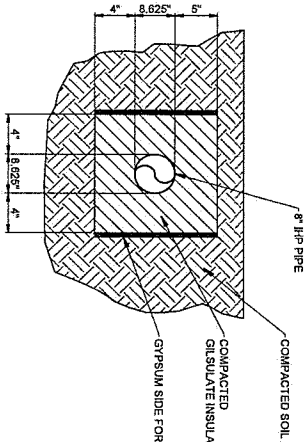
FL-136	LINE NUMBER.	 Dentalplan FACILITY

ERICSON WEIRZICKI REEDENCE MESSERSMITH FRANCIS	 Dominion Energy® DOMINION ENERGY UTAH	TITLE DESCRIPTION ADDRESS 21/2" REGULATOR STATION LG00712 ISOMETRIC VIEW, VICINITY MAP, AND MATERIALS 52 WEST 3200 SOUTH
--	---	---

SECTION 21	T11N	R1E	CITY	COUNTY	STATE
ELEVATION 4851'			NIBLEY	CACHE	UTAH
LAT. 41.6749	LONG. -111.6346		DRAWING NUMBER		
SCALE NONE	DEU-R-LG0012-PIP-001			SHEET	REVISION
				1 OF 3	0



BYPASS DETAIL 1
SCALE: 3/8" = 1'-0"



GILSULATE INSULATION DETAIL 2
SCALE: NONE

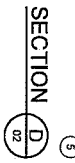
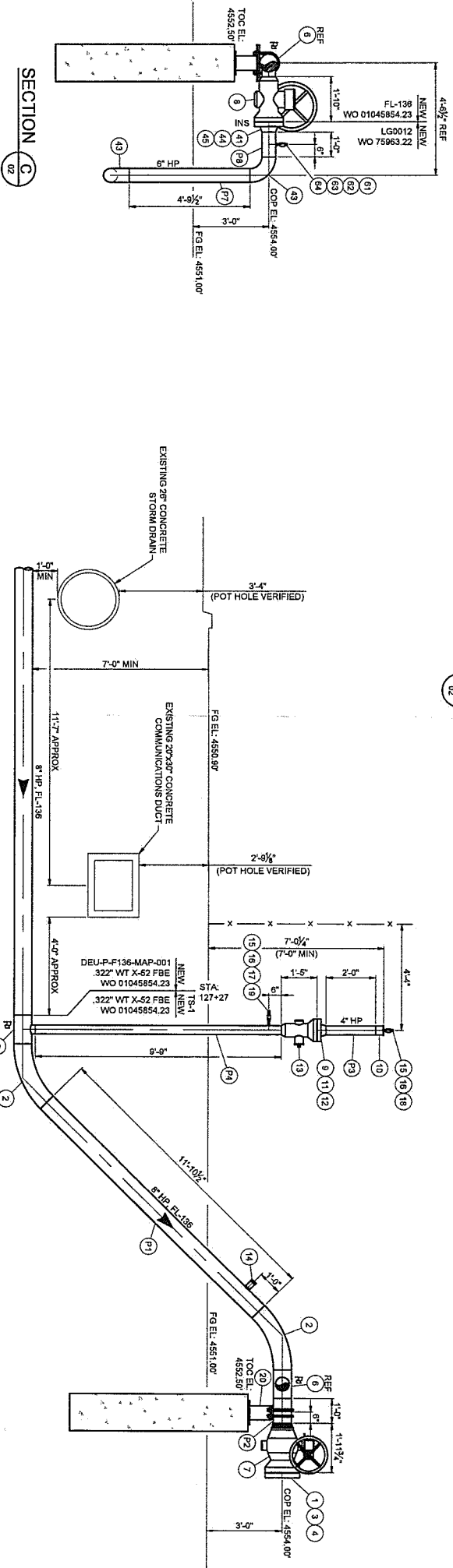
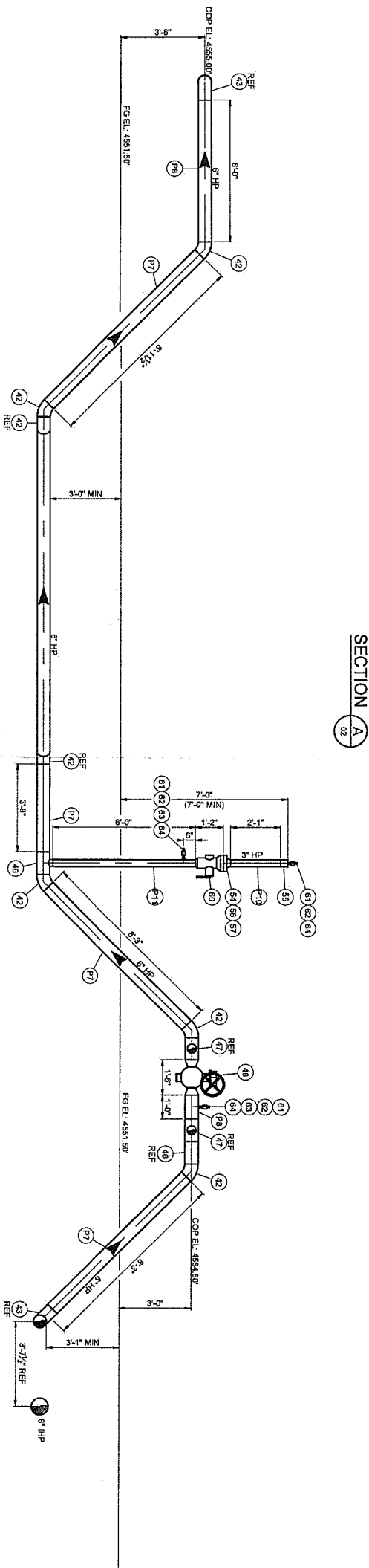
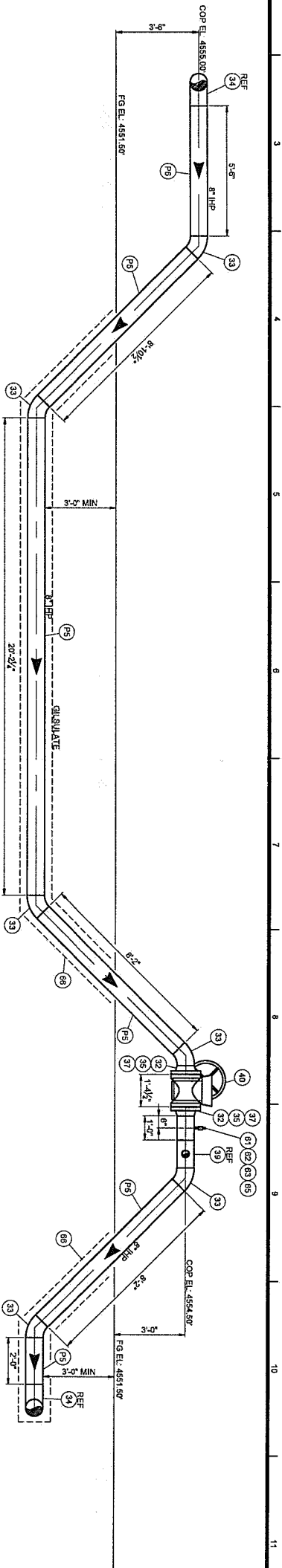
3200 SOUTH
PIPING PLAN
SCALE: 3/16" = 1'-0"

REFERENCE DRAWINGS			WORK CHANGES			REVISIONS			ENGINEERING RECORD			ISSUED FOR CONSTRUCTION		
DRAWING NUMBER	REV	DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DATE	BY	CHECK	DRAWN BY	CHECK	DATE	DATE	BY	CHECK
QGC-V-ALD-CGS-010	1	STANDARD 12"x12" STEEL BUILDING DETAILS	01045654.23	FL-136 INSTALL 2.0 MILES OF 8" HP PIPE FROM LG0004 TO LG0012	0	06/07/20	WAT	DGB	DRAWN BY: I. TORRES	CHECKED BY: D. BROOK				
DE-STD-REG-HP-001	3	STANDARD 2"x2" REGULATOR STATION - MOONEY	75983.22	INSTALL 2x2 REGULATOR STATION LG0012					PROJECT ENGR: J. WENZELICH					
DE-STD-GER-CGS-002	0	STANDARD EZ LINE PIPE SUPPORT DETAILS							SURVEYOR: E. CLEMENTE					
DELP-F136-MAP-001	0	FL-136 ALIGNMENT 2.5 MILES OF 8" HP							ENGR MGR: S. MESSERSMITH					
DELP-F136-MAP-001	0	LG0012 - PIPING AND INSTRUMENTATION DIAGRAM							CONST MGR: D. FRANCIS					
DELP-R-LG0012-PIP-001	0													

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 WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.

DOMINION ENERGY UTAH
1.68 CUT/11F

LINE NUMBER: FL-136
FACILITY: DISTRICT REGULATOR STATION LG0012
TITLE: 2"x2" REGULATOR STATION AND END FACILITY
DESCRIPTION: PIPING PLAN AND DETAILS
ADDRESS: 52 WEST 3200 SOUTH
CITY: NIBLEY
COUNTY: CACHE
STATE: UTAH
SHEET: 2 OF 3
REVISION: 0

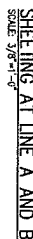
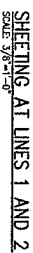
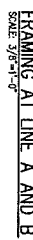
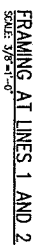
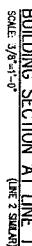
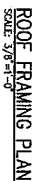


ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS										WORK ORDERS										REVISIONS										ENGINEERING RECORD										LINE NUMBER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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1. 2015 International Building Code Design Criteria (ASCE 7-10)

- B. Special Inspector must be qualified and approved by local building department.



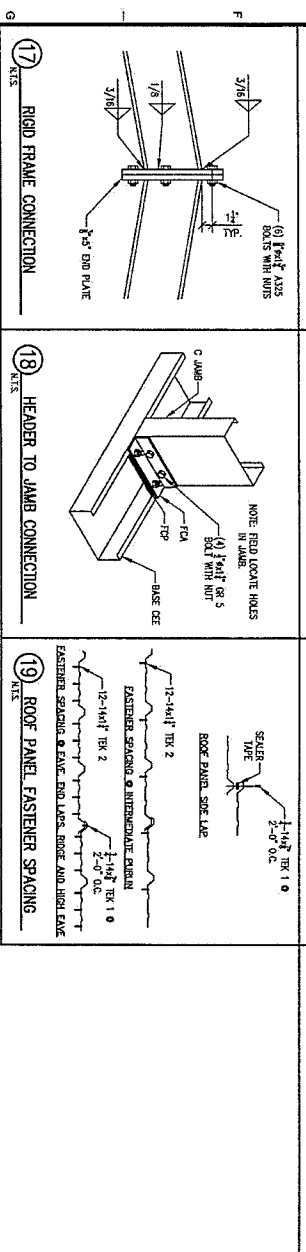
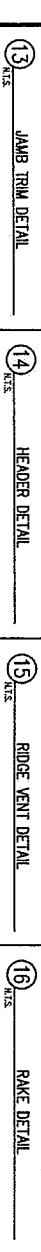
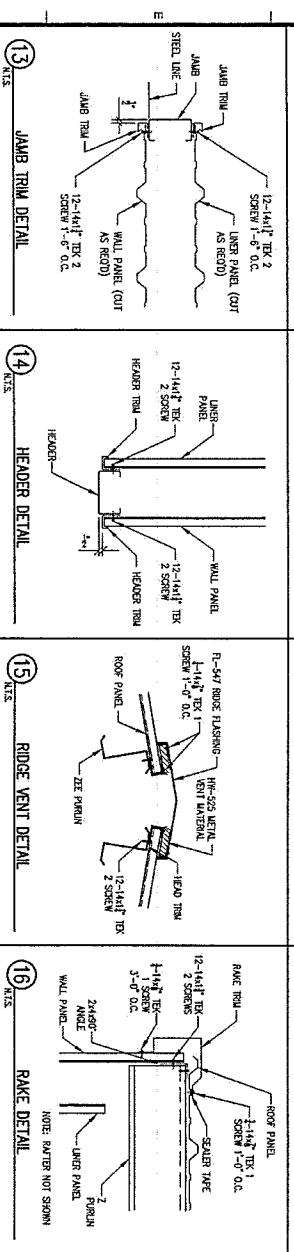
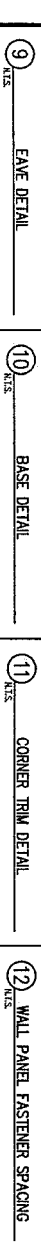
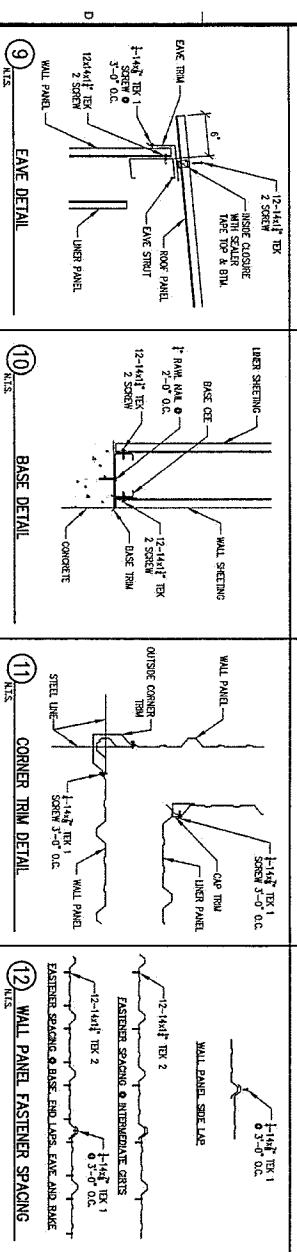
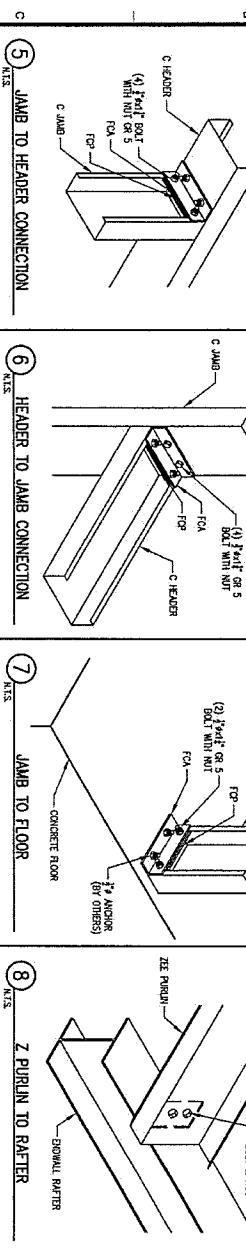
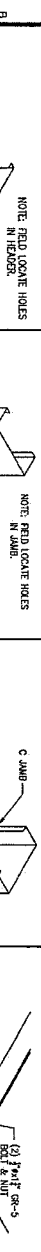
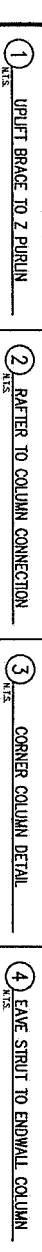
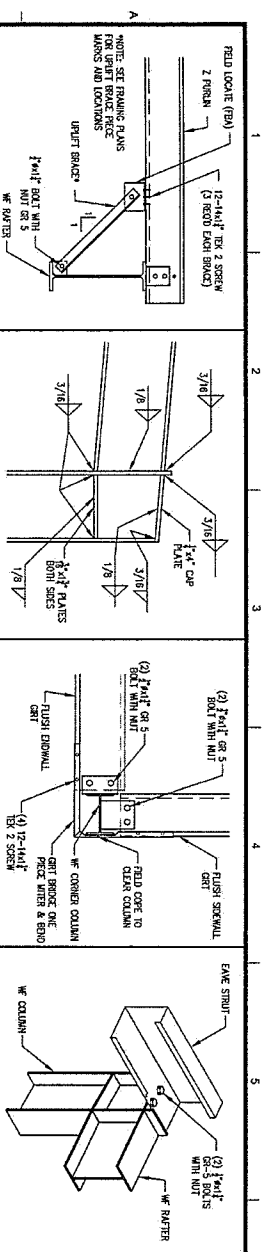
ENGINEERING, IN

15074

NOTES, PLANS, ELEVATIONS, AND SECTION

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QGC-V-BLD-CGS-010	1 OF 3
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[illegible]

OCT 19 2016



Construction
3064 South Hunter Canyon DR
West Valley City, UT 84128
801-567-9661

Design by:

 **MOUNTAIN VIEW
ENGINEERING, INC.**

345 N. Main St., Suite A
Blythe, CA, 94502
Phone (415) 734-9700
Fax (415) 734-9319

JAC JOE MARRER
150747

QUESTAR
Gas

STANDARD DRAWING
QUESTAR 12 x 12 BUILDING
ERECTION DETAILS

ERECTION DETAILS

CITY	COUNTY	STATE

	DRAWING NUMBER		SHEET
--	----------------	--	-------

QGC-V-BLD-CCS-010	2 OF 3
-------------------	--------

2 OF 3

2 OF 3

FOUNDATION NOTES

1. Earthwork
- A. Foundation Under Water (assumed)
- B. Foundation Under Water (assumed)
- C. Foundation Under Water (assumed)
- D. Foundation Under Water (assumed)
- E. Foundation Under Water (assumed)
- F. Foundation Under Water (assumed)
- G. Foundation Under Water (assumed)
- H. Foundation Under Water (assumed)
- I. Foundation Under Water (assumed)
- J. Foundation Under Water (assumed)
- K. Foundation Under Water (assumed)
- L. Foundation Under Water (assumed)
- M. Foundation Under Water (assumed)
- N. Foundation Under Water (assumed)
- O. Foundation Under Water (assumed)
- P. Foundation Under Water (assumed)
2. Concrete and Reinforcement
- A. Concrete
- B. Concrete
- C. Concrete
- D. Concrete
- E. Concrete
- F. Concrete
- G. Concrete
- H. Concrete
- I. Concrete
- J. Concrete
- K. Concrete
- L. Concrete
- M. Concrete
- N. Concrete
- O. Concrete
- P. Concrete
3. Reinforcement
- A. Reinforcement
- B. Reinforcement
- C. Reinforcement
- D. Reinforcement
- E. Reinforcement
- F. Reinforcement
- G. Reinforcement
- H. Reinforcement
- I. Reinforcement
- J. Reinforcement
- K. Reinforcement
- L. Reinforcement
- M. Reinforcement
- N. Reinforcement
- O. Reinforcement
- P. Reinforcement

FOUNDATION PLAN

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

THICKENED SLAB EDGE DETAIL

SCALE: 1/2"=1'-0"

NOTES:
1. GROUND LINES ARE AT STEEL LINE.
2. OUTSIDE OF CONCRETE IS 1/2" OUT FROM STEEL LINE.

REFERENCE DRAWINGS

REF.	DRAWING DESCRIPTION	NO.	DESCRIPTION
		0	ISSUED FOR CONSTRUCTION
		1	UPDATED TO 2015 IBC

WORK ORDERS

NO.	DESCRIPTION
0	ISSUED FOR CONSTRUCTION
1	UPDATED TO 2015 IBC

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHECK
0	ISSUED FOR CONSTRUCTION	8-10-16	J.L.	J.L.
1	UPDATED TO 2015 IBC	10-18-16	K.S.	K.S.

ENGINEERING RECORD

DATE	BY	CHECK
8-10-16	J.L.	J.L.
10-18-16	K.S.	K.S.

QUESTAR Gas

DATE	BY	CHECK
8-10-16	J.L.	J.L.
10-18-16	K.S.	K.S.

STANDARD DRAWING

DATE	BY	CHECK
8-10-16	J.L.	J.L.
10-18-16	K.S.	K.S.

FOUNDATION PLAN, NOTES, AND DETAILS

DATE	BY	CHECK
8-10-16	J.L.	J.L.
10-18-16	K.S.	K.S.

QUESTAR Gas

DATE	BY	CHECK
8-10-16	J.L.	J.L.
10-18-16	K.S.	K.S.

QUESTAR Gas

DATE	BY	CHECK
8-10-16	J.L.	J.L.
10-18-16	K.S.	K.S.

QUESTAR Gas

DATE	BY	CHECK
8-10-16	J.L.	J.L.
10-18-16	K.S.	K.S.

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



Gardner Village





Orem



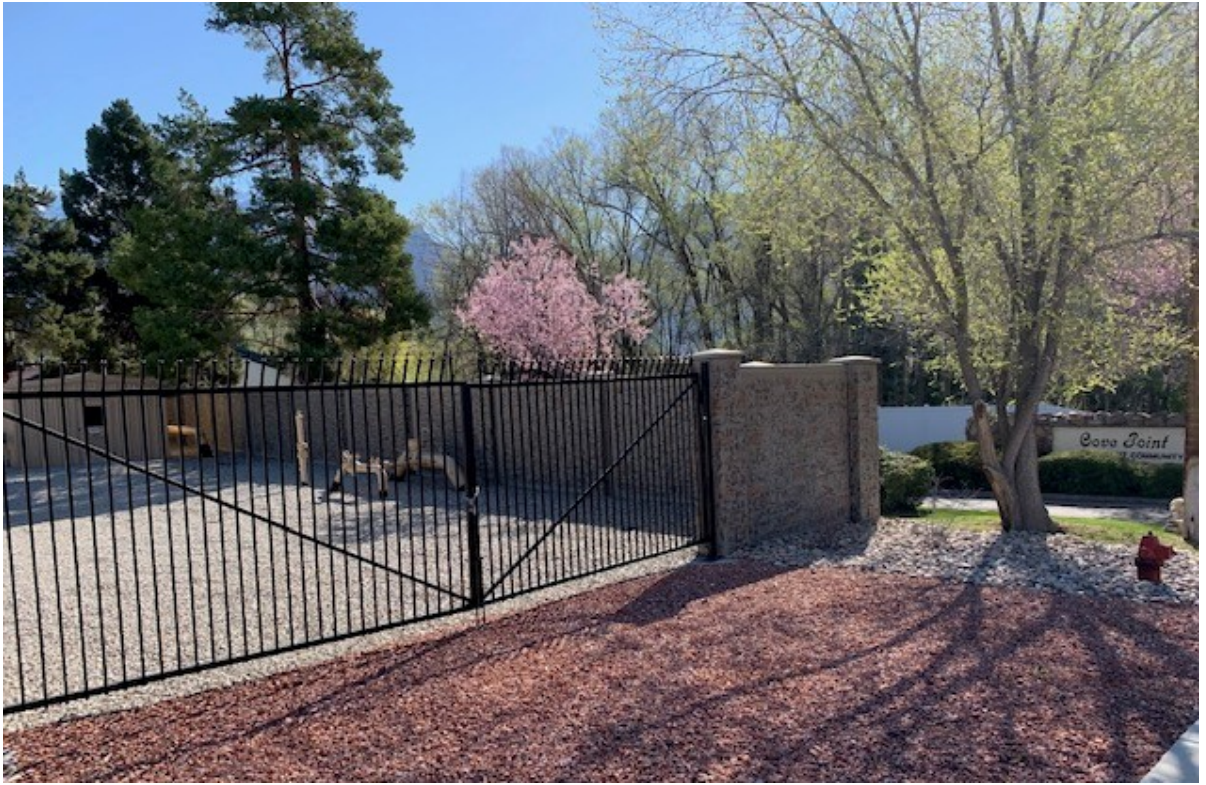
West Haven



South Jordan



West Jordan



Provo

Dominion Energy

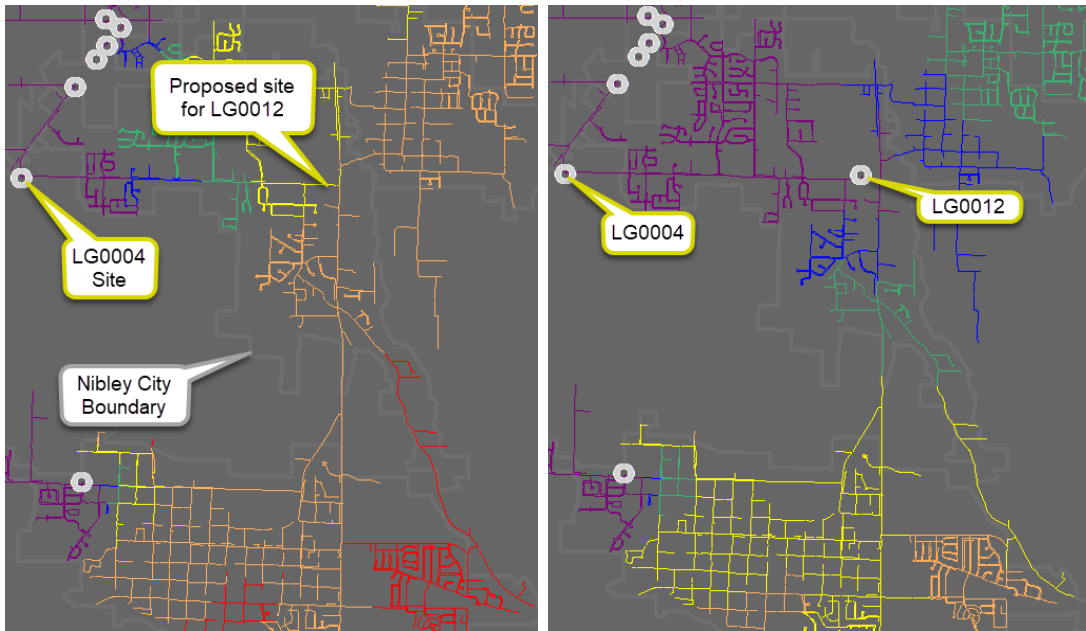
LG0012 Station Benefit Summary

For Review By Nibley City Planning Commission

Prepared by: Zachery D Hansen, Engineer
4-22-2021

The installation of LG0012 is important to Nibley City for the following reasons:

1. Nibley City is experiencing rapid growth. Our current gas infrastructure is reaching the limits of its capacity and is to the point where adding new customers to the natural gas system will potentially compromise our ability to provide reliable gas to current customers.
 - a. Current system demand, without additional growth, causes pressures to drop below 20 psig during peak usage through the winter.



Pressure Legend (Applicable to all figures)							
< 20.00	20.00 – 25.00	25.00 – 30.00	30.00 – 35.00	35.00 – 40.00	40.00 – 45.00	45.00 – 50.00	> 50.00

Figure 1: Current Usage on a Peak Day without LG0012 vs Current Usage on a Peak Day with LG0012*

*Peak day is defined as being maximum usage by customers on the coldest day recorded in a 30-year period. Our system is designed to this worst-case scenario.

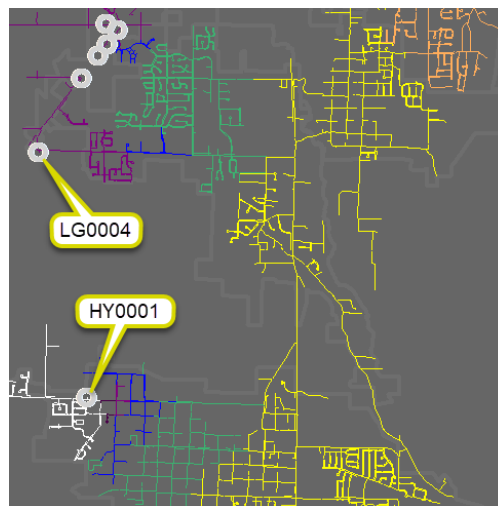


Figure 2: System Pressures with HY0001 Pressure Set Point Increased to 55 psig*

The normal set point for all our stations is 45 psig with a maximum allowable of 60 psig. We increase the pressure at HY0001 so we can better maintain gas pressure and in turn service to our customers in the area during colder months.

2. Nibley City lacks system redundancy. The supply of gas to the citizens of Nibley city heavily depends on a single station, LG0004, found on 3200 S and ~1982 W. If an emergency were to render this station inoperable, all of Nibley city would lose natural gas supply.

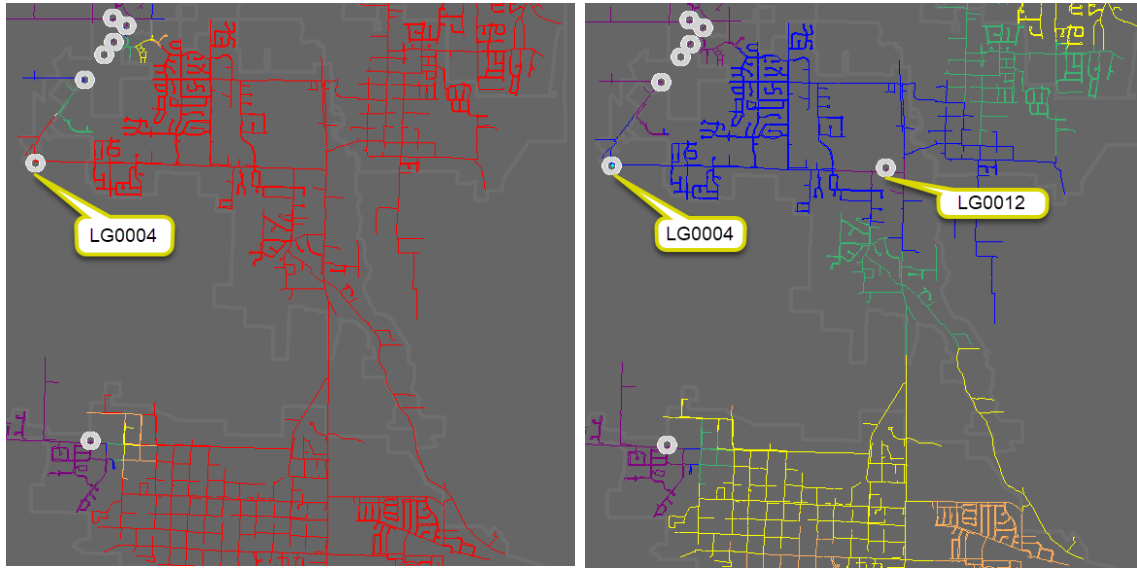
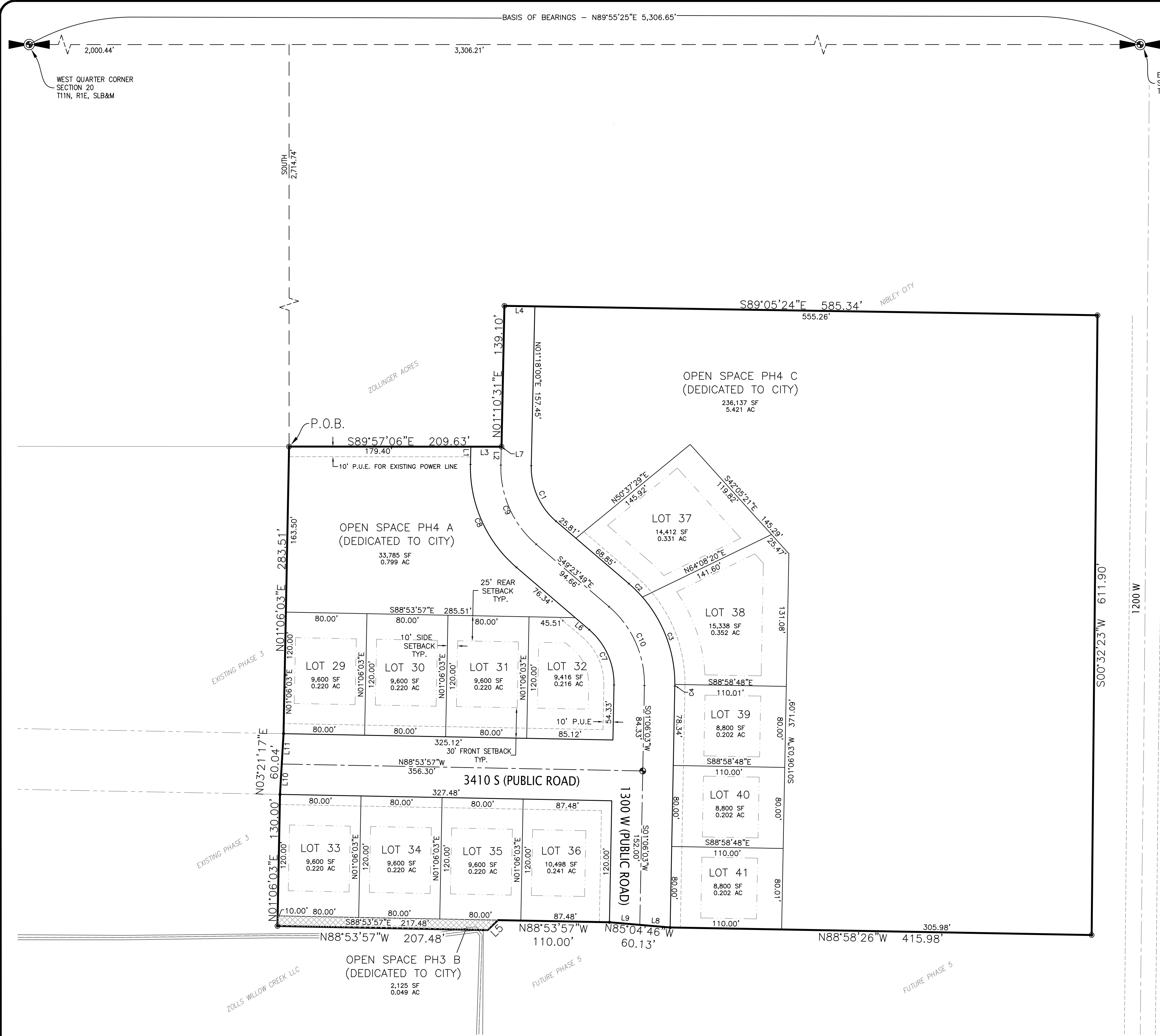


Figure 3: Result of Losing service from LG0004 without LG0012 versus Result of Losing service from LG0004 with LG0012



CURVE						LINES		
RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE		LINE	BEARING	DISTANCE
C1	70.00'	61.94'	59.94'	S24°02'58"E	50°41'49"	L1	N01°18'00"E	17.48'
C2	130.00'	18.91'	18.89'	N45°13'48"W	8°20'02"	L2	N01°18'00"E	18.14'
C3	130.00'	94.00'	91.97'	S20°20'51"E	41°22'53"	L3	S89°57'06"E	30.01'
C4	130.00'	1.66'	1.66'	N00°44'04"E	0°43'58"	L4	S89°05'24"E	30.08'
C7	70.00'	61.69'	59.72'	N24°08'53"W	50°29'53"	L5	N46°06'03"E	14.14'
C8	130.00'	115.03'	111.31'	N24°02'58"W	50°41'49"	L6	S49°23'49"E	18.32'
C9	100.00'	88.48'	85.62'	N24°02'58"W	50°41'49"	L7	S89°57'06"E	0.23'
C10	100.00'	88.14'	85.31'	S24°08'53"E	50°29'53"	L8	N85°04'46"W	30.07'
						L9	N85°04'46"W	30.07'
						L10	N03°21'17"E	30.02'
						L11	N03°21'17"E	30.02'

ADDRESSES	
UNIT NUMBER	ADDRESS
29	1361 W 3410 S
30	1347 W 3410 S
31	1331 W 3410 S
32	1315 W 3410 S
32	3405 S 1300 W
33	1362 W 3410 S
34	1346 W 3410 S
35	1330 W 3410 S
36	1314 W 3410 S
36	3415 S 1300 W
37	3396 W 1300 W
38	3402 S 1300 W
39	3408 S 1300 W
40	3412 S 1300 W
41	3418 S 1300 W

PROJECT
C19-025

SHEET
1 OF 1

ISSUE DATE
5/03/2021

Summit Engineering Group Inc.
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OWNER: AND DEVELOPER
7 POINT ROYAL, LLC
95 RIVER BEND WAY
NORTH SALT LAKE, UT 84054

DATE: 5/3/2021

VICINITY MAP
N.T.S.

LEGEND

- SECTION LINES
- BOUNDARY LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- BUILDING SETBACK LINES
- EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
- BOUNDARY ANGLE POINT
- SET STREET MONUMENT
- 10' TRAIL EASEMENT

NOTES

- NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN SECTION 21-06-80-B-2-D FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER.
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD = 30 FEET
SIDE YARD ALL LOTS = 10 FEET FROM ADJACENT LOT
CORNER LOTS = 25 FEET SIDE ON STREET
REAR YARD = 25 FEET
- LOT EASEMENTS UNLESS OTHERWISE NOTED ARE AS FOLLOWS:
10' OFF PROPERTY LINE FOR LIMITS AROUND ENTIRE LOT.
- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
- AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTH OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUND WATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATIONS AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

UTILITY EASEMENT DEDICATION

7 POINT ROYAL, LLC OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS" (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES)" OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

UTILITIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

CENTURY LINK REPRESENTATIVE _____

COMCAST CABLE REPRESENTATIVE _____

ROCKY MOUNTAIN REPRESENTATIVE _____

DOMINION ENERGY REPRESENTATIVE _____

BOUNDARY DESCRIPTION

BEGINNING NORTH 89°55'25" EAST 2,000.44 FEET ALONG THE SECTION LINE AND SOUTH 2,714.74 FEET FROM THE CACHE COUNTY SURVEY MONUMENT FOR THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE SOUTH BOUNDARY OF THE ZOLLINGER ACRES SUBDIVISION PHASE 4 RECORDED AS ENTRY NUMBER 1018655 OFFICIAL RECORDS OF CACHE COUNTY, UTAH;

THENCE ALONG SAID ZOLLINGER ACRES PHASE 4 SOUTH AND EAST BOUNDARIES THE FOLLOWING 2 COURSES: S89°57'06"E 209.63 FEET AND N01°10'31"E 139.10; THENCE LEAVING SAID EAST BOUNDARY AND RUNNING THENCE S89°05'24"E 585.34 FEET ALONG THE SOUTH BOUNDARY OF THE NIBLEY CITY PROPERTY RECORDED AS ENTRY NUMBER 1012242 OF OFFICIAL RECORDS OF CACHE COUNTY TO THE WEST RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°32'23"W 611.90 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N88°58'26"W 415.98 FEET; THENCE N85°04'46"W 60.13 FEET; THENCE 488°53'57"W 110.00 FEET; THENCE S46°06'03"W 14.14 FEET TO THE NORTH BOUNDARY OF THE ZOLLS WILLOW CREEK LLC PROPERTY AS REFERENCED IN THE MILLVILLE WEST FIELD SURVEY; THENCE ALONG SAID NORTH BOUNDARY N88°53'57"W 207.48 FEET; THENCE N01°06'03"E 130.00 FEET; THENCE N03°21'17"E 60.04 FEET; THENCE N01°06'03"E 283.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10.541 ACRES, OR 459,166 SQUARE FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°55'25" EAST BETWEEN THE SURVEY MONUMENTS AT THE WEST AND EAST ONE-QUARTER CORNERS OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-2a-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRIAN BALLS -- PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE NIBLEY FARMS PHASE 4 SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

7 POINT ROYAL, LLC

STAN T. ROWLAN (MANAGER)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, IN THE YEAR 2021, PERSONALLY APPEARED BEFORE ME STAN T. ROWLAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF 7 POINT ROYAL, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID STAN T. ROWLAN ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF NIBLEY CITY, CACHE COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2021.

MAYOR _____

CLERK-RECORDER _____

MAYOR APPROVAL

PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF _____, 2021.
AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED. _____ CITY RECORDER

CITY MAYOR _____ DATE _____

NIBLEY CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCEPTANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

CITY ENGINEER _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021, BY THE PLANNING COMMISSION OF NIBLEY CITY.

CHAIRMAN, PLANNING COMMISSION _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

CITY ATTORNEY _____ DATE _____

CACHE COUNTY RECORDER

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

DATE _____ TIME _____ FEE _____

ENTRY _____

INDEX _____ COUNTY RECORDER _____

FILED IN: FILE OF PLATS

PROJECT
C19-025

SHEET
1 OF 1

ISSUE DATE
5/03/2021

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
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OWNER: AND DEVELOPER
7 POINT ROYAL, LLC
95 RIVER BEND WAY
NORTH SALT LAKE, UT 84054

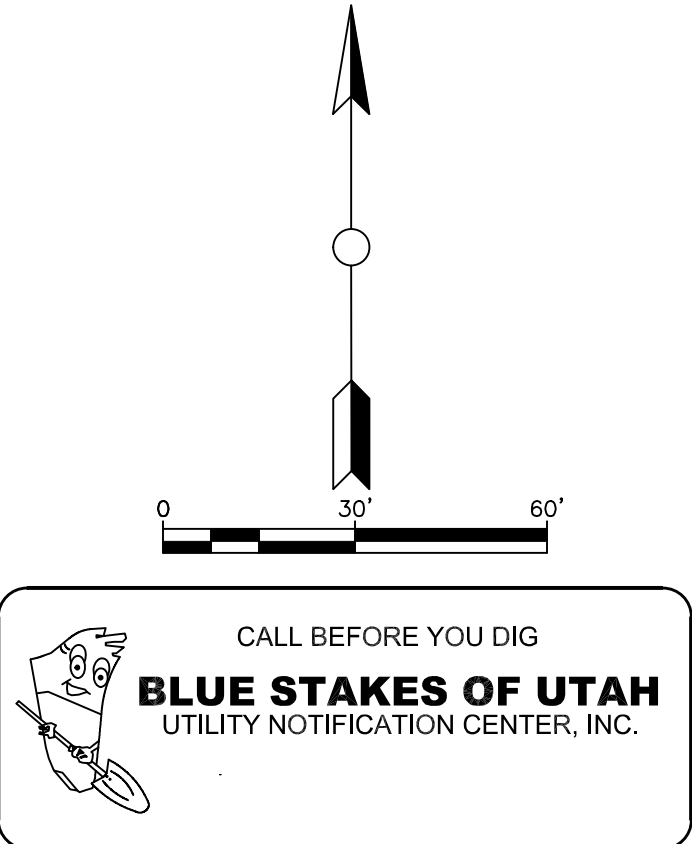
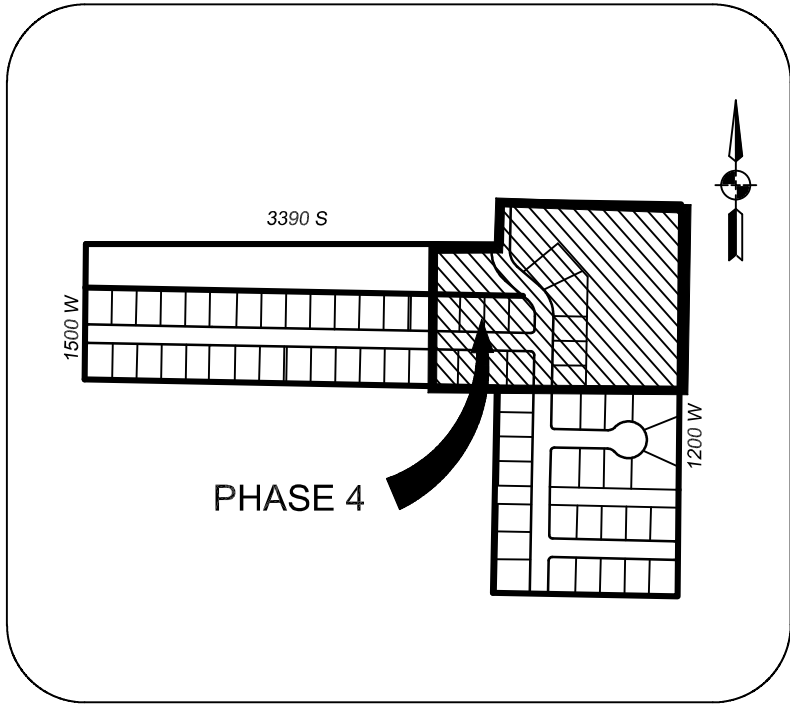
DATE: 5/3/2021

NIBLEY FARMS PHASE 4
FINAL PLAT

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

KEY PLAN

N.T.S.



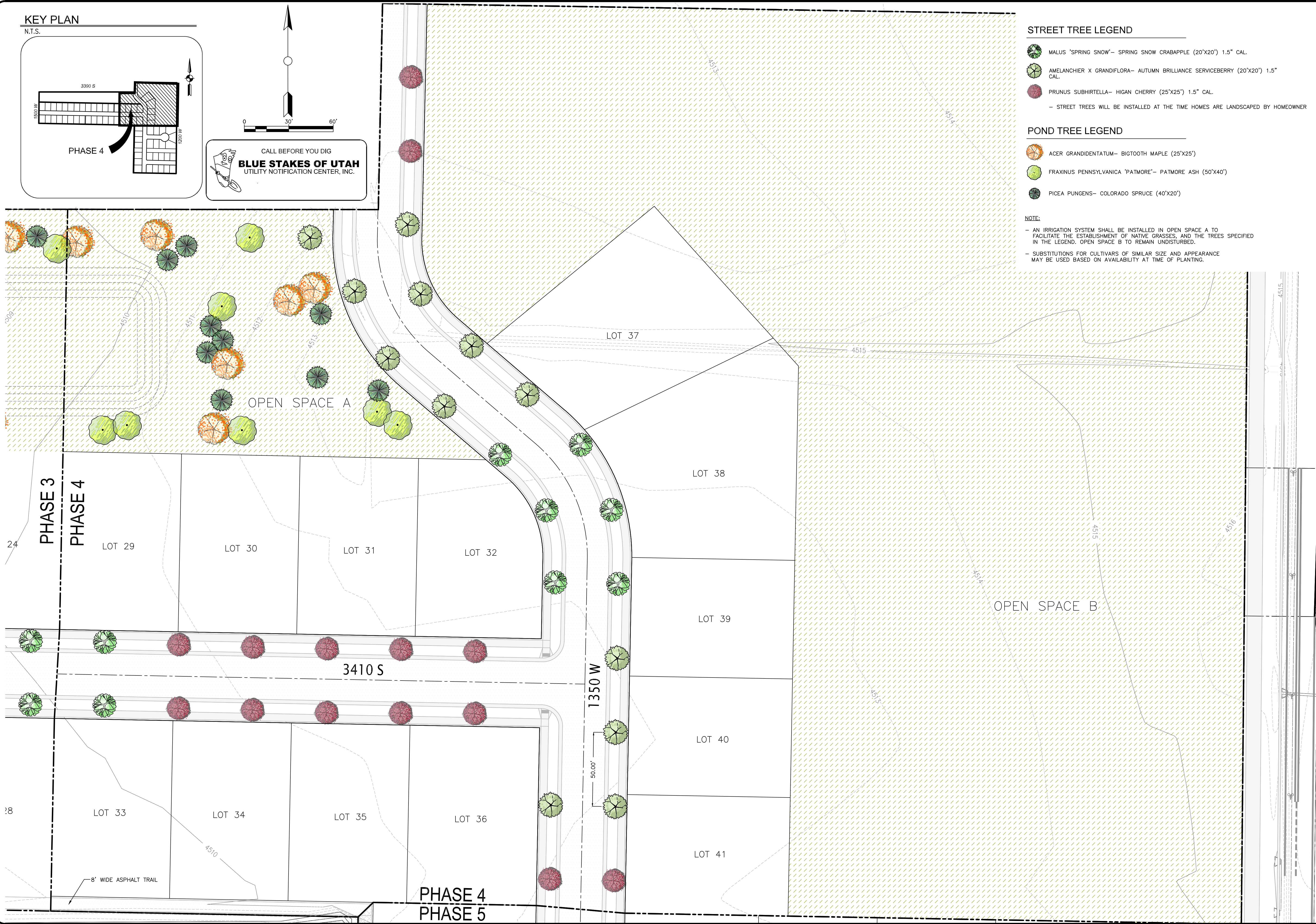
STREET TREE LEGEND

- MALUS 'SPRING SNOW'— SPRING SNOW CRABAPPLE (20'X20') 1.5" CAL.
 - AMELANCHIER X GRANDIFLORA— AUTUMN BRILLIANCE SERVICEBERRY (20'X20') 1.5" CAL.
 - PRUNUS SUBHIRTELLA— HIGAN CHERRY (25'X25') 1.5" CAL.
- STREET TREES WILL BE INSTALLED AT THE TIME HOMES ARE LANDSCAPED BY HOMEOWNER

POND TREE LEGEND

- ACER GRANDIDENTATUM— BIGTOOTH MAPLE (25'X25')
- FRAXINUS PENNSYLVANICA 'PATMORE'— PATMORE ASH (50'X40')
- PICEA PUNGENS— COLORADO SPRUCE (40'X20')

NOTE:
— AN IRRIGATION SYSTEM SHALL BE INSTALLED IN OPEN SPACE A TO FACILITATE THE ESTABLISHMENT OF NATIVE GRASSES, AND THE TREES SPECIFIED IN THE LEGEND. OPEN SPACE B TO REMAIN UNDISTURBED.
— SUBSTITUTIONS FOR CULTIVARS OF SIMILAR SIZE AND APPEARANCE MAY BE USED BASED ON AVAILABILITY AT TIME OF PLANTING.



Summit Engineering Group Inc.
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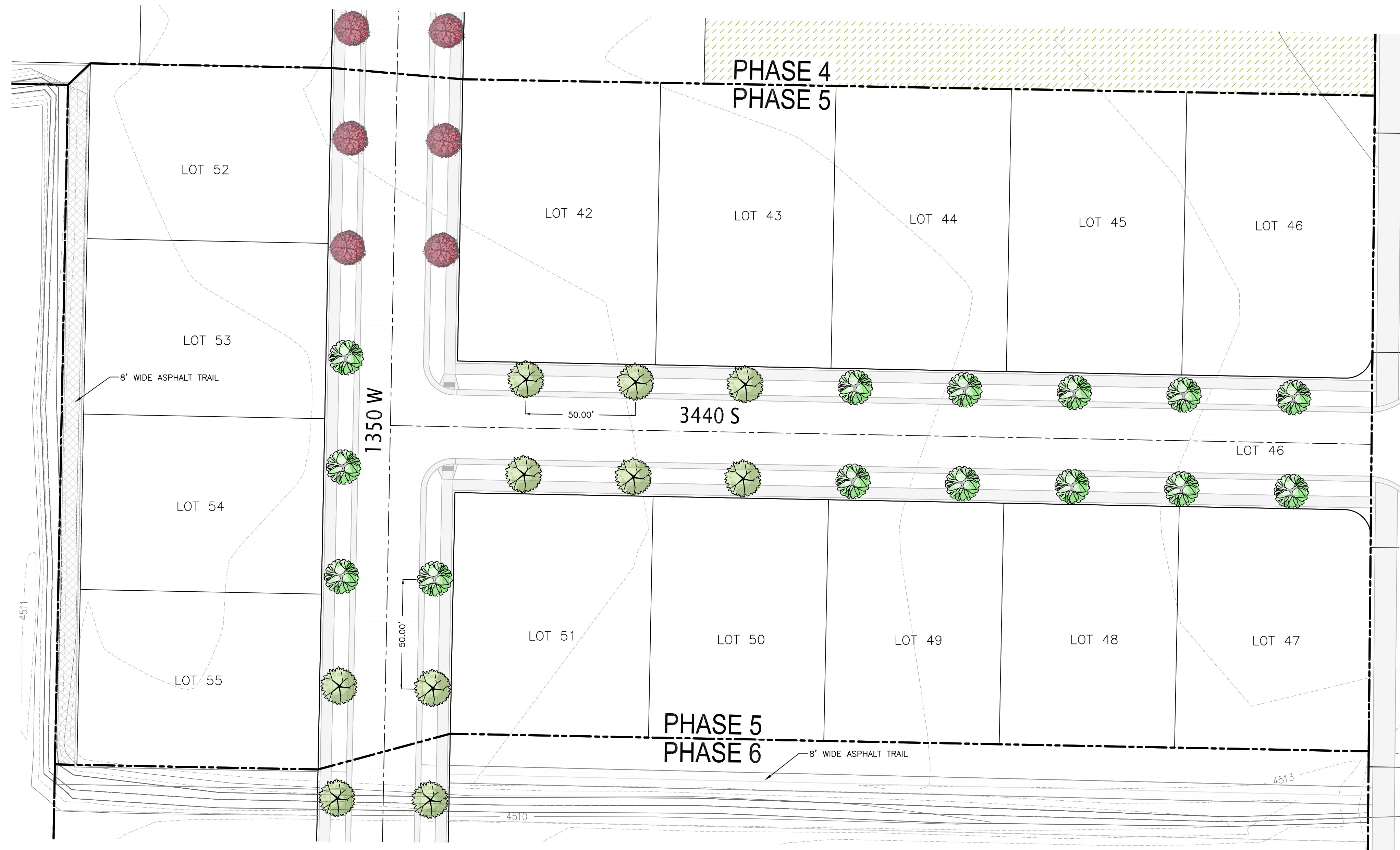
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REVISIONS	DATE	BY
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PROJECT ENGINEER: **ENB**
PROJECT MANAGER:
DRAWN BY: **ZST**
ISSUE DATE: 04/19/2021
DESIGN ENGINEER: DATE:

PROJECT: **NIBLEY FARMS PHASE 4**
SHEET TITLE: **LANDSCAPE PLAN**

PROJECT: **C19-025**
SHEET: **L-1.1**

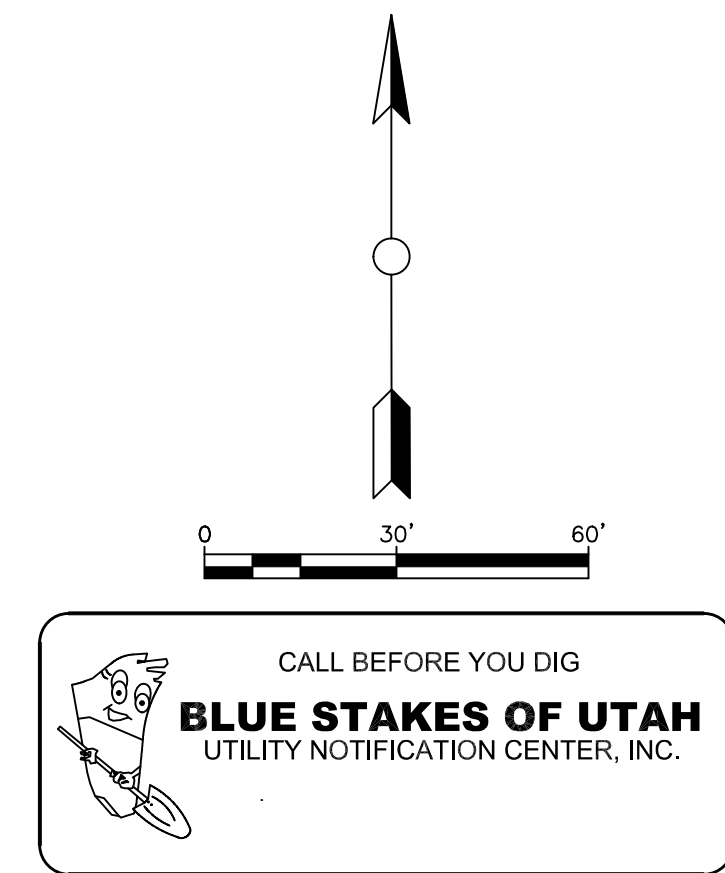
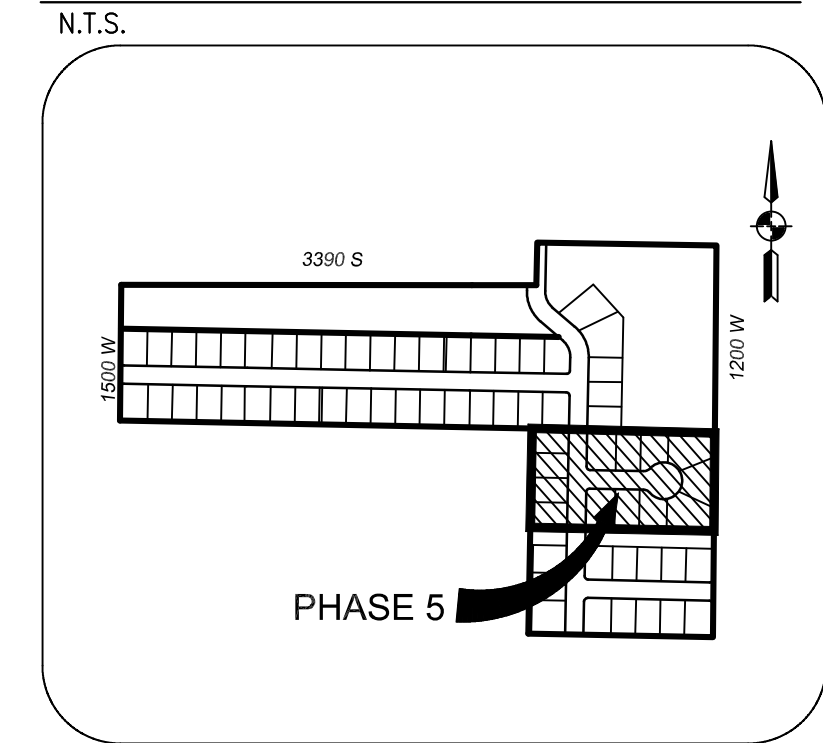


STREET TREE LEGEND

- MALLUS 'SPRING SNOW'— SPRING SNOW CRABAPPLE (20'X20') 1.5" CAL.
- AMELANCHIER X GRANDIFLORA— AUTUMN BRILLIANCE SERVICEBERRY (20'X20') 1.5" CAL.
- PRUNUS SUBHIRTELLA— HIGAN CHERRY (25'X25') 1.5" CAL.

NOTE:
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KEY PLAN



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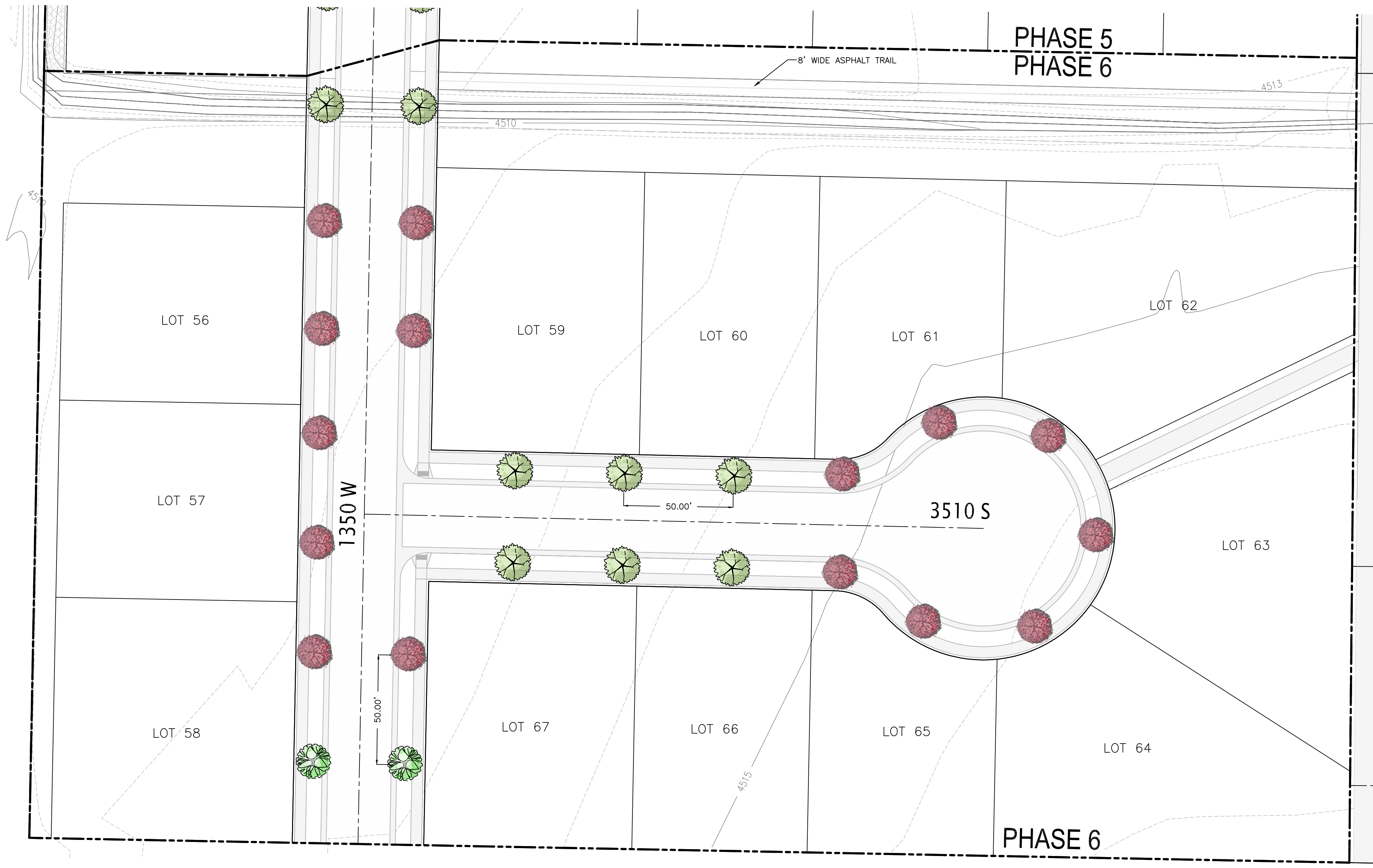
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PROJECT ENGINEER:	DATE
GMB	
PROJECT MANAGER:	DATE
ZST	

DRAWN BY:	ISSUE DATE
ZST	04/19/2021

PROJECT	SHEET TITLE
NIBLEY FARMS PHASE 5	LANDSCAPE PLAN

PROJECT	SHEET
C19-025	L-1.1

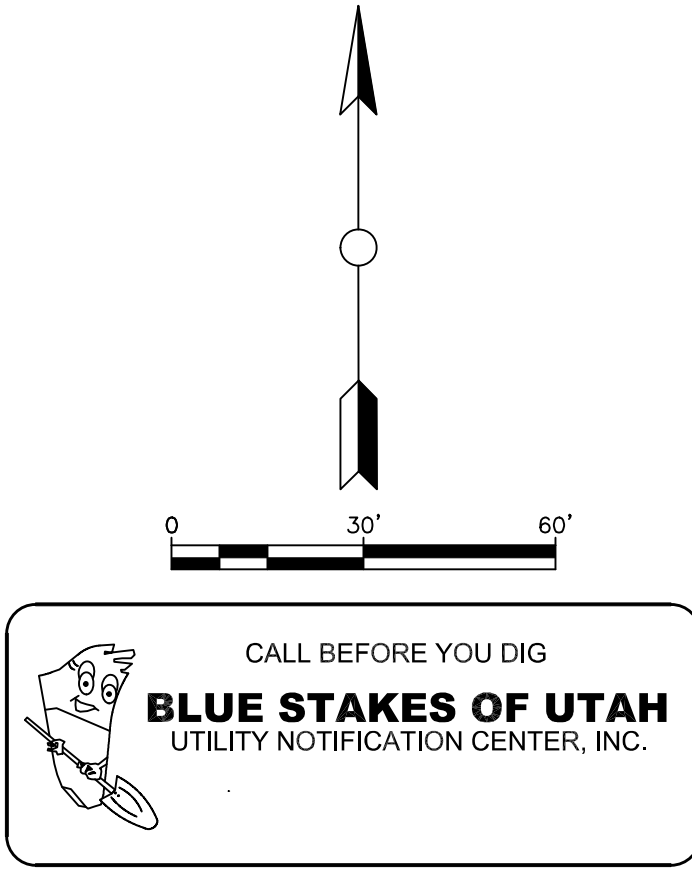
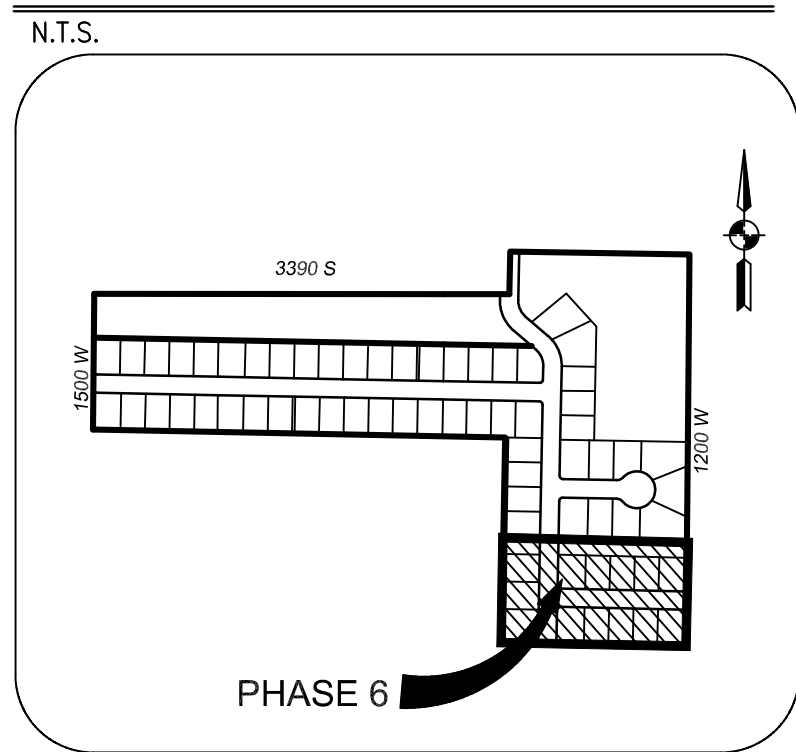


STREET TREE LEGEND

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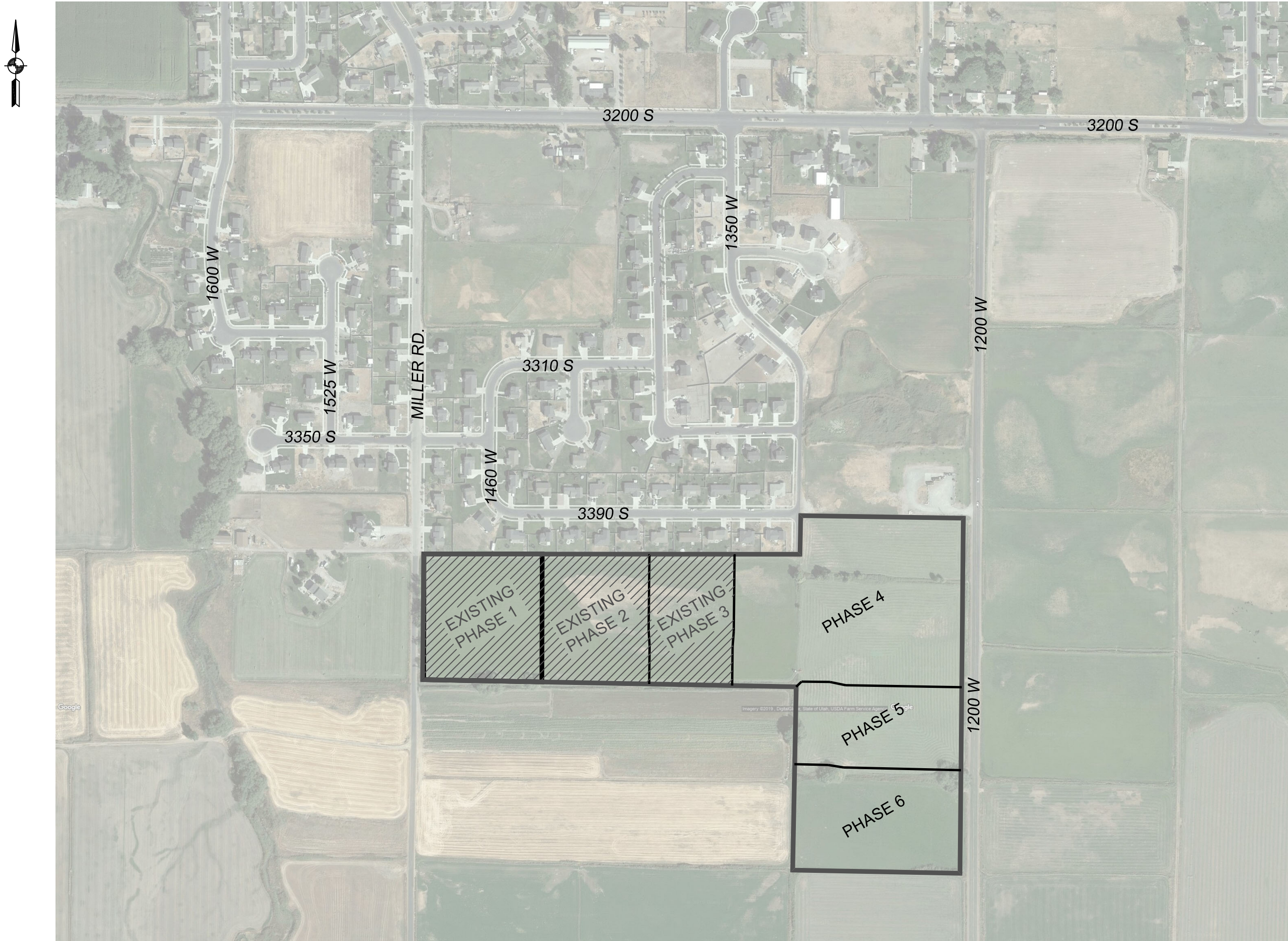
DESIGN ENGINEER _____ DATE _____

PROJECT ENGINEER: **GMB**
PROJECT MANAGER:
DRAWN BY: **ZST**
ISSUE DATE: 04/19/2021

PROJECT: **NIBLEY FARMS PHASE 6**
SHEET TITLE: **LANDSCAPE PLAN**

PROJECT: **C19-025**
SHEET: **L-1.1**

NIBLEY FARMS PHASE 4 - 5 - 6 IMPROVEMENT PLANS



VICINITY MAP

N.T.S.

PROJECT CONTACTS							
PARTY	CONTACT NAME	COMPANY	ADDRESS	CITY	STATE	ZIP	PHONE
DEVELOPER	TRAVIS TAYLOR	WESTATES COMPANIES, LLC	1950 N 2200 W SUITE 9	SALT LAKE	UT	84116	801-694-5202
ENGINEER	BRIAN BALLS	SUMMIT ENGINEERING	55 WEST CENTER STREET	HEBER CITY	UT	84032	435-654-9229
SURVEYOR	BRIAN BALLS	SUMMIT ENGINEERING	55 WEST CENTER STREET	HEBER CITY	UT	84032	435-654-9229

SHEET INDEX	
SHEET NO.	NAME
C-1.1	COVER
C-2.1	3410 S STA: 11+00 TO 16+00 PLAN AND PROFILE
C-2.2	1350 W STA: 0+00 TO 6+00 PLAN AND PROFILE
C-2.3	1350 W STA: 6+00 TO 12+00 PLAN AND PROFILE
C-2.4	3440 S STA: 0+00 TO 3+50 PLAN AND PROFILE
C-2.5	3510 S PLAN AND PROFILE
C-2.6	STORM DRAIN POND PLAN AND PROFILE
C-2.7	STORM DRAIN CATCH BASIN PLAN AND PROFILES
C-2.8	1200 W BACK OF CURB PLAN AND PROFILE STA: 0+00 TO 6+50
C-2.9	1200 W BACK OF CURB PLAN AND PROFILE STA: 6+50 TO 12+78
C-2.10	1200 W IMPROVEMENTS WITH PH4-5-6
C-2.11	1200 W FUTURE IMPROVEMENTS
C-3.1	GRADING PLAN
C-3.2	GRADING PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
-	PHASE 4 PLAT
-	PHASE 5 PLAT
-	PHASE 6 PLAT

TOTAL PROJECT TABULATIONS (PH1 TO 6)

	ZONED	SUBDIVISION
MINIMUM LOT SIZE	7,800 sf	8,800 sf
AVERAGE LOT SIZE	9,200 sf	10122 sf.
FRONTAGE	80'	80'

Size of parcel = 1387314.85 sf = 31.85 ac
Net developable (city default) = 31.85 ac x 0.8 = 25.48 ac
Net developable (calculated) = 31.85 ac - 4.19 = 27.66 ac
Max number of homes 27.66 x 2 = 55

Open space required = 27.66 x 0.40 = 11.06
Open space provided = 11.45 ac
Open space ratio = 11.45 / 27.66 = 0.414
Incentive multiplier = 1.35

Max number of homes = 1.35 x 55 = 74 homes

67 lots designed
Min width = 80 ft



THE DATUM FOR THE ELEVATIONS SHOWN ON THIS PLAN WERE ESTABLISHED AS NORTH AMERICAN VERTICAL DATUM '88 (NAVD88) TO CONFORM WITH NIBLEY CITY EXISTING BENCHMARKS



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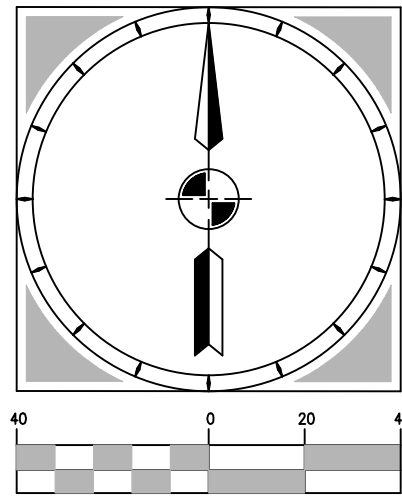
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BMB		
PROJECT MANAGER:		
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DRAWN BY:		
ANF		
ISSUE DATE		
4/7/2021		

PROJECT
NIBLEY FARMS PHASE 4-5-6

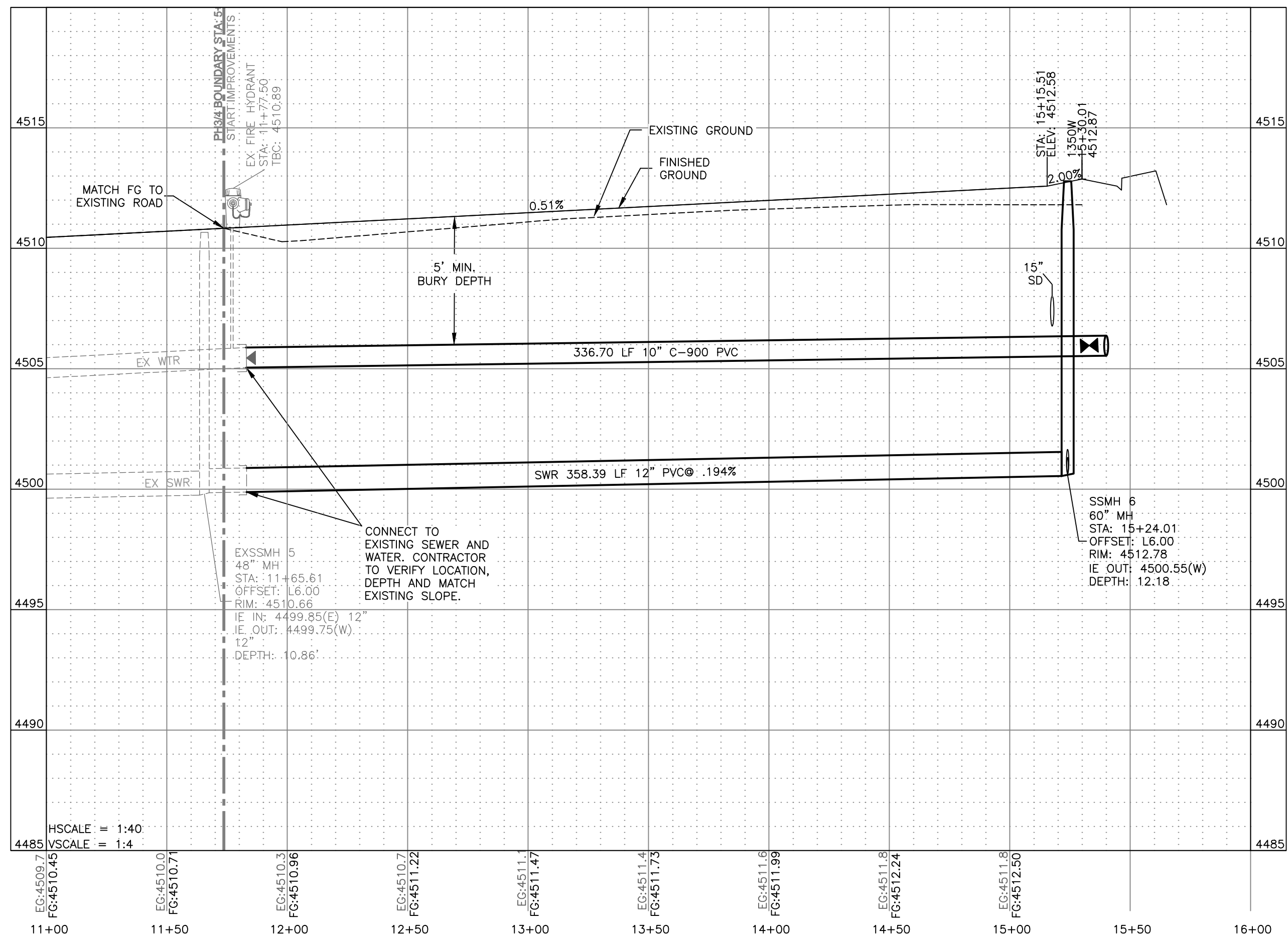
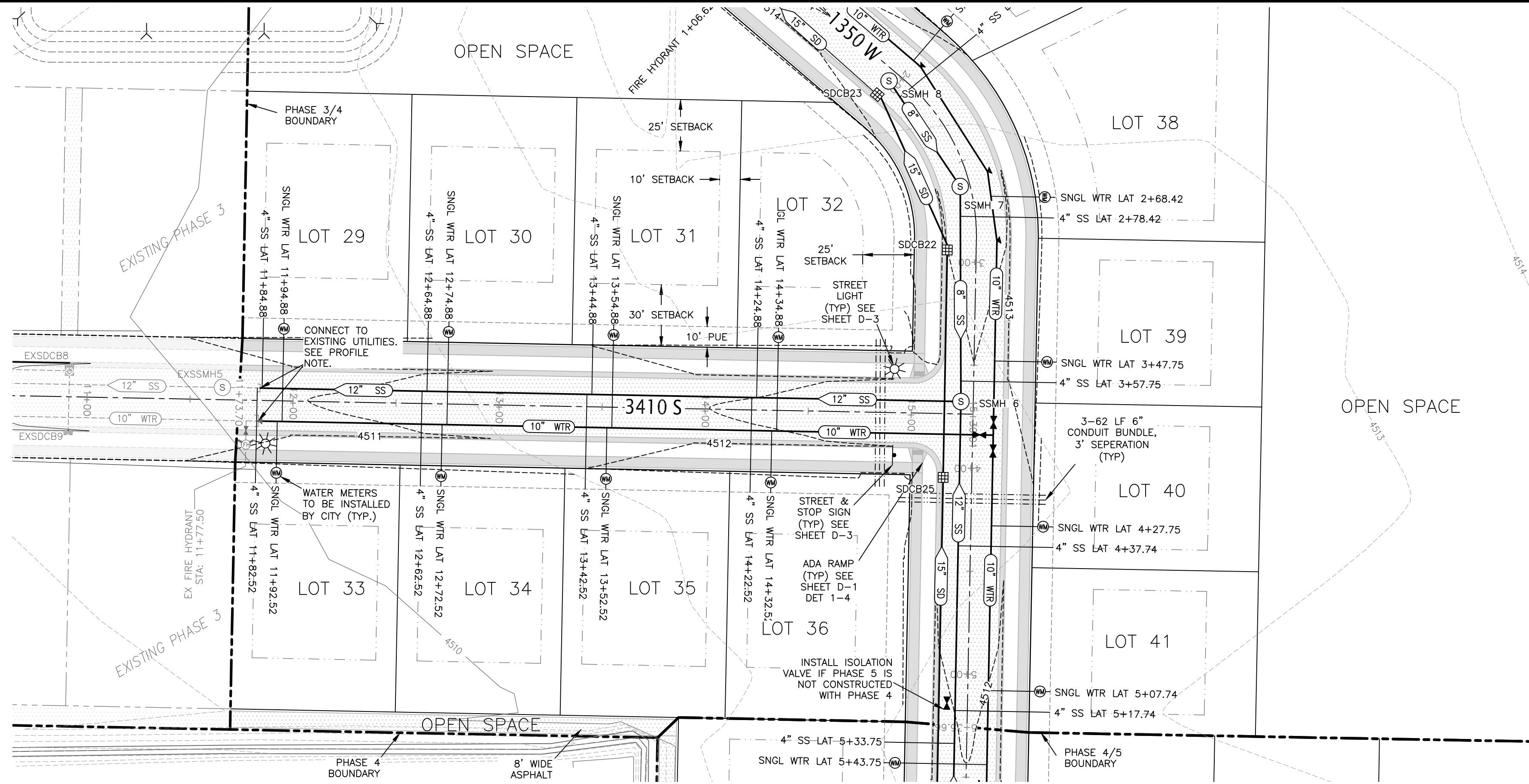
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COVER SHEET

PROJECT
C19-025

SHEET
C-1.1



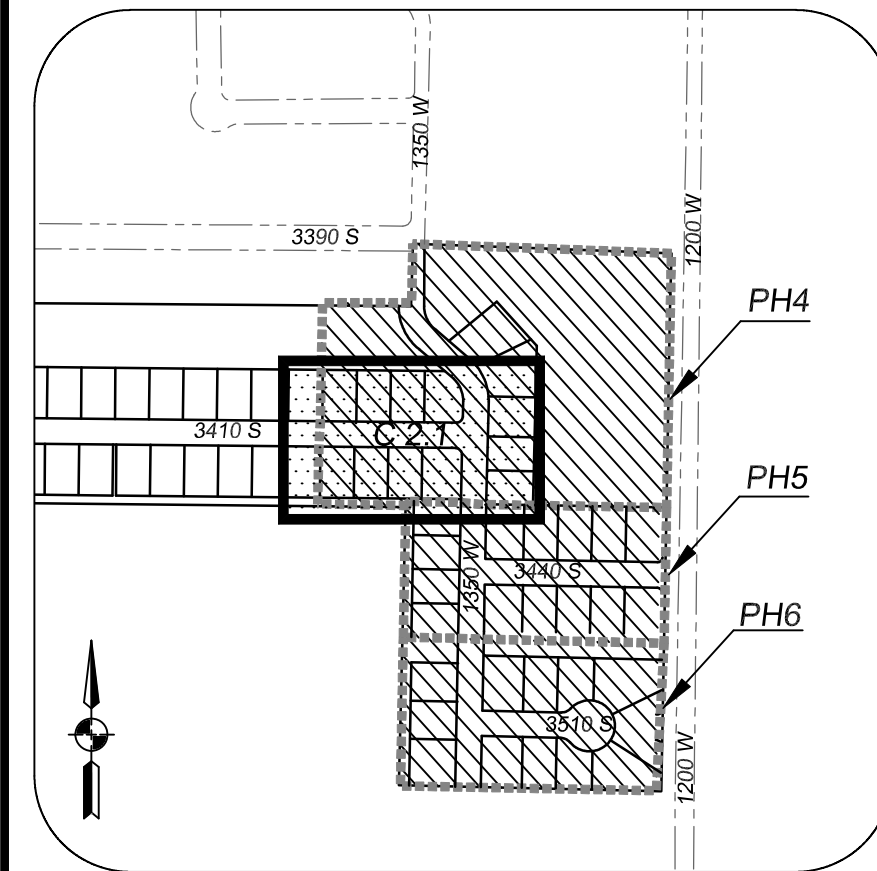
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1"= 40' (22x34)
1"=80' (11x17)
VERTICAL SCALE: 1"=4'



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PROJECT	C19-025
SHEET	C-2.1
PROJECT ENGINEER	BMB
PROJECT MANAGER	BMB
DRAWN BY	ANF
ISSUE DATE	4/7/2021

NIBLEY FARMS PHASE 4-5-6

3410 SOUTH STA 11+00 TO 16+00 PLAN AND PROFILE

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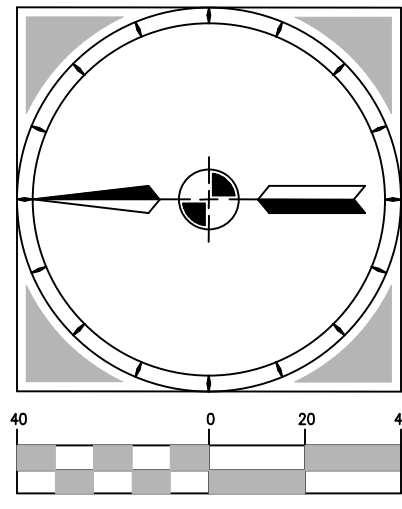
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PROJECT MANAGER	BMB

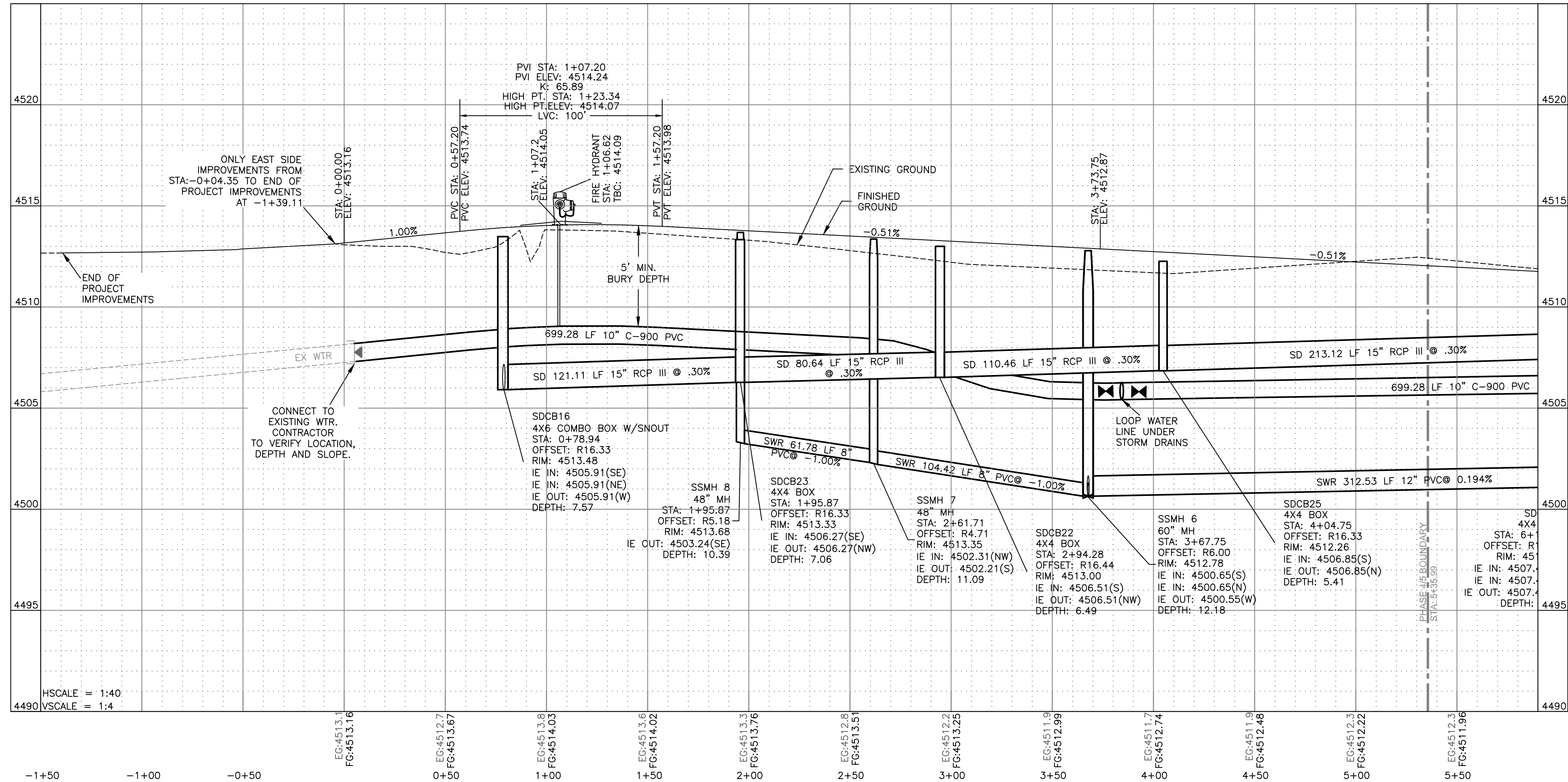
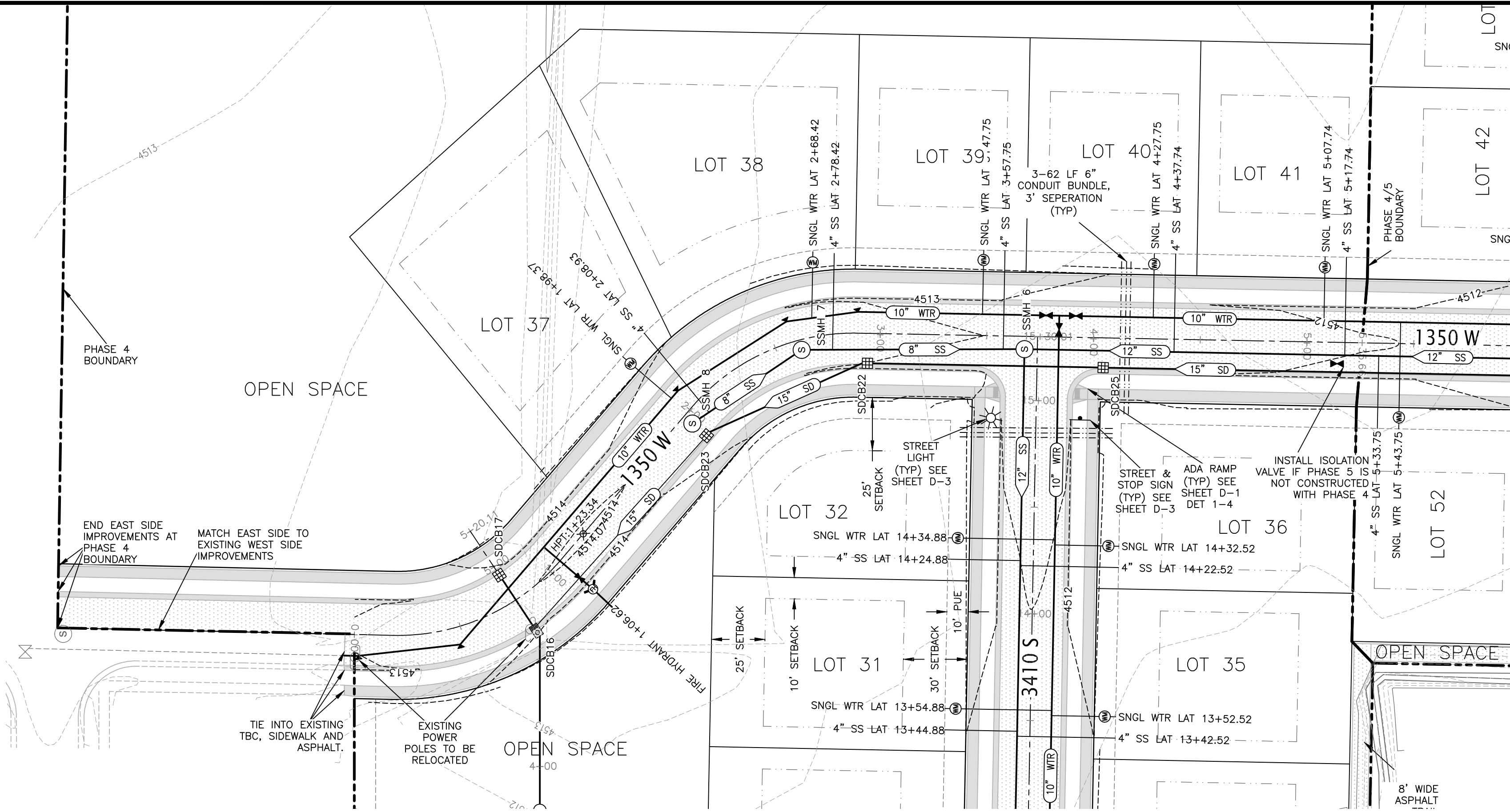
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SHEET	C-2.1

PROJECT ENGINEER	BMB
PROJECT MANAGER	BMB
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ISSUE DATE	4/7/2021

PROJECT	C19-025
SHEET	C-2.1



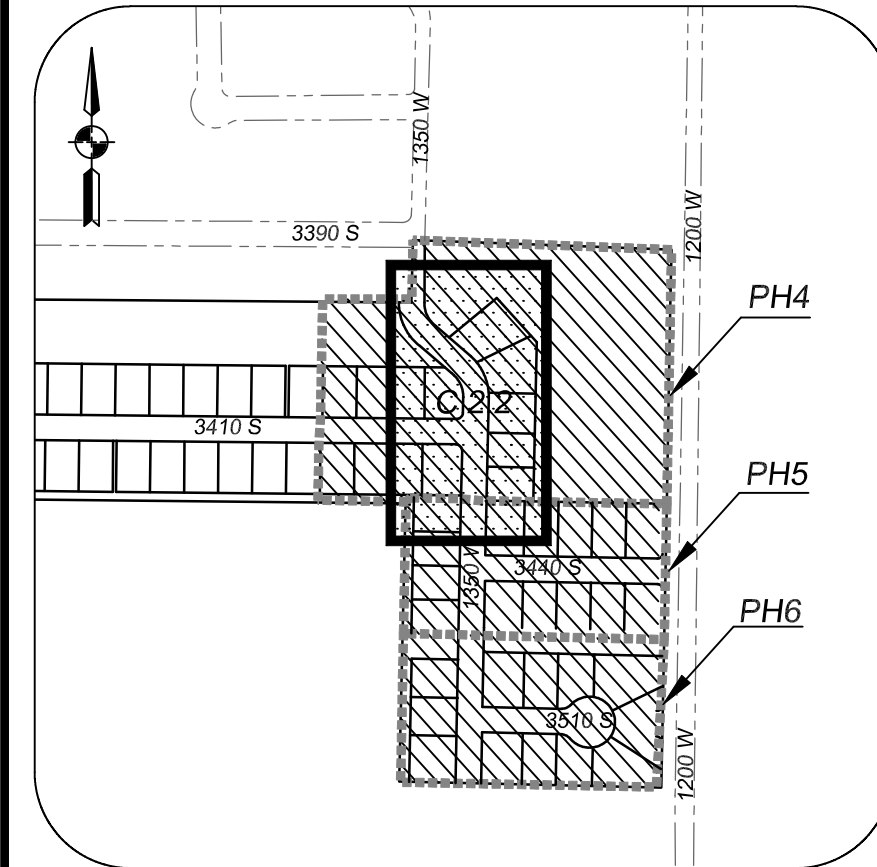
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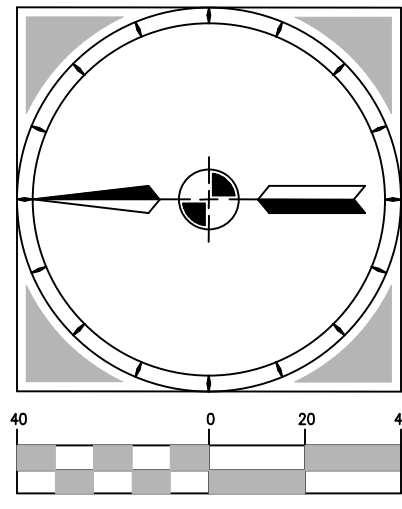
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BMB	BMB

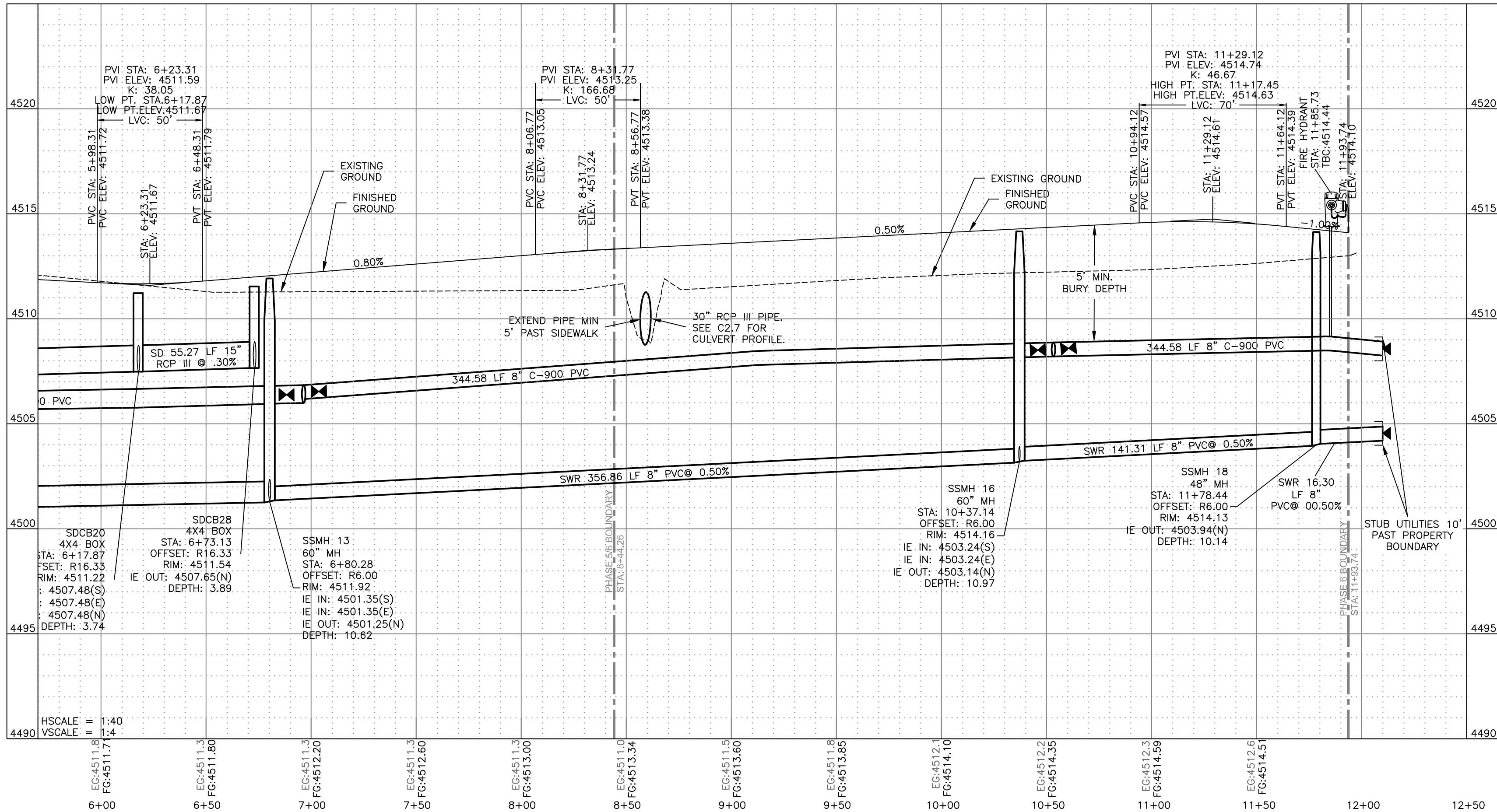
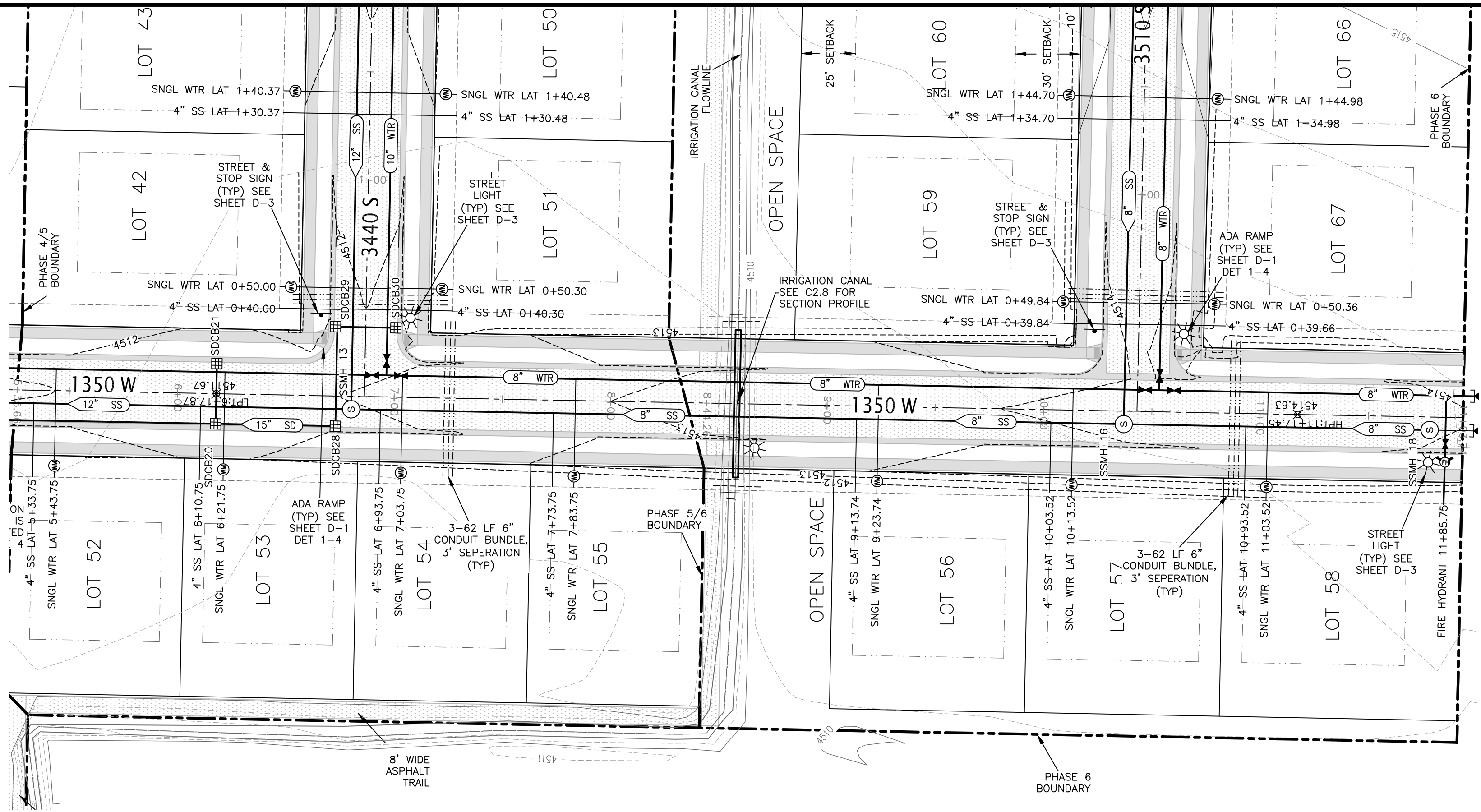
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NIBLEY FARMS PHASE 4-5-6	

PROJECT	SHEET
C19-025	C-2.2

PROJECT	PROJECT
NIBLEY FARMS PHASE 4-5-6	



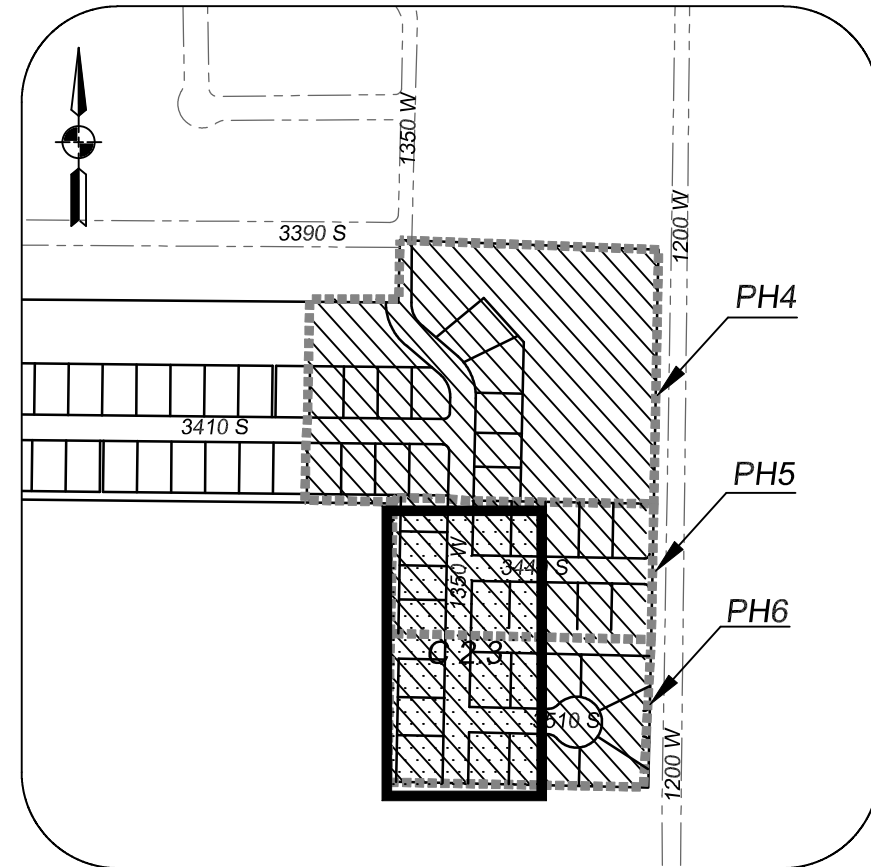
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1"=80' (11x17)
VERTICAL SCALE: 1"=4'



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PROJECT	PROJECT ENGINEER:	DATE
NIBLEY FARMS PHASE 4-5-6	BMB	
	PROJECT MANAGER:	
	BMB	
	DRAWN BY:	
	ANF	
	ISSUE DATE	4/7/2021
	PROJECT	
	C19-025	
	SHEET	
	C-2.3	

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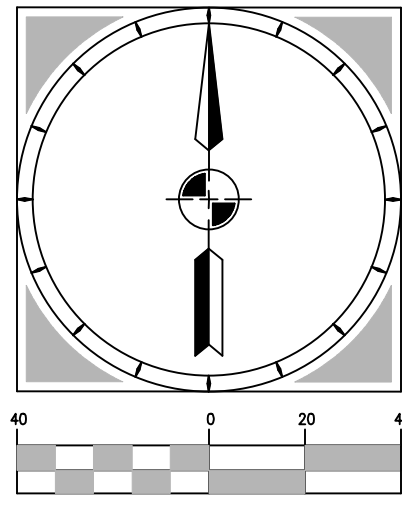
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DESIGN ENGINEER

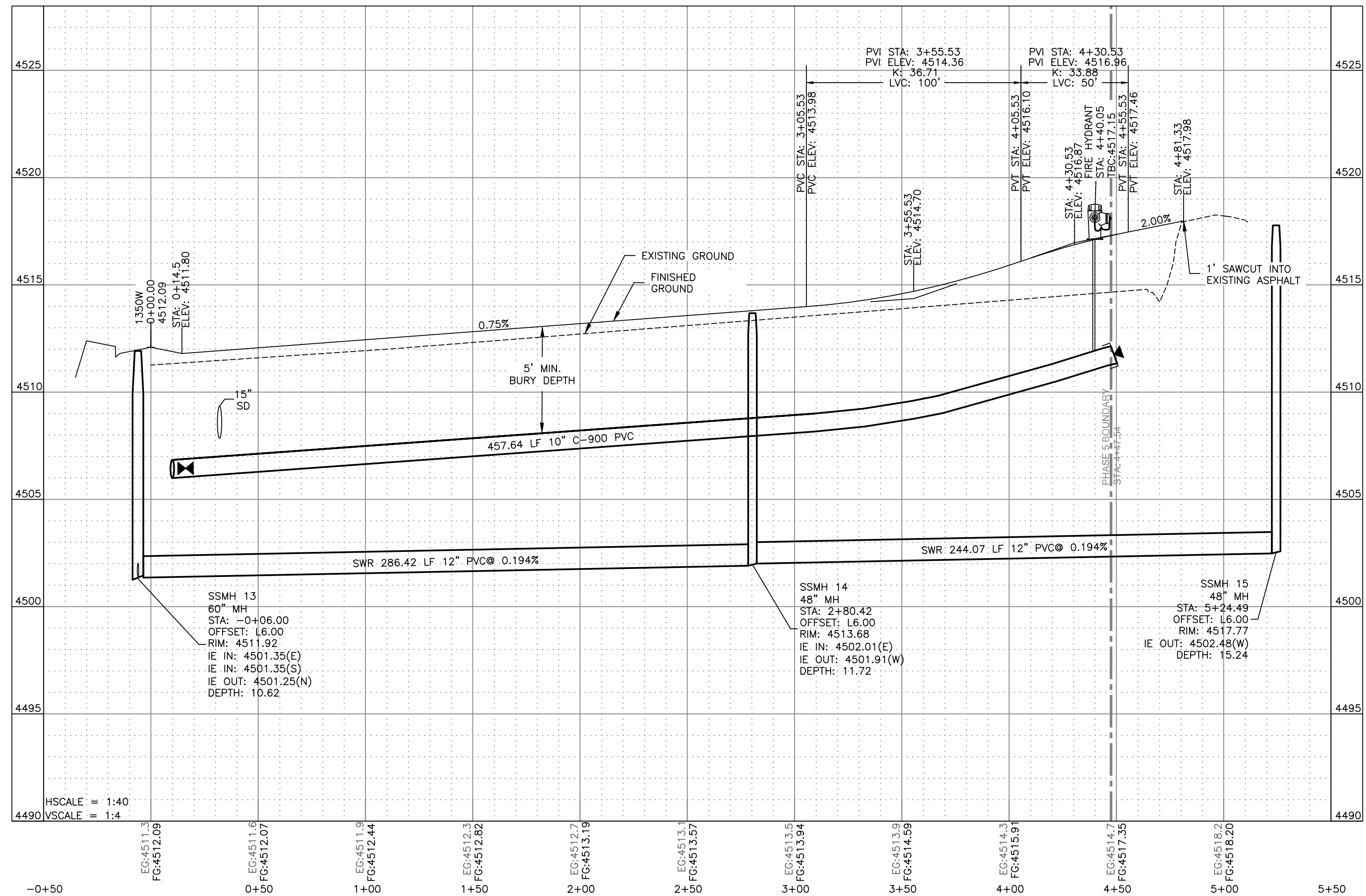
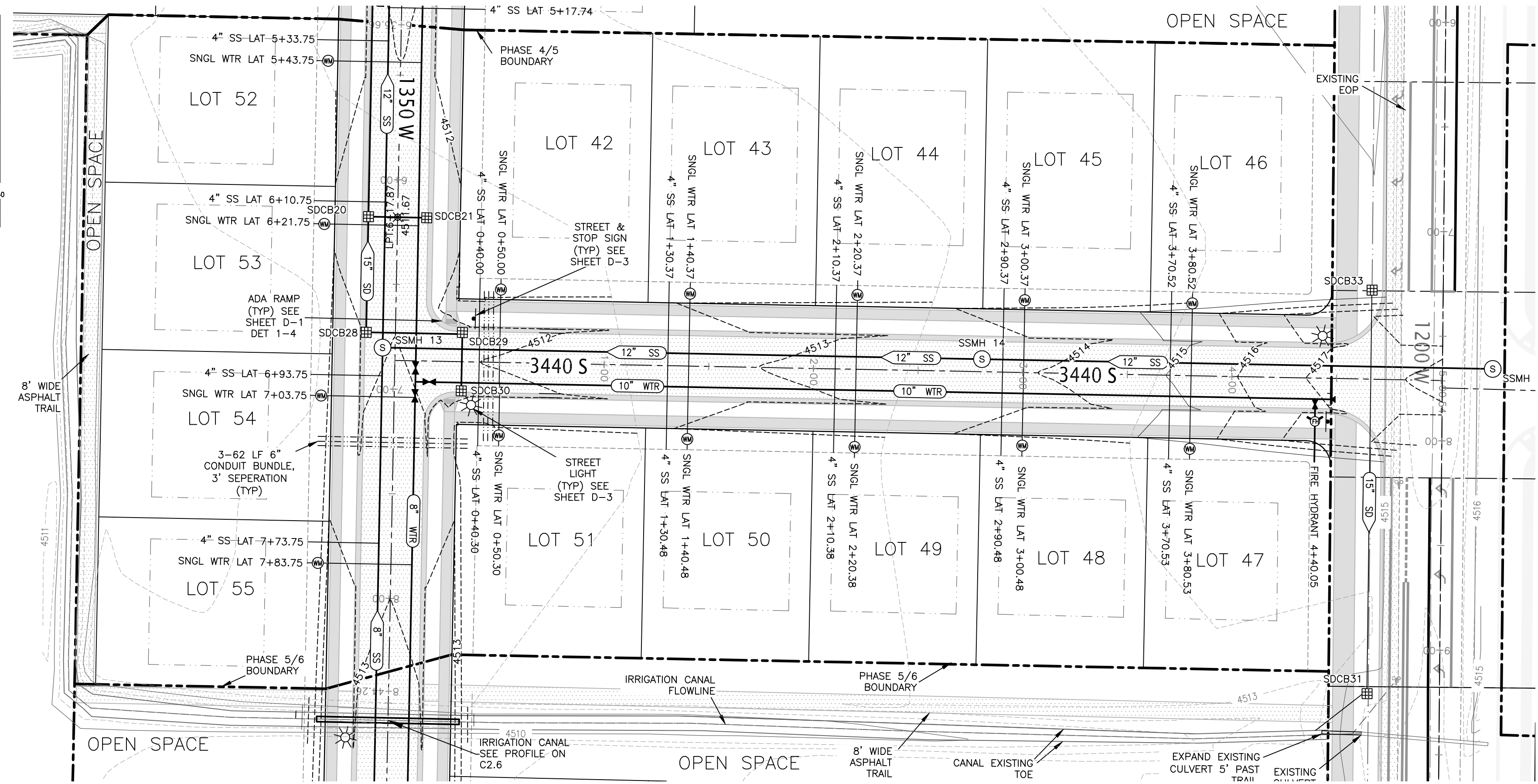
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PROJECT ENGINEER:
BMB
PROJECT MANAGER:
BMB
DRAWN BY:
ANF
ISSUE DATE
4/7/2021

PROJECT
C19-025
SHEET
C-2.3

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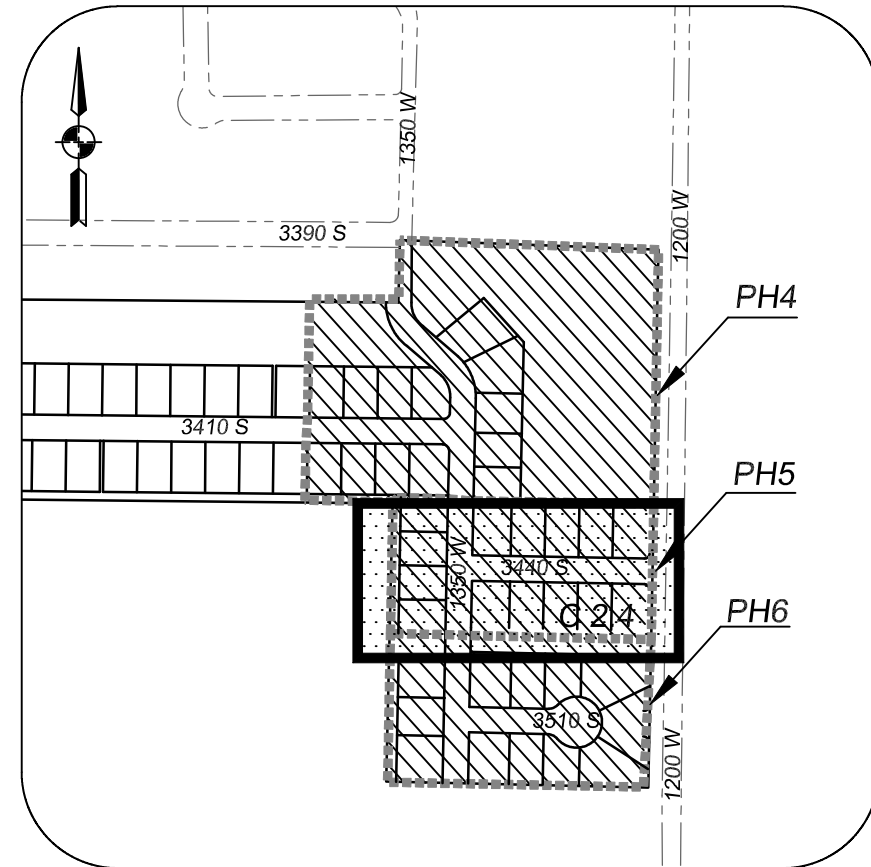
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1"=80' (11x17)
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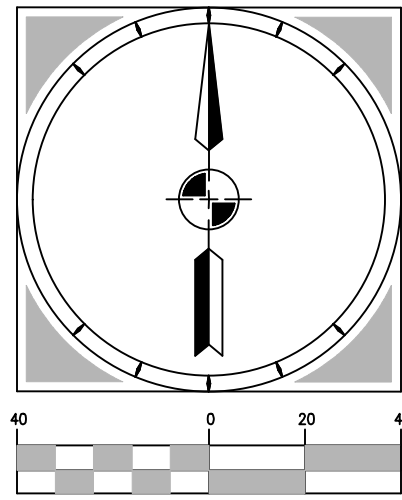
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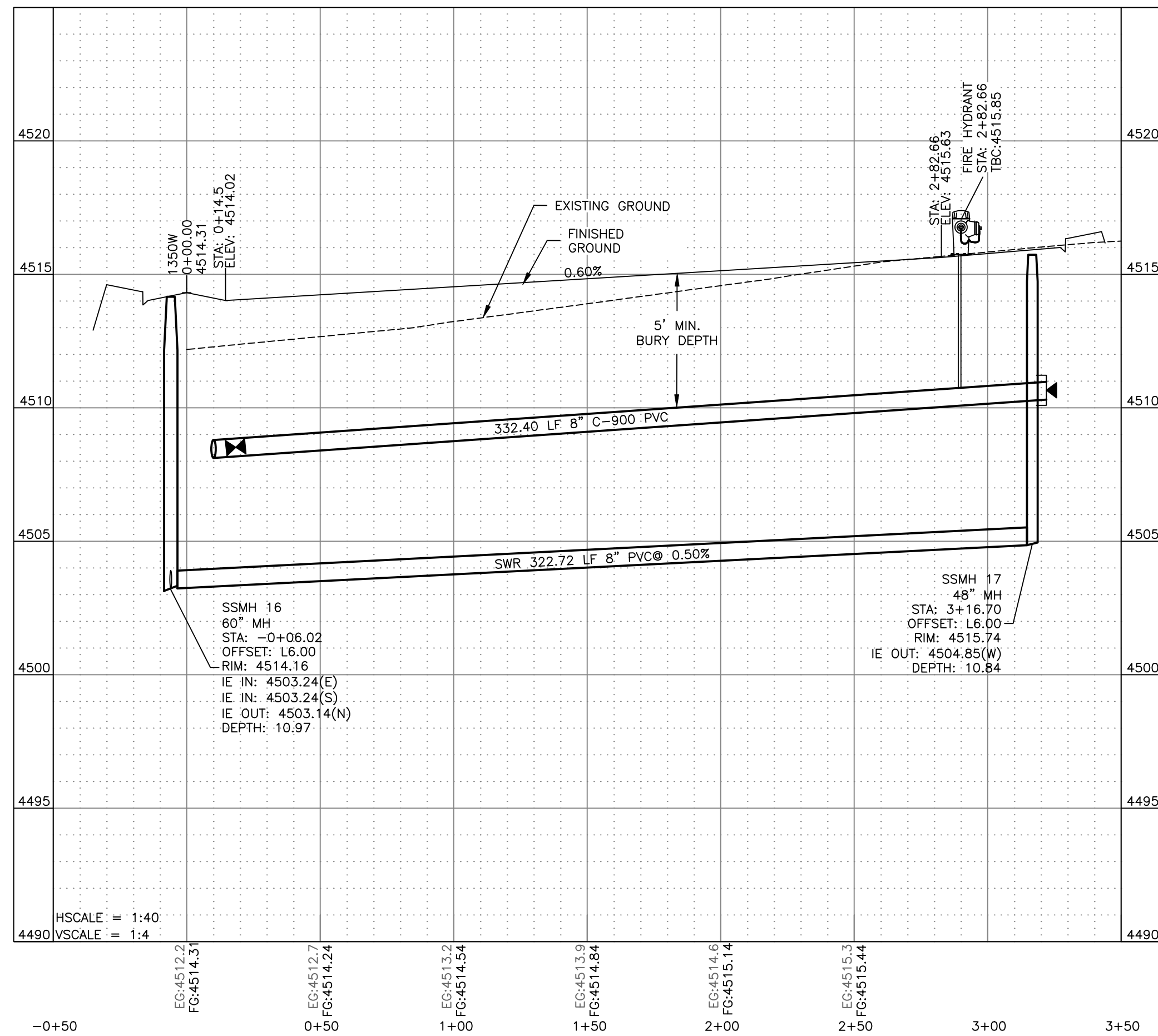
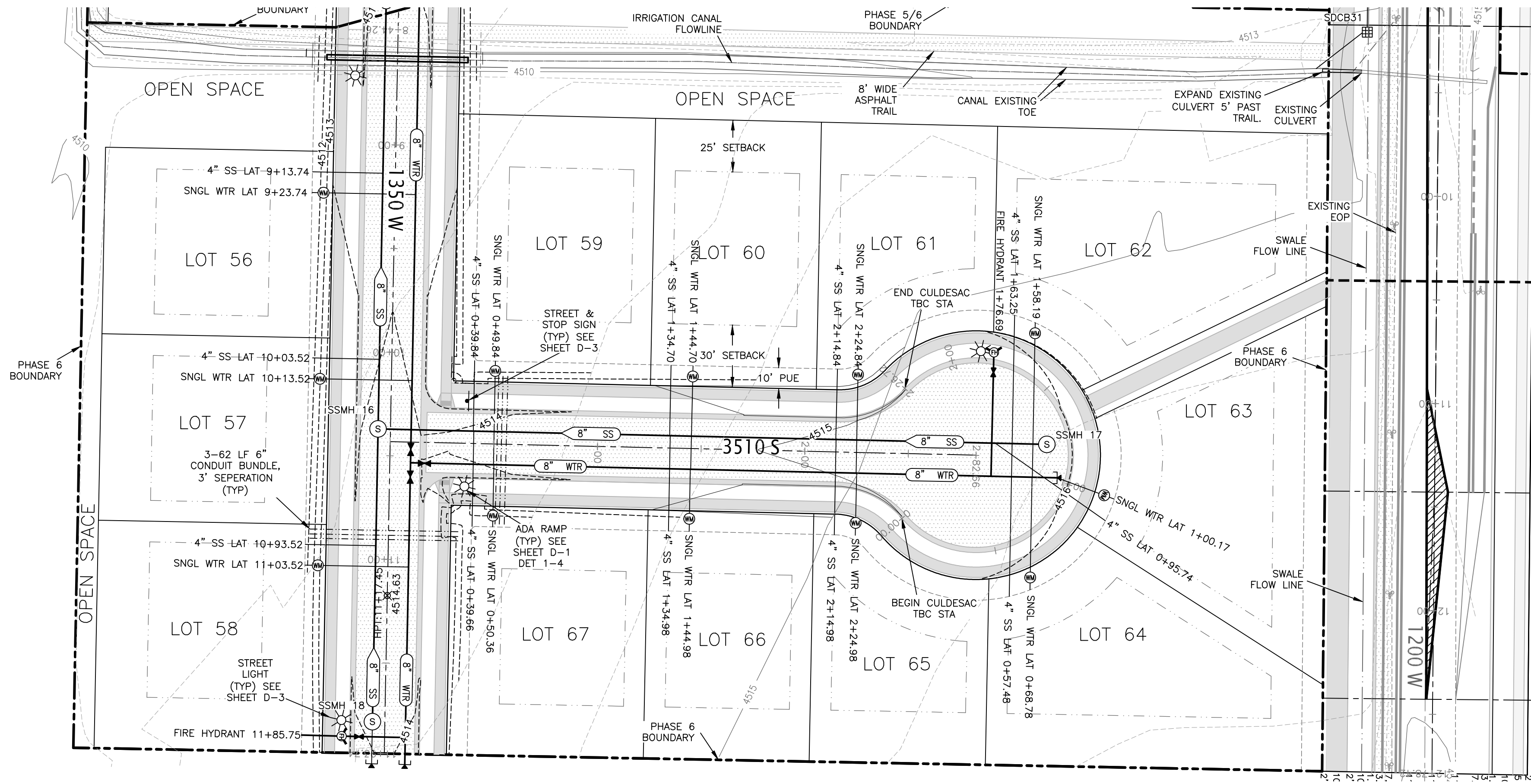
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DRAWN BY: ANF
ISSUE DATE: 4/7/2021

PROJECT: NIBLEY FARMS PHASE 4-5-6
SHEET TITLE: 3440 SOUTH STA 0+00 TO 3+50 AND IRRIGATION CANAL PLAN AND PROFILE

PROJECT: C19-025
SHEET: C-2.4



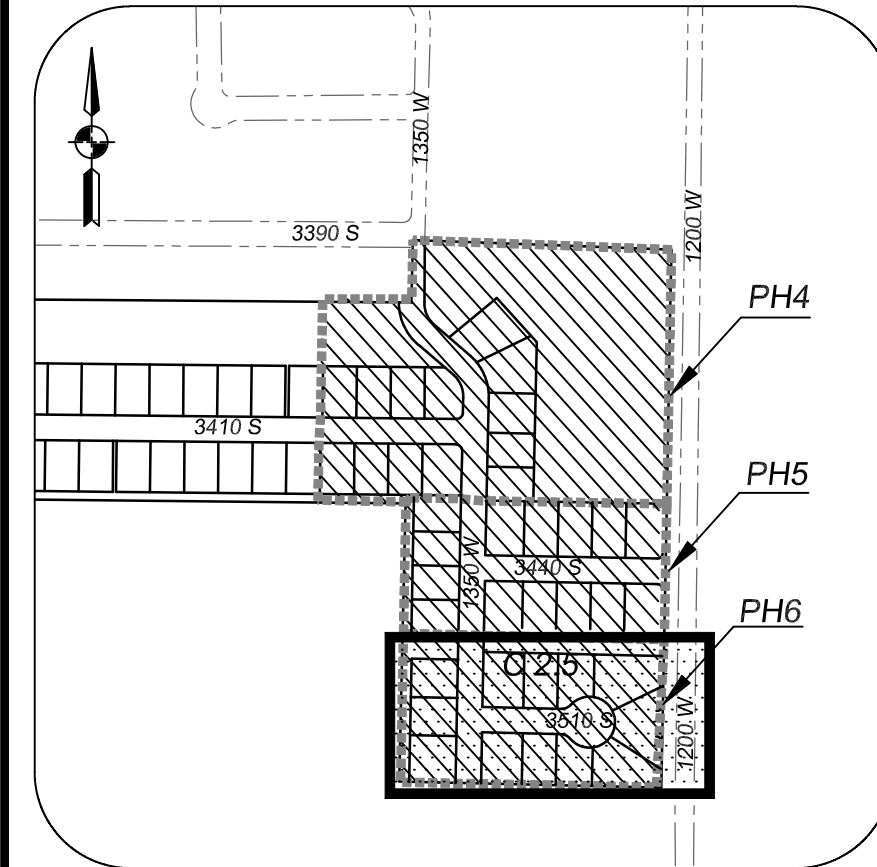
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1"=80' (11x17)
VERTICAL SCALE: 1"=4'



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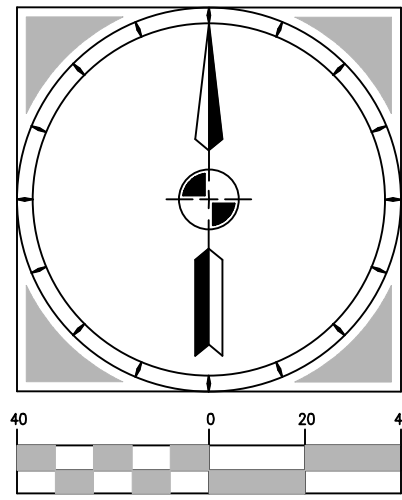
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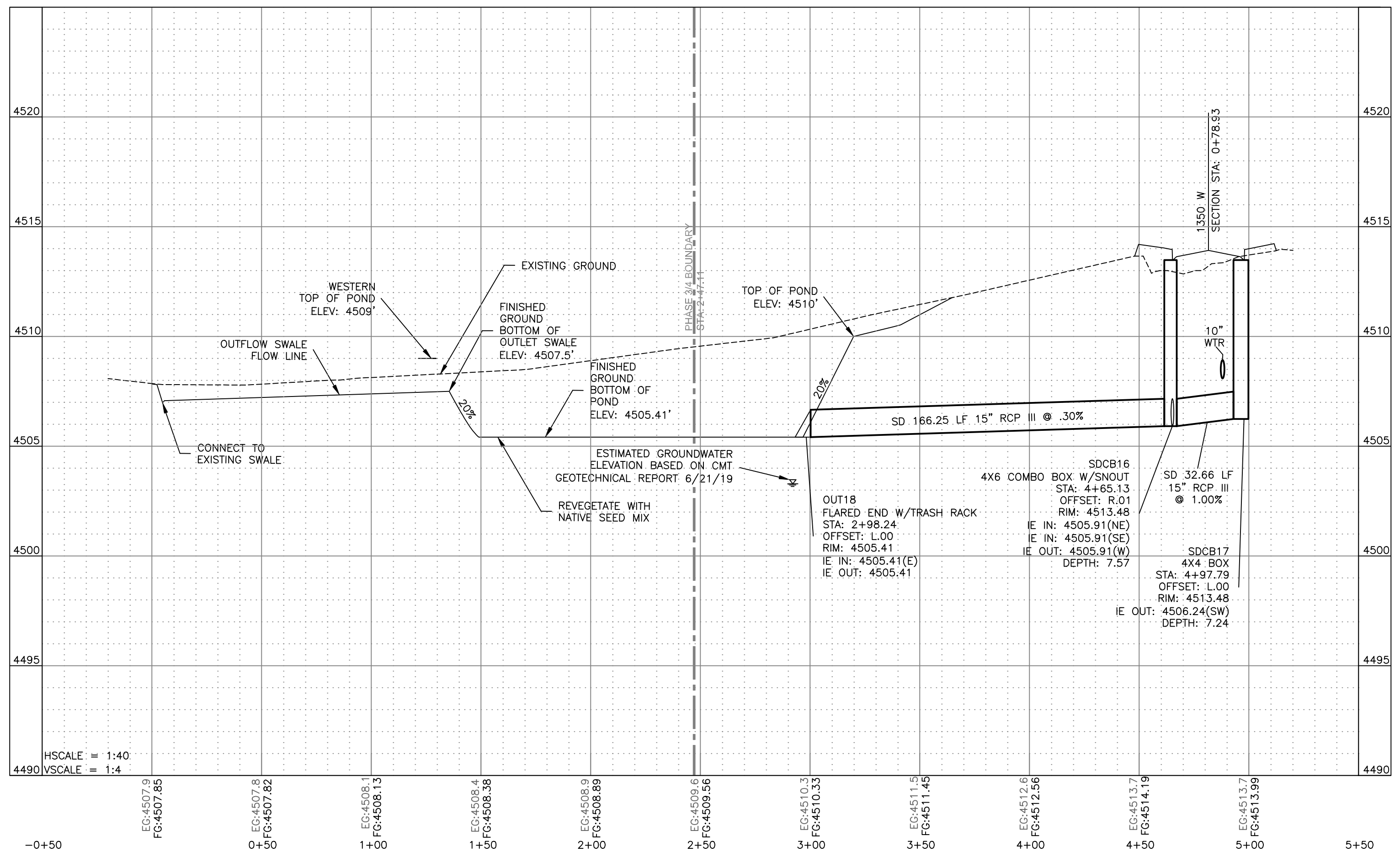
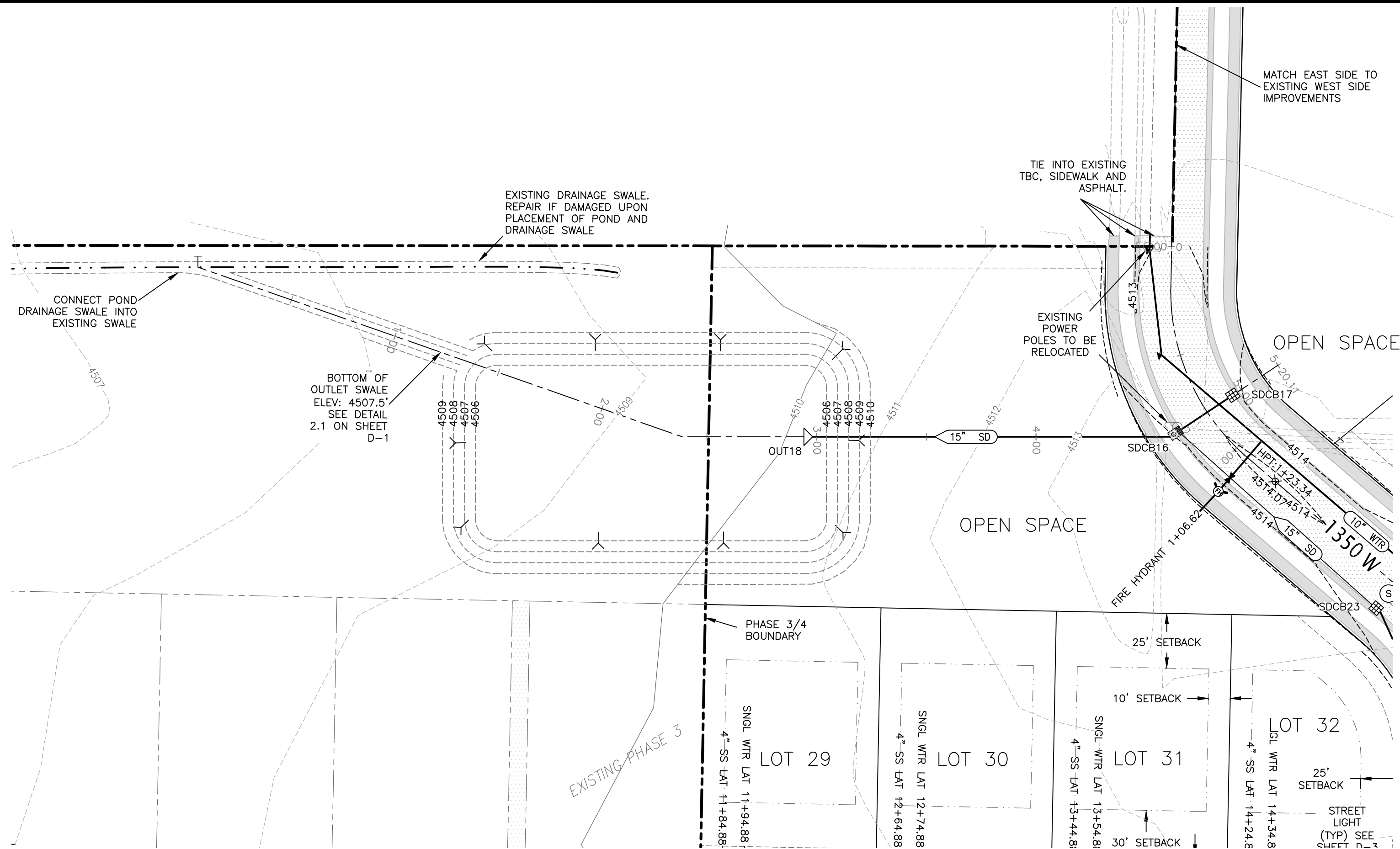
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BMB	BMB

PROJECT	PROJECT TITLE
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PROJECT	SHEET
C19-025	C-2.5



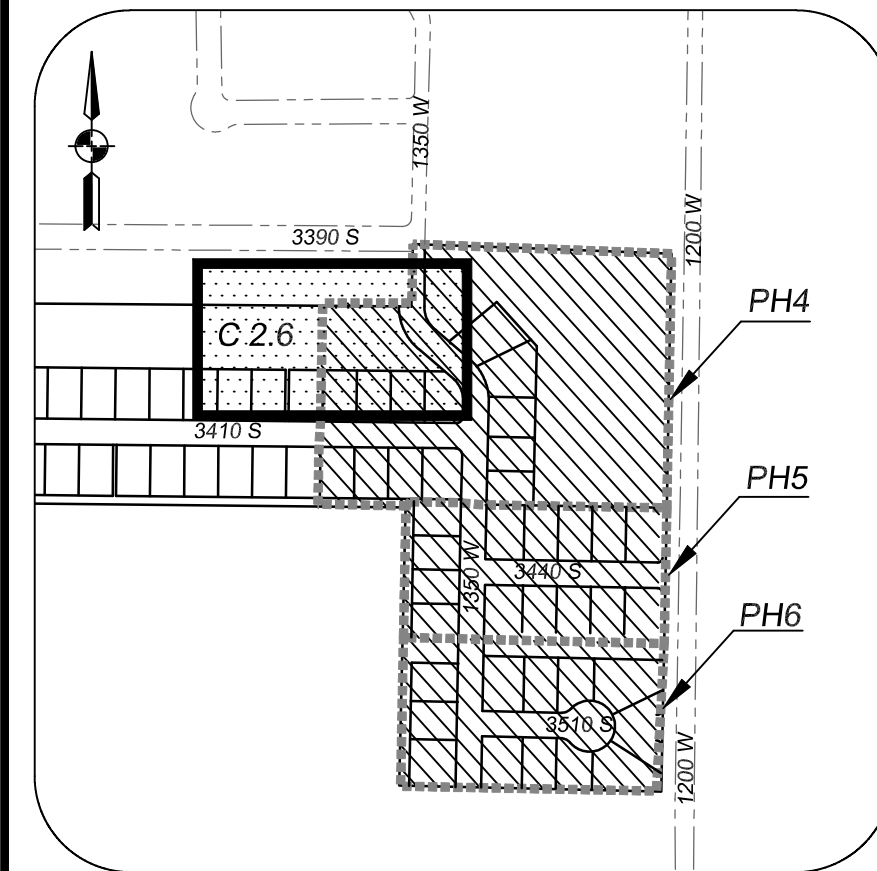
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VERTICAL SCALE: 1"=4'



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PROJECT	C19-025
SHEET	C-2.6
PROJECT ENGINEER	BMB
PROJECT MANAGER	BMB
DRAWN BY	ANF
ISSUE DATE	4/7/2021
DESIGN ENGINEER	DATE

NIBLEY FARMS PHASE 4-5-6

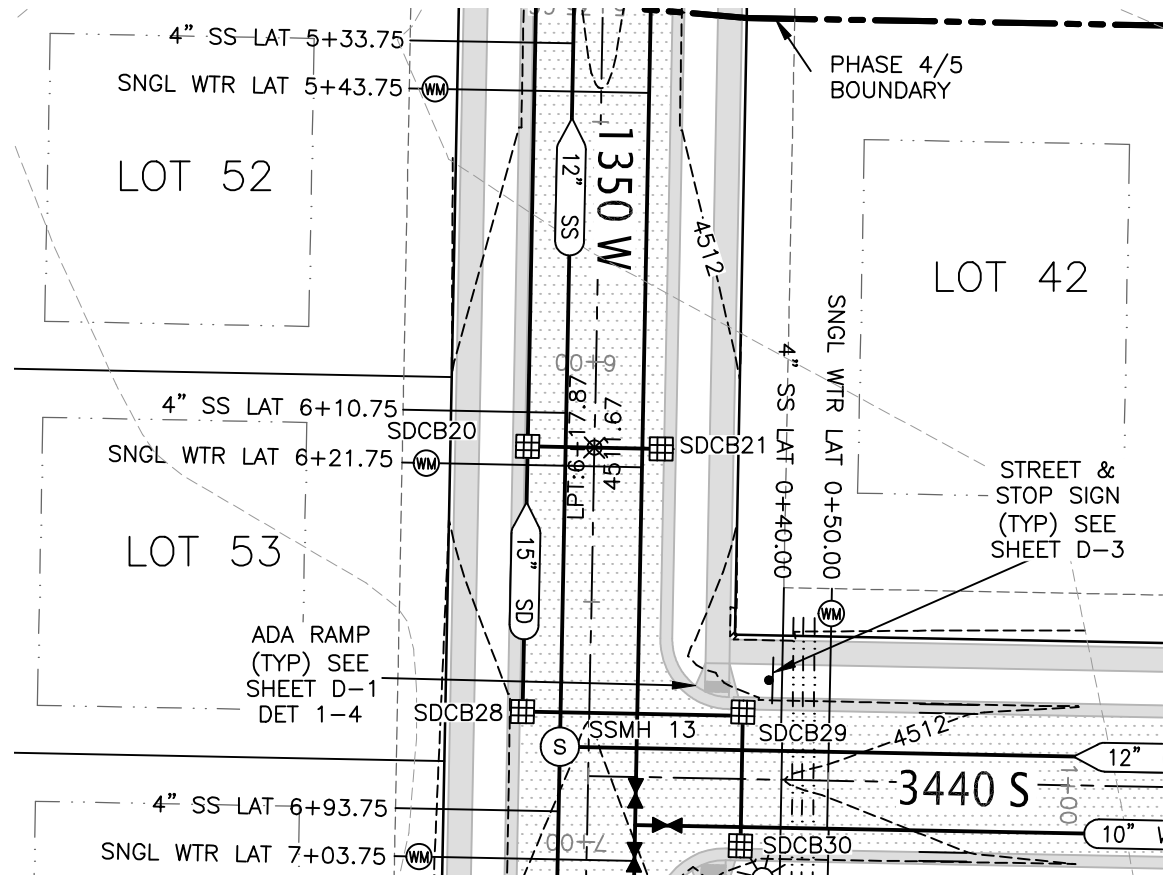
STORM DRAIN POND
PLAN AND PROFILE

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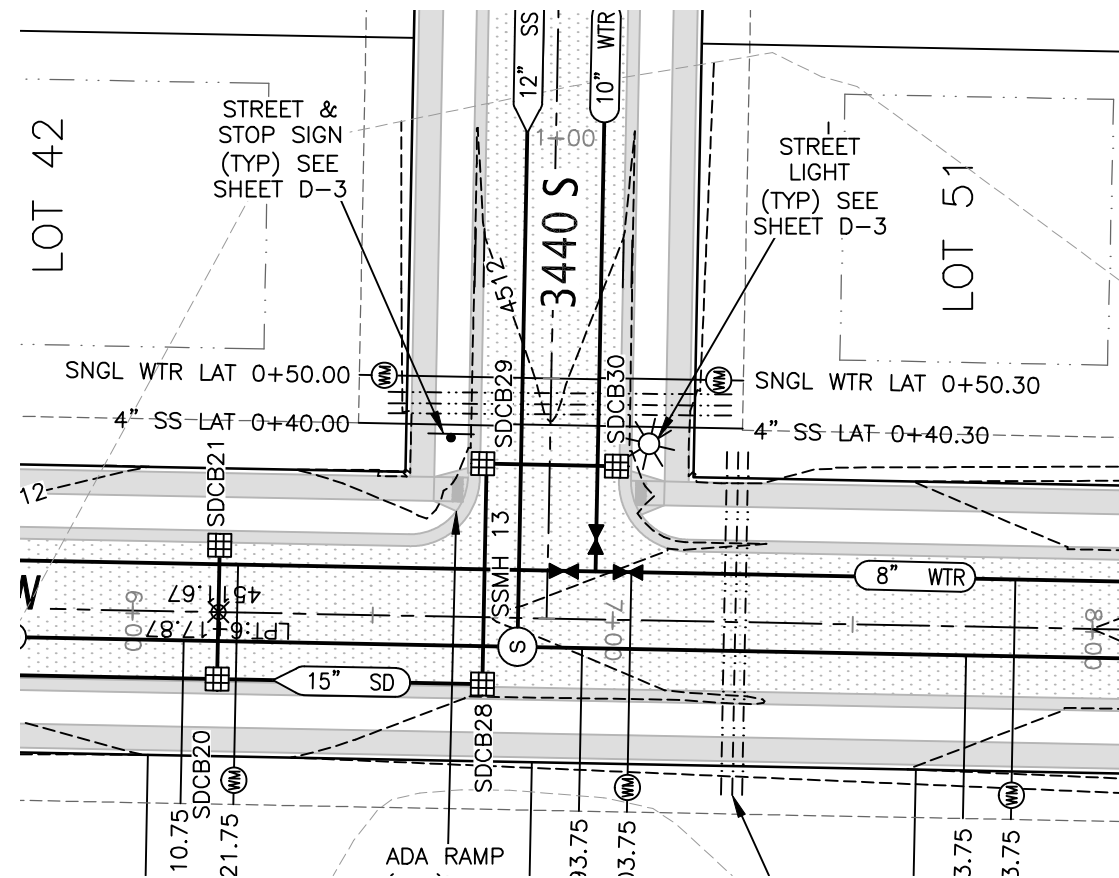
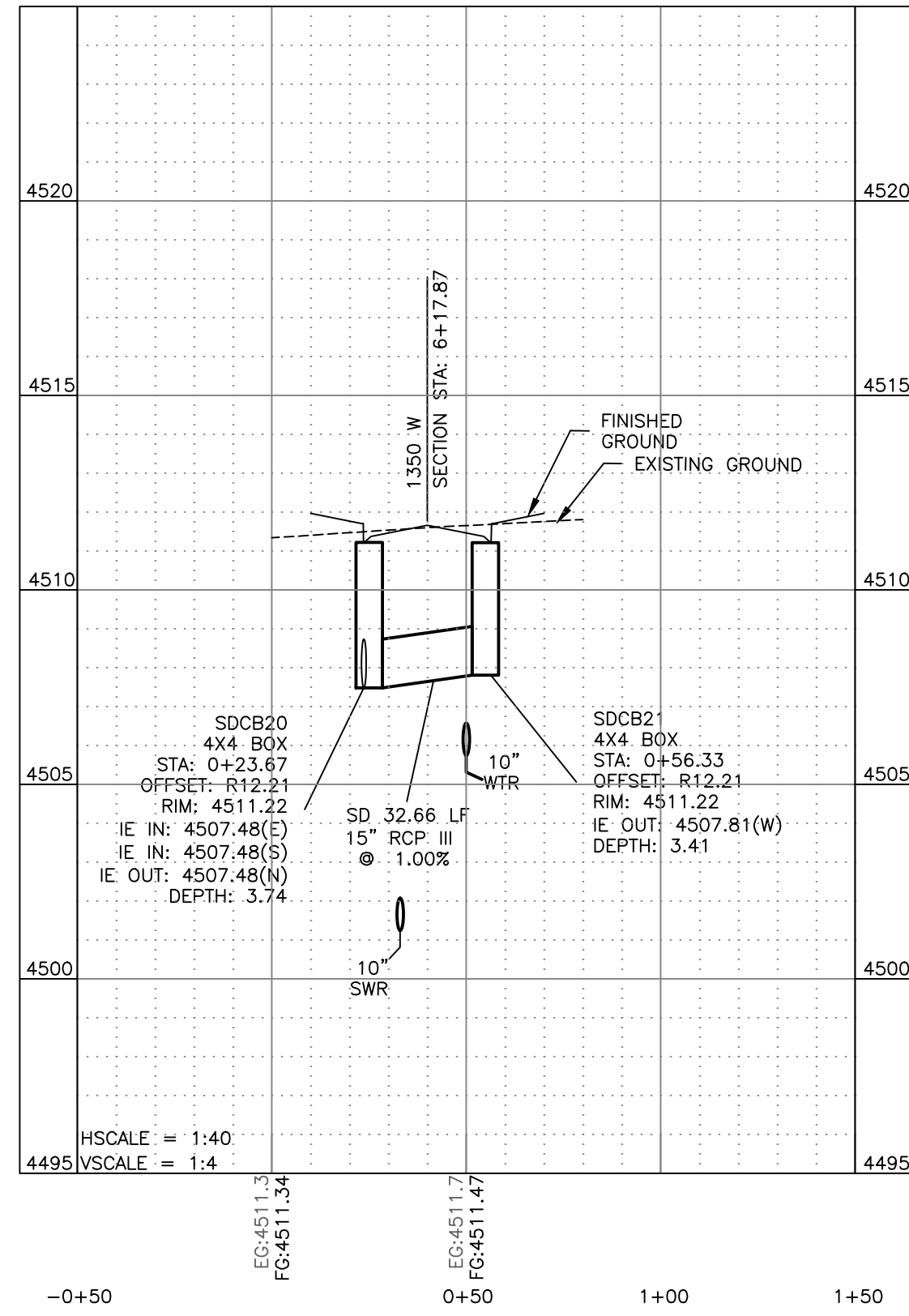
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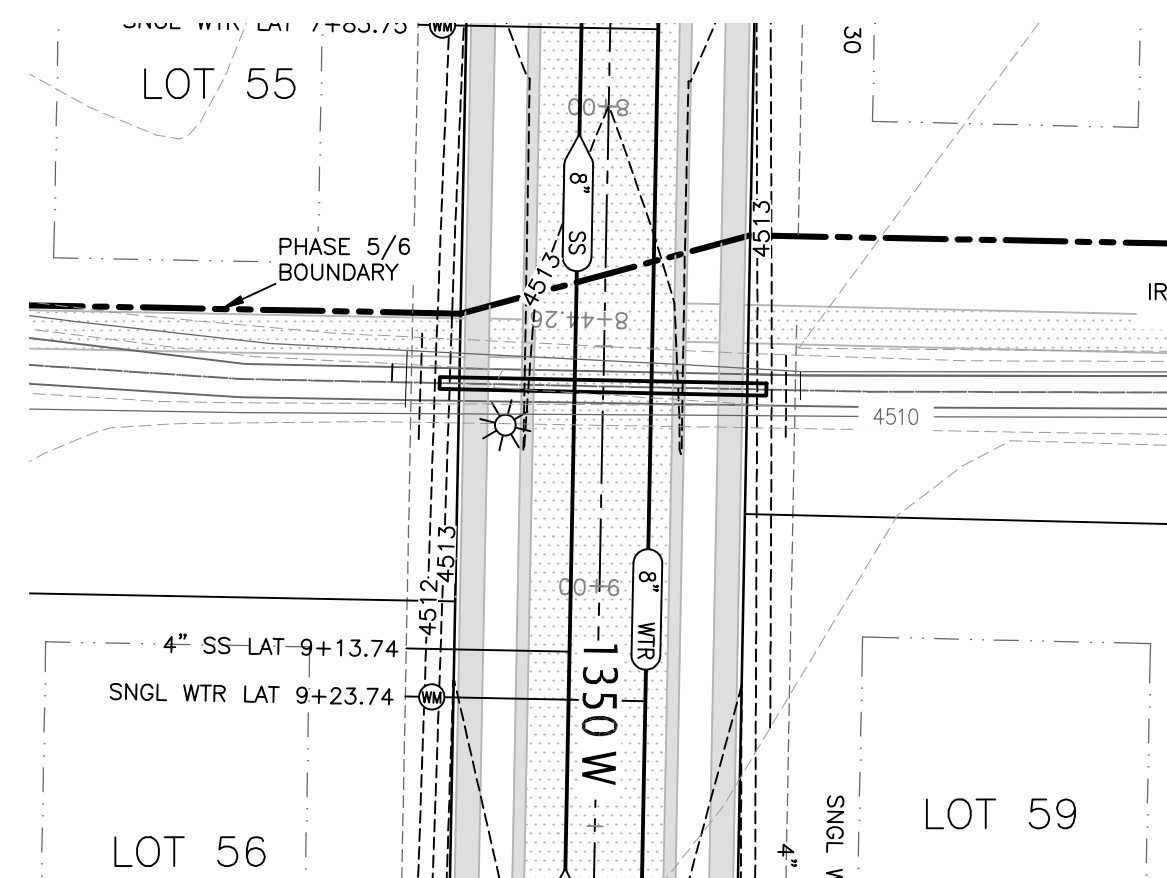
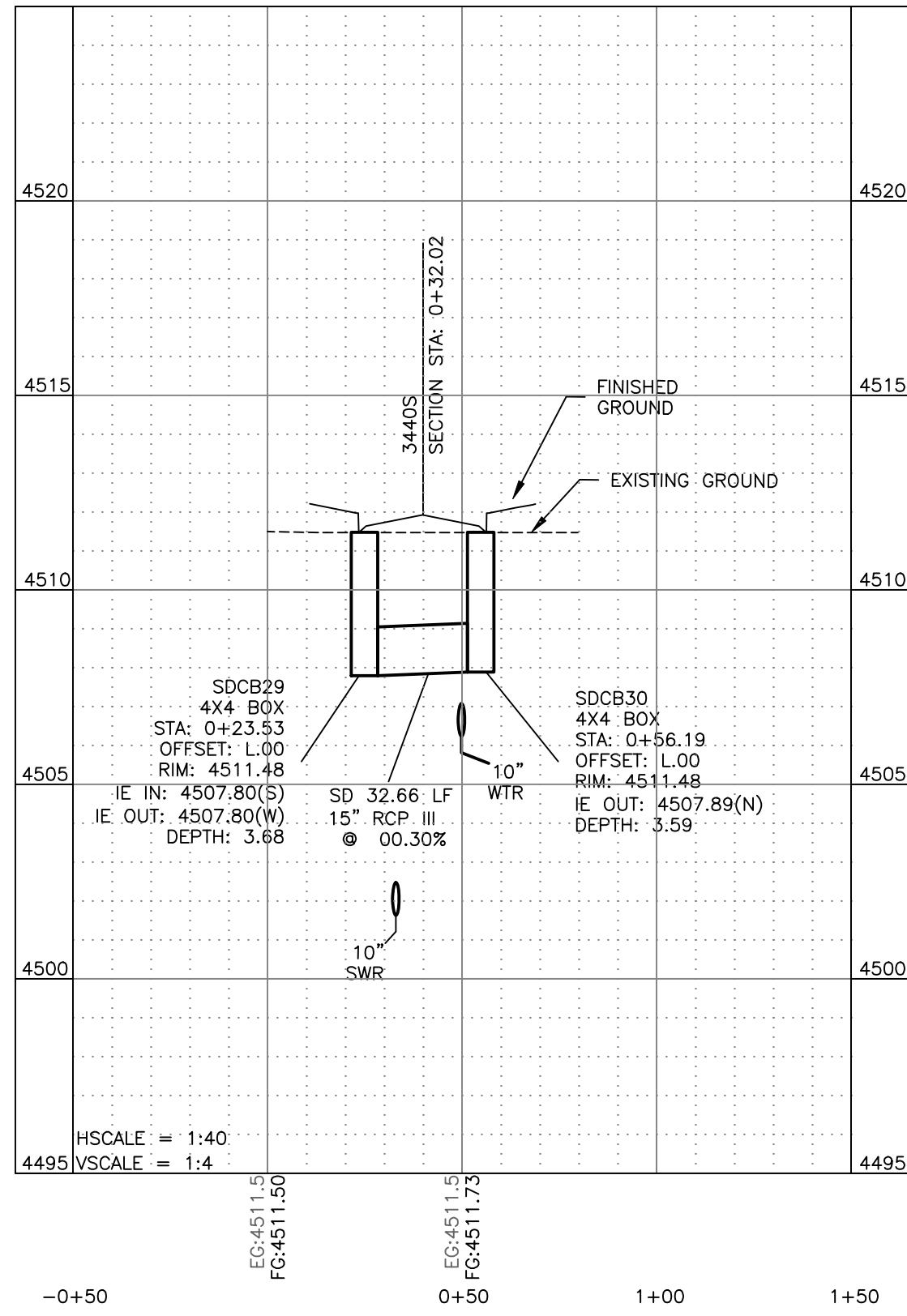
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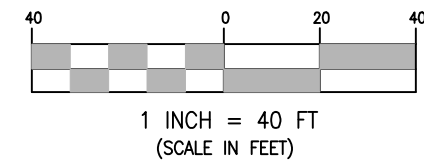
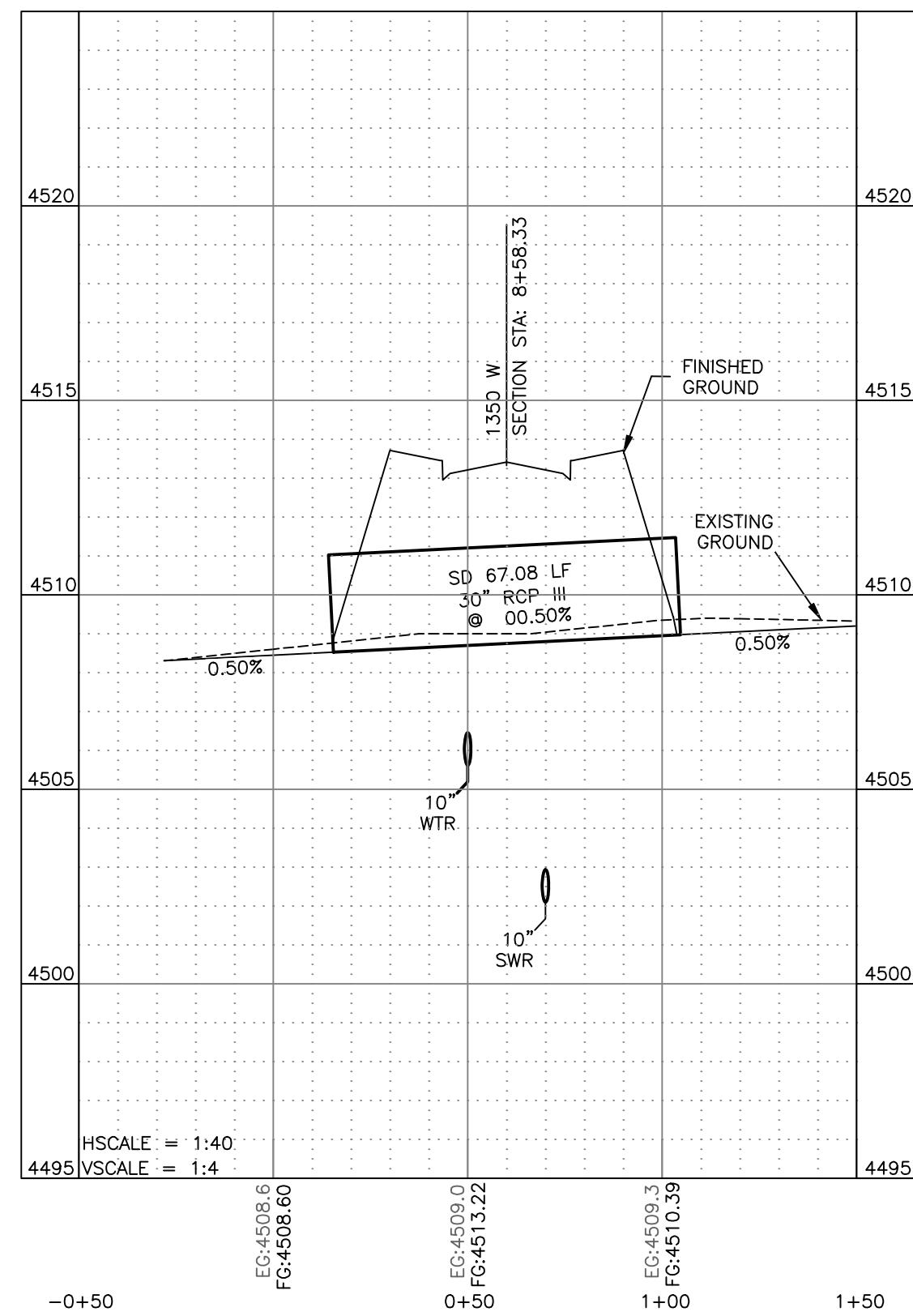
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SECTION PROFILE
SDCB 21 TO SDCB 20



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SECTION PROFILE
IRRIGATION CANAL

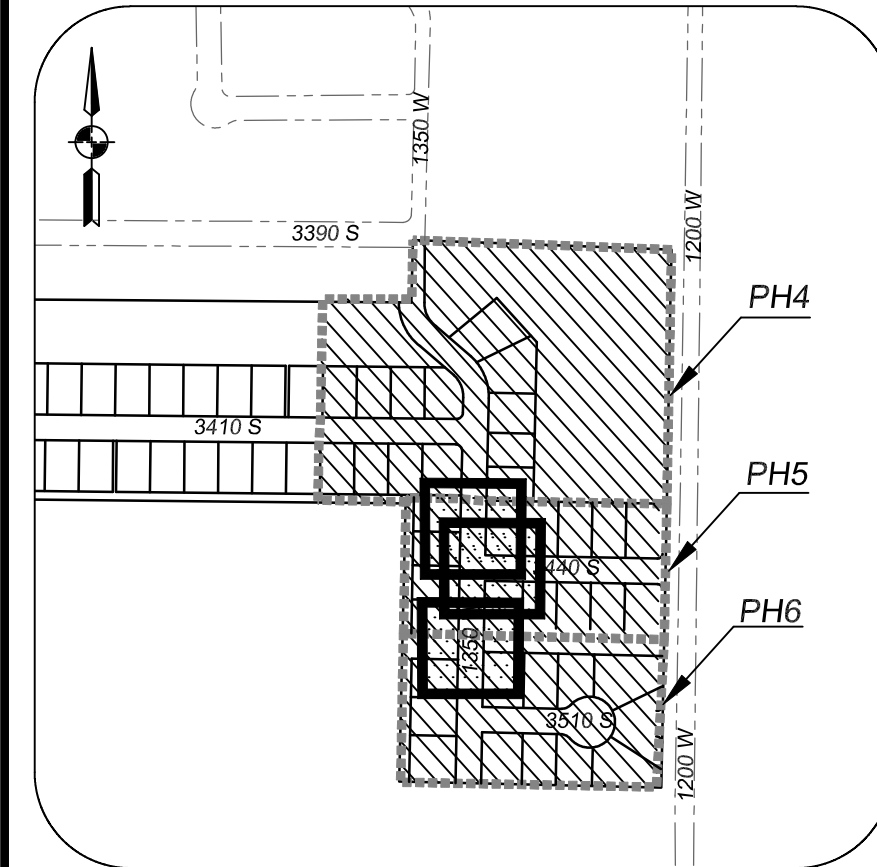


HORIZONTAL SCALE:
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VERTICAL SCALE: 1"=4'

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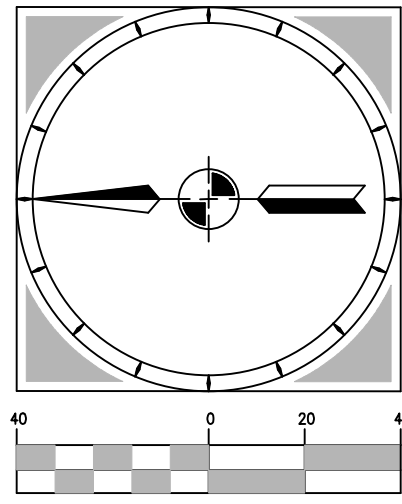
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PROJECT ENGINEER	PROJECT MANAGER
BMB	BMB

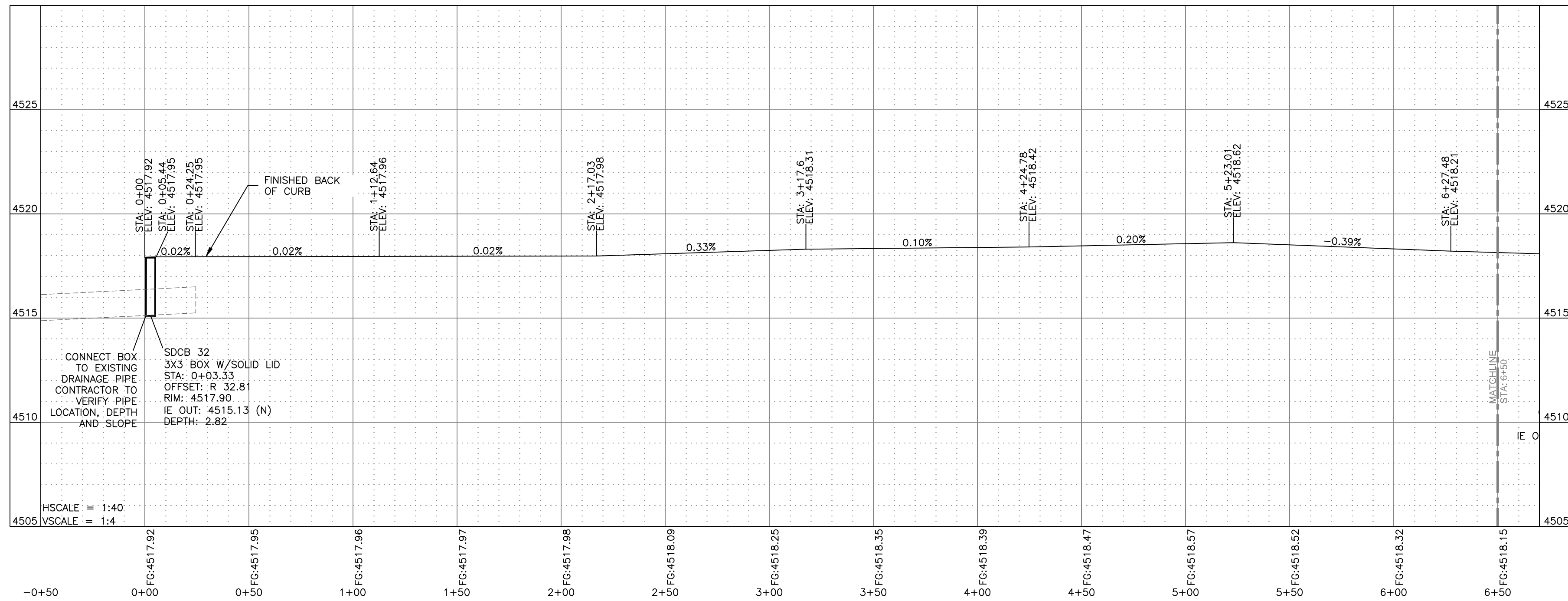
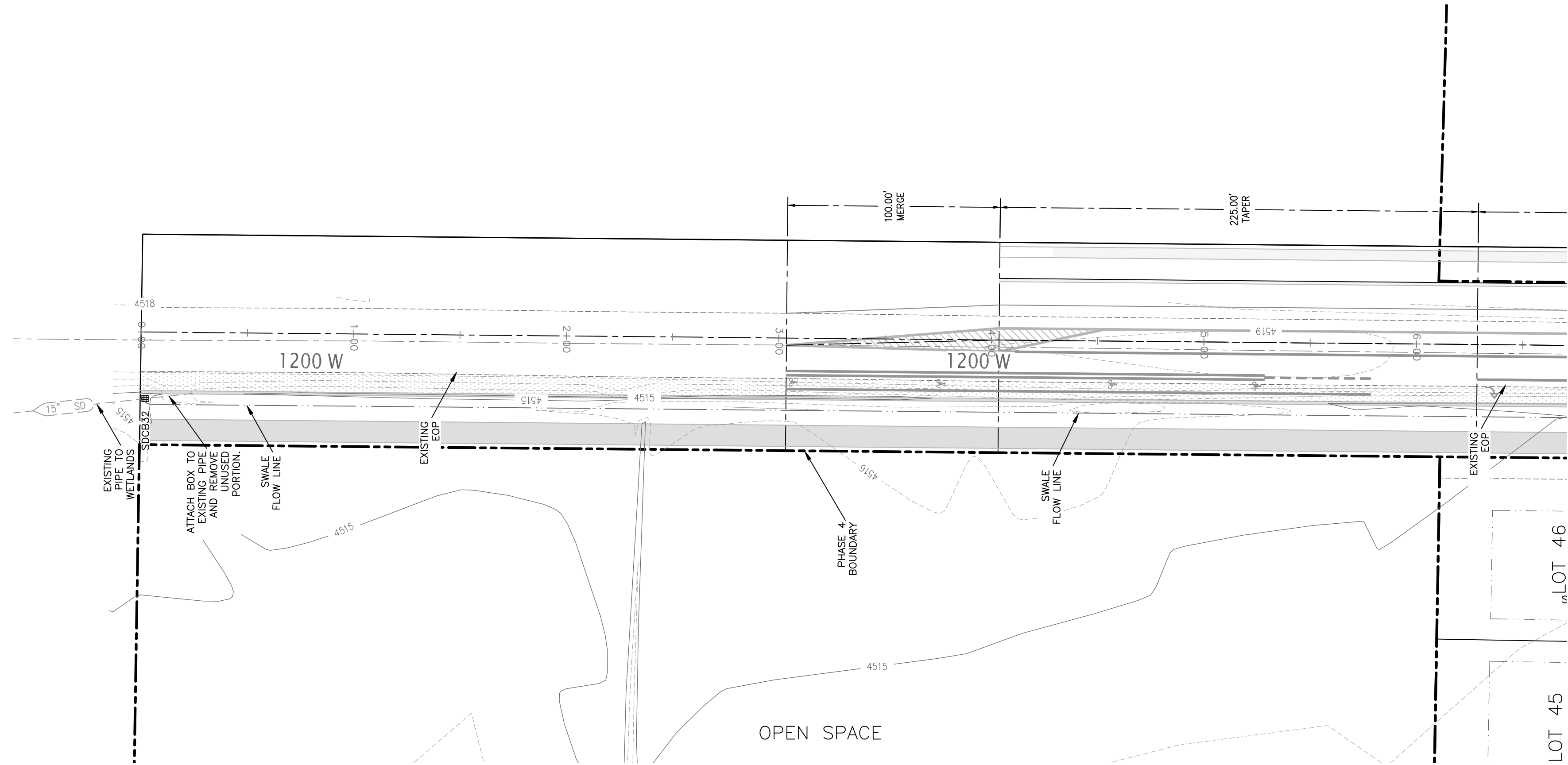
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ISSUE DATE	4/7/2021

PROJECT	NIBLEY FARMS PHASE 4-5-6
SHEET TITLE	STORM DRAIN CATCH BASIN PLAN AND PROFILES

PROJECT	C19-025
SHEET	C-2.7



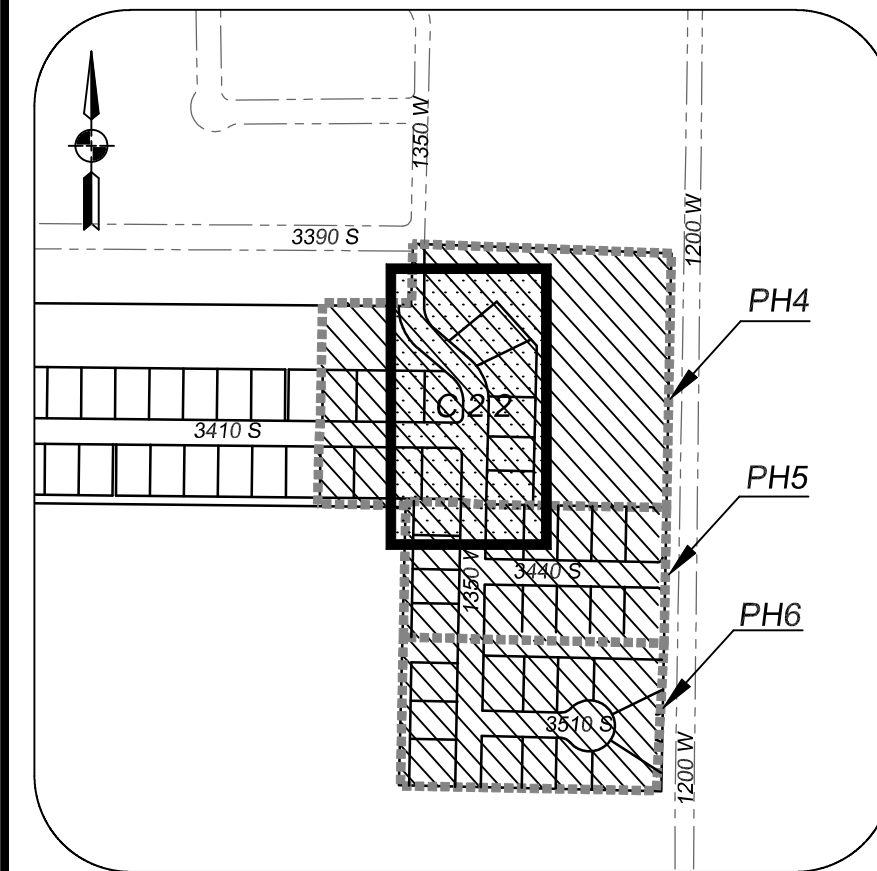
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PROJECT: NIBLEY FARMS PHASE 4-5-6

SHEET: C-2.8

PROJECT MANAGER: BMB

PROJECT MANAGER: BMB

DRAWN BY: ANF

ISSUE DATE: 4/7/2021

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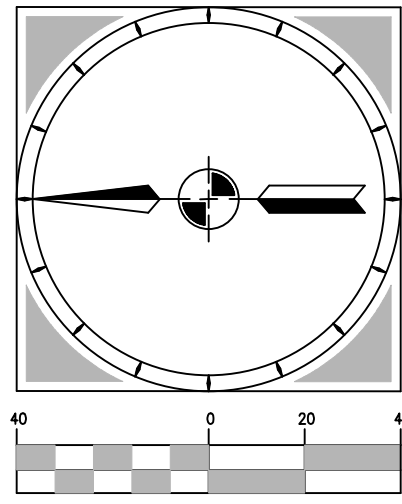
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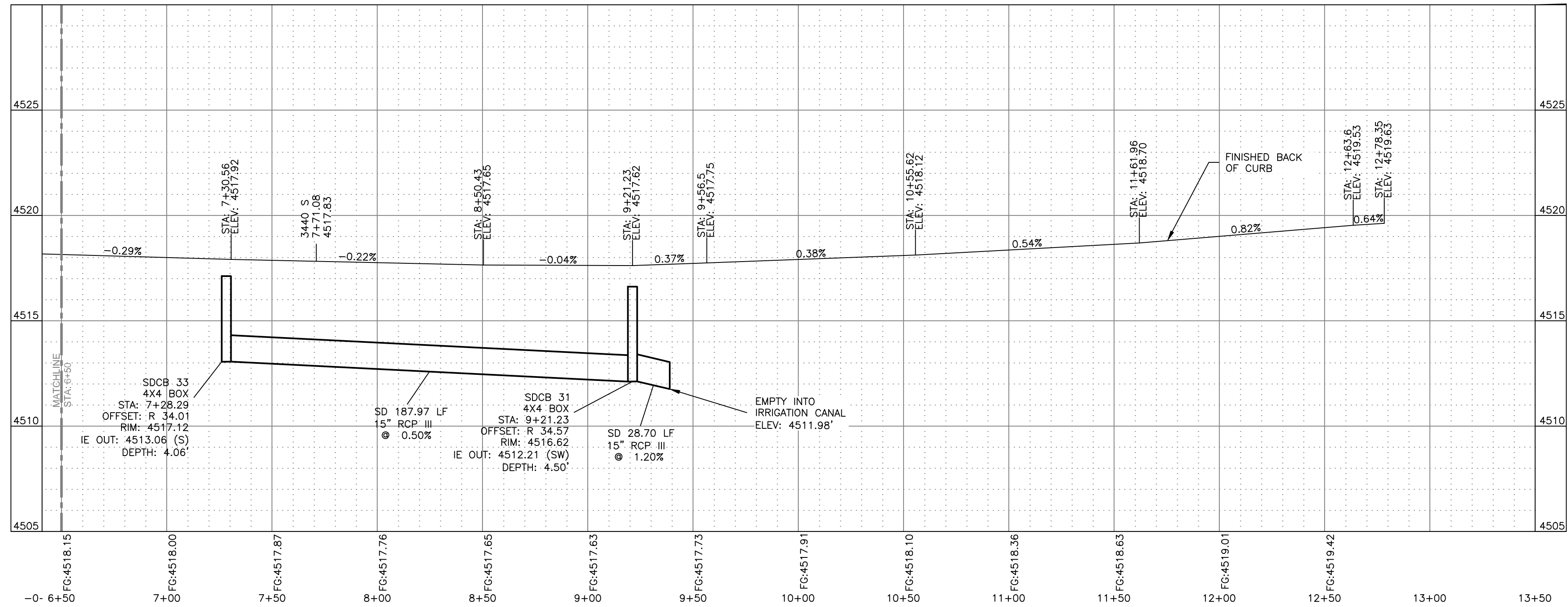
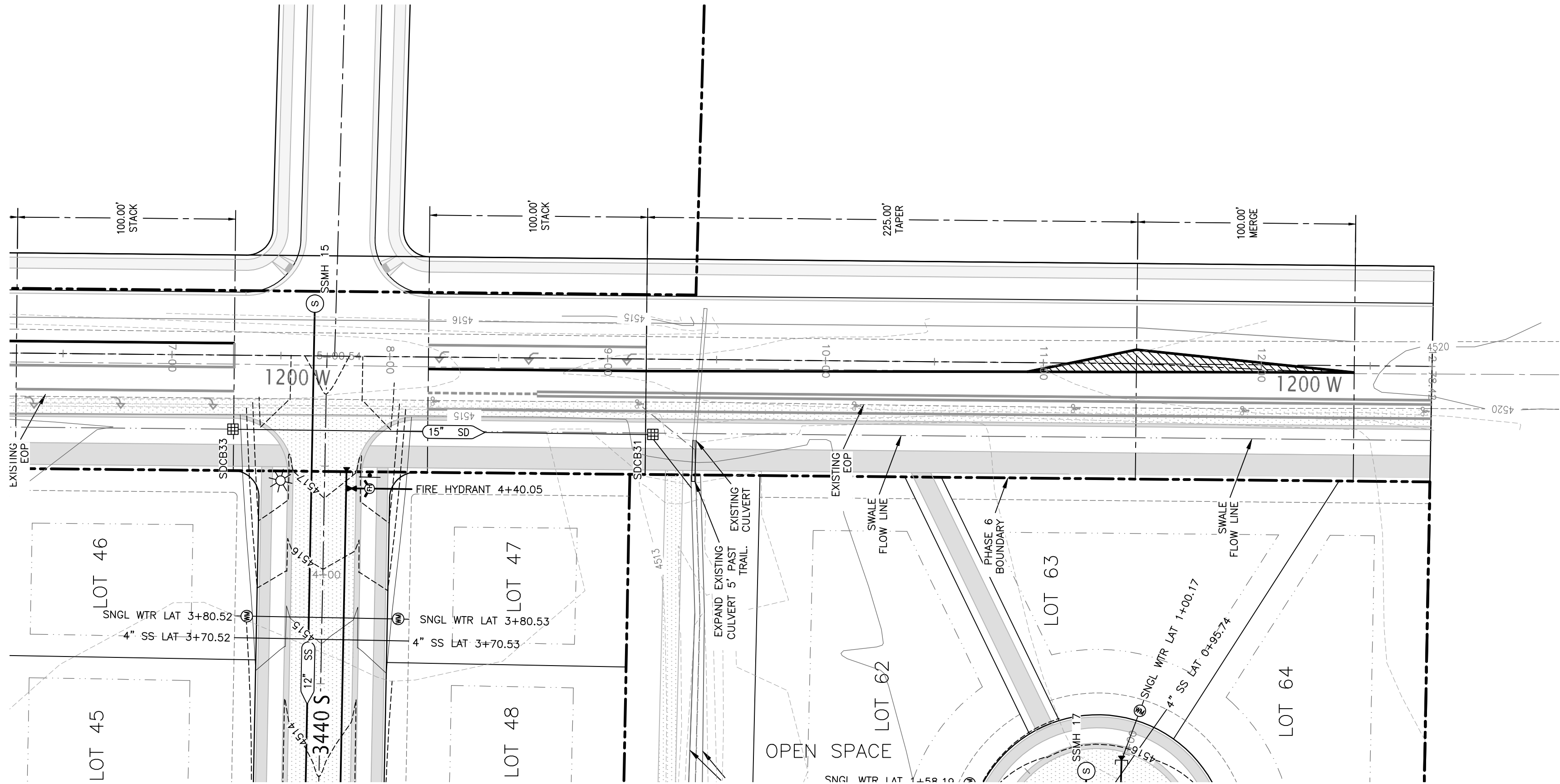
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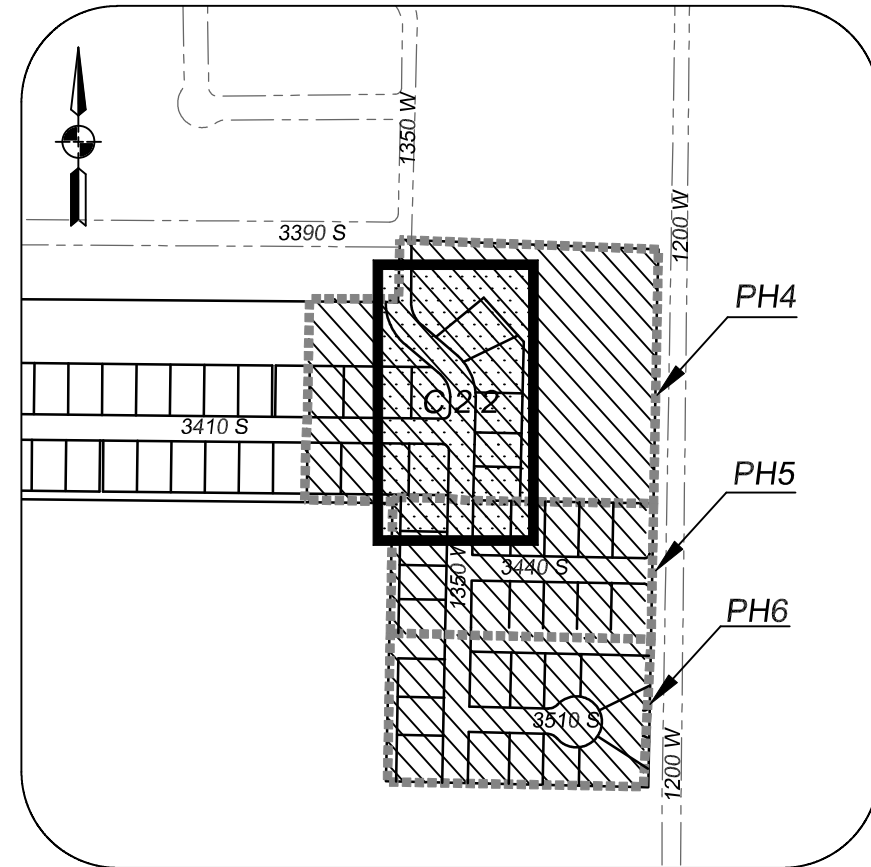
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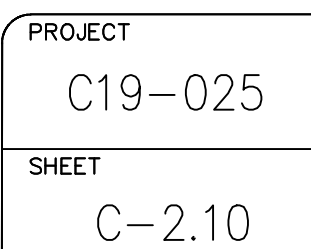
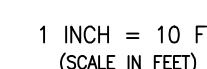
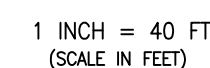
2:\S&P\PROJECTS\CURRENT\PROJECTS\C19-025 WESTATES NIBLEY\WORKING FILES\ENGINEERING\DWG\C19-025 PH-4-5-6 OVERALL IMP.DWG

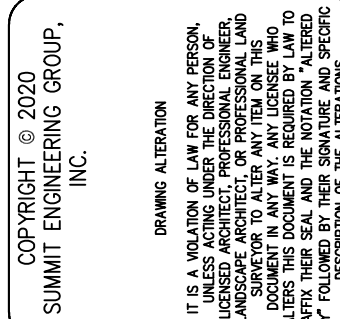
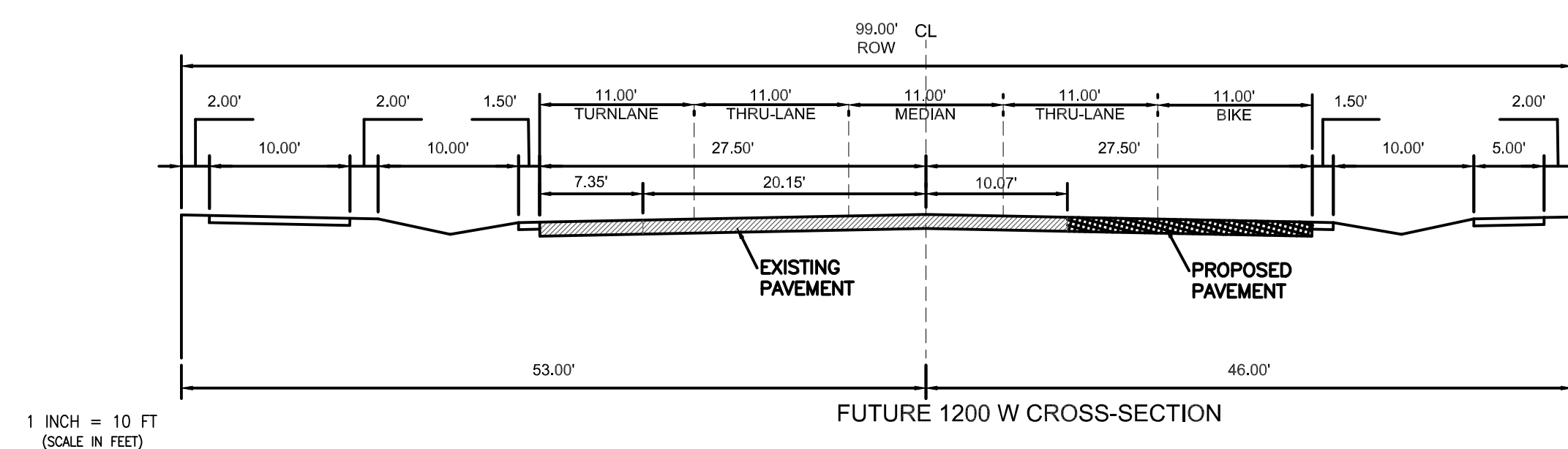
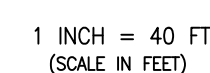
PROJECT	C19-025
SHEET	C-2.9
PROJECT	NIBLEY FARMS PHASE 4-5-6
PROJECT ENGINEER	BMB
PROJECT MANAGER	BMB
DRAWN BY	ANF
ISSUE DATE	4/7/2021
SHEET TITLE	1200 W BACK OF CURB PLAN AND PROFILE STA: 6+50 TO 12+78

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SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERNATION
IF IT IS NOT YET RECORDED IN THE PUBLIC RECORDS, THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231





DESIGN ENGINEER DATE

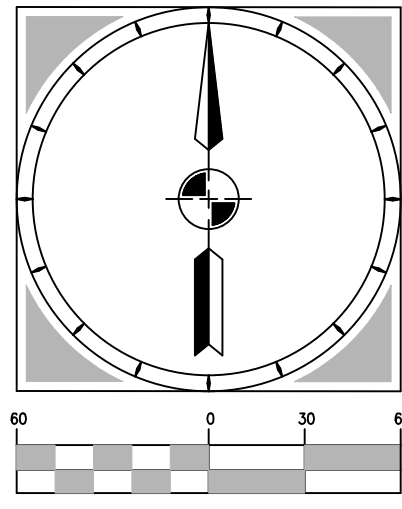
PROJECT ENGINEER: BMB	
PROJECT MANAGER: BMB	
DRAWN BY: ANF	
ISSUE DATE 4/7/2021	

PROJECT
WINBLEY FARMS PHASE 4-5-6

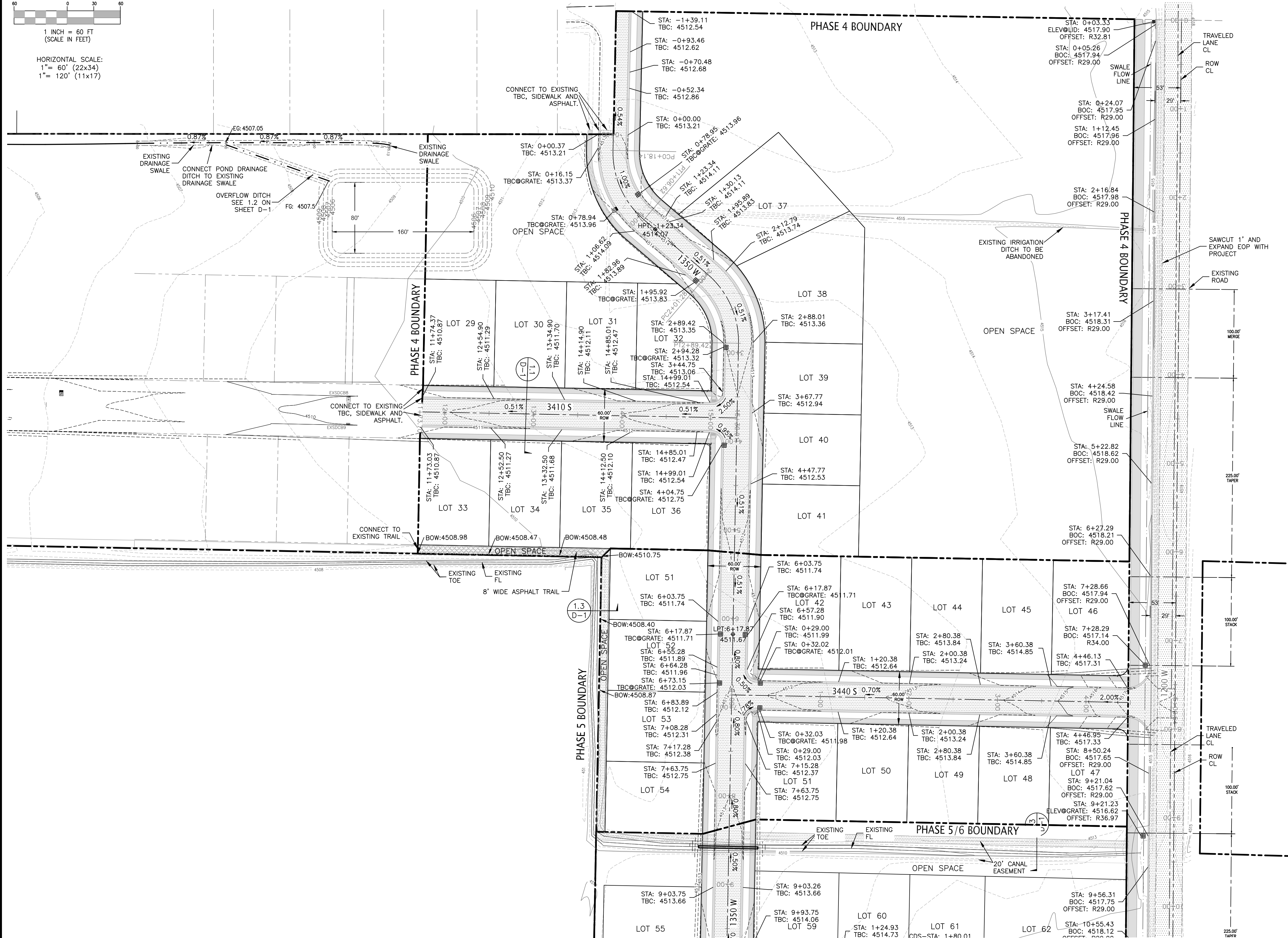
SHEET TITLE
FUTURE 1200 W
IMPROVEMENTS

PROJECT
C19-025

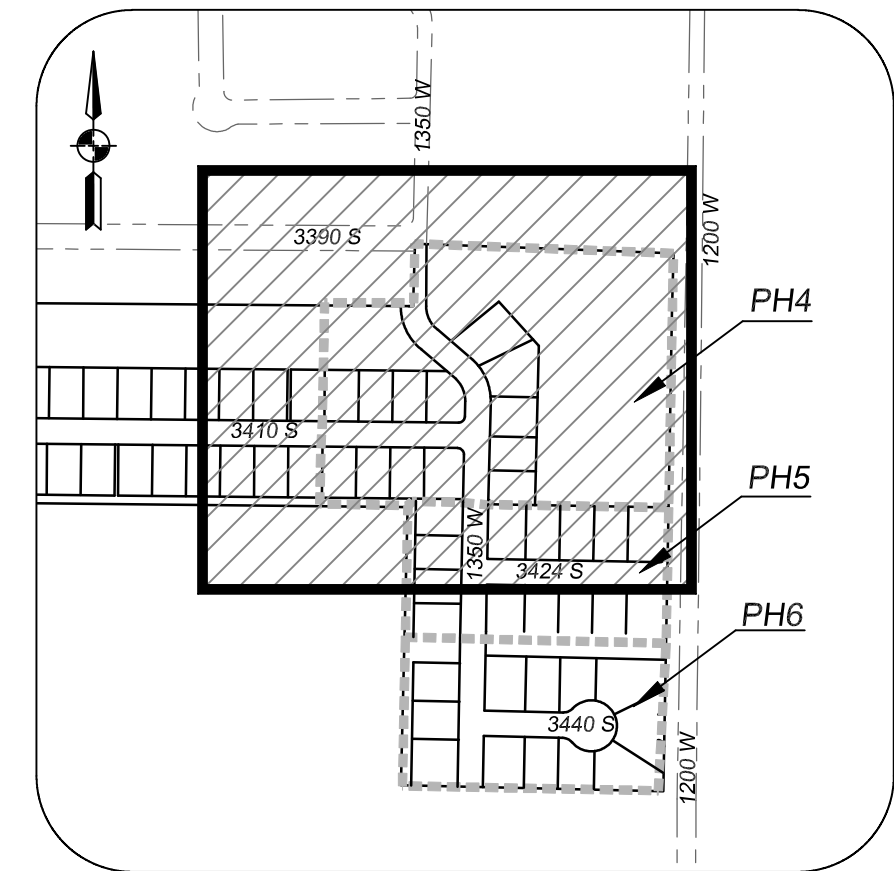
SHEET
C-2.11



HORIZONTAL SCALE:
1" = 60' (22x34)
1" = 120' (11x17)



KEY PLAN
N.T.S.



DATE	BY
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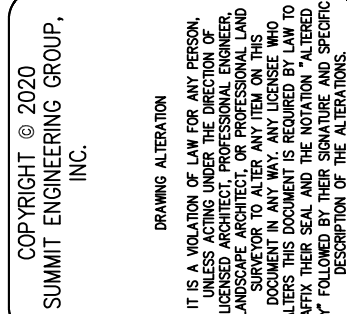
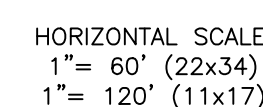
REVISIONS	DATE	BY
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PROJECT ENGINEER	PROJECT MANAGER
BMB	BMB

DRAWN BY	ISSUE DATE
ANF	4/7/2021

PROJECT	SHEET TITLE
NIBLEY FARMS PHASE 4-5-6	GRADING PLAN

PROJECT	SHEET
C19-025	C-3.1



REVISIONS		DATE	BY
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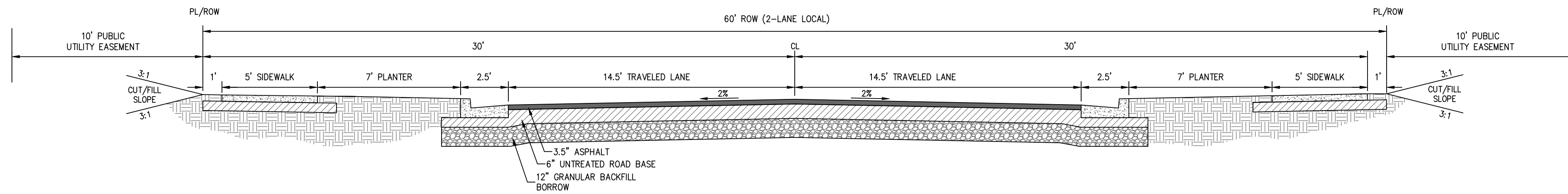
DESIGN ENGINEER _____ DATE _____

PROJECT ENGINEER: BMB	PROJECT MANAGER: BMB	DRAWN BY: ANF	ISSUE DATE 4/7/2021

PROJECT	NIBBLEY FARMS PHASE 4-5-6
SHEET TITLE	GRADING PLAN

PROJECT
C19-025

SHEET
C-3.2

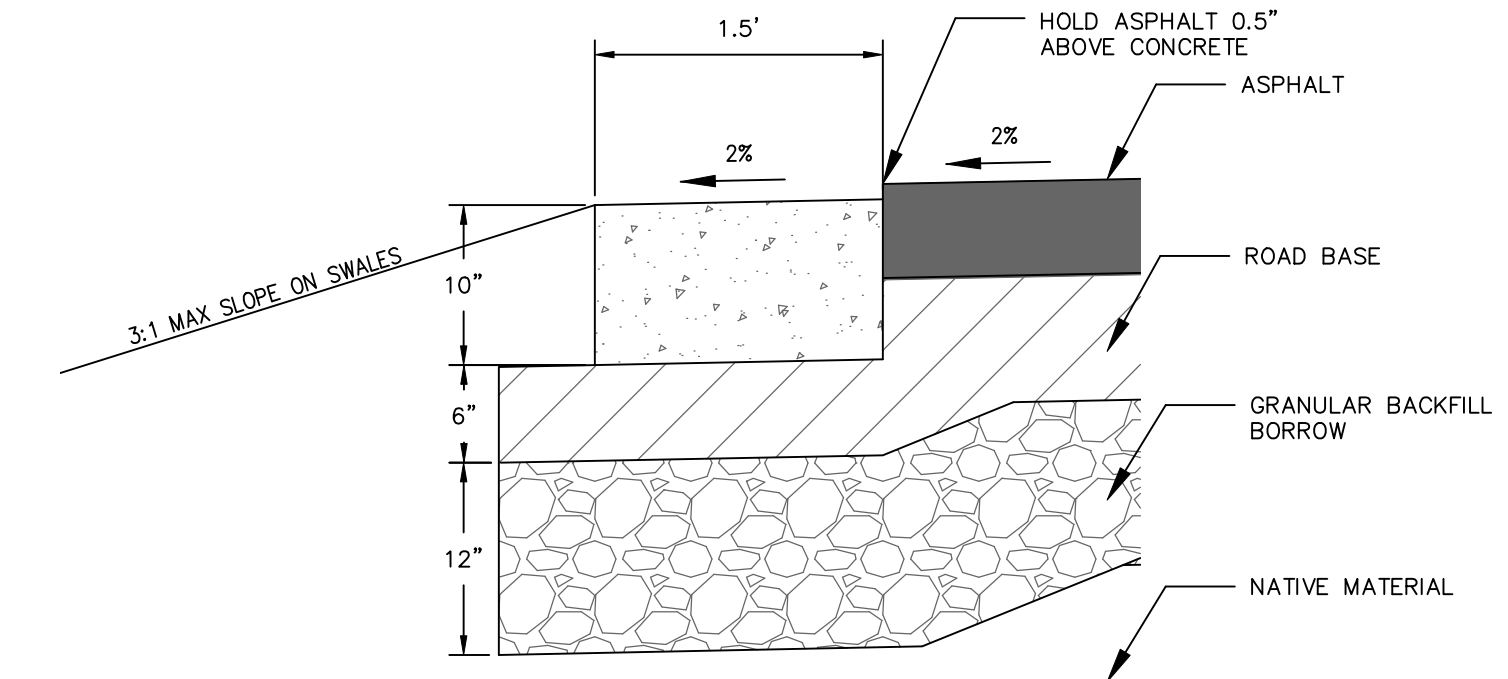


NOTES:

- IF DURABLE BEDROCK OR GRANULAR SOIL WITH CBR OF 20 OR GREATER ARE ENCOUNTERED AT THE SUB BASE LEVEL, A GRANULAR SUB BASE LAYER MAY BE OMITTED (TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER).
- ROAD SECTION THICKNESS PER NIBLEY CITY STANDARDS OR GEOTECHNICAL ENGINEERING RECOMMENDATIONS WHICHEVER IS GREATER.
- ALL DISTURBED SURFACES REQUIRE 4 TO 6 INCHES OF TOPSOIL AND SEED.
- AFTER REMOVAL OF ALL ORGANIC TOPSOIL MATERIALS, 6" SCARIFICATION AND RE-COMPACTION IS REQUIRED.
- SEE PLAN AND PROFILE SHEETS FOR SPECIFIC PIPE LOCATIONS.

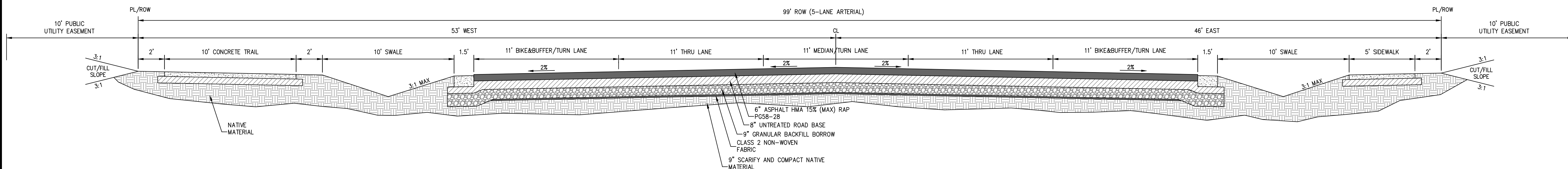
1.1 2-LANE LOCAL, 60' ROW

Scale: NTS



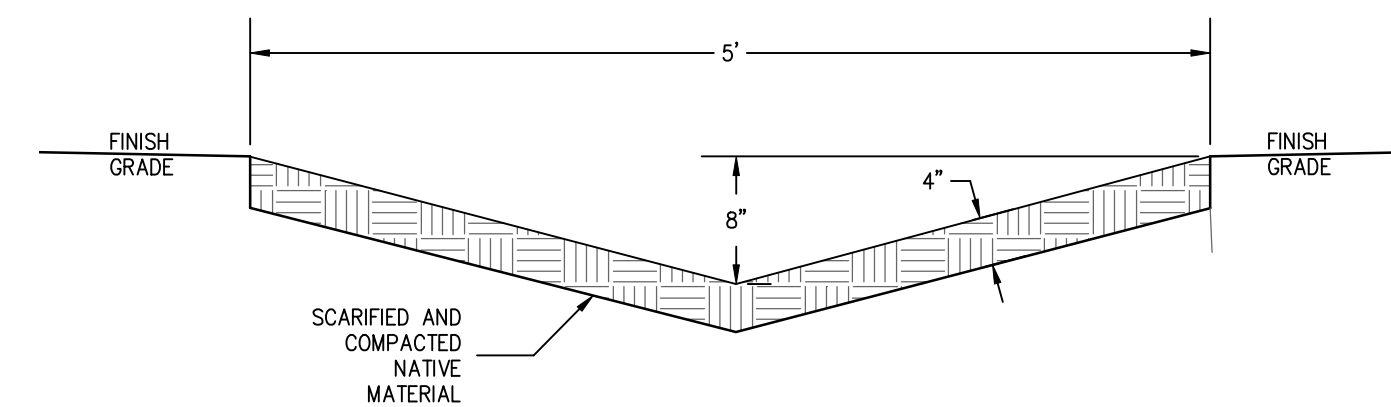
1.5 RIBBON CURB

NTS



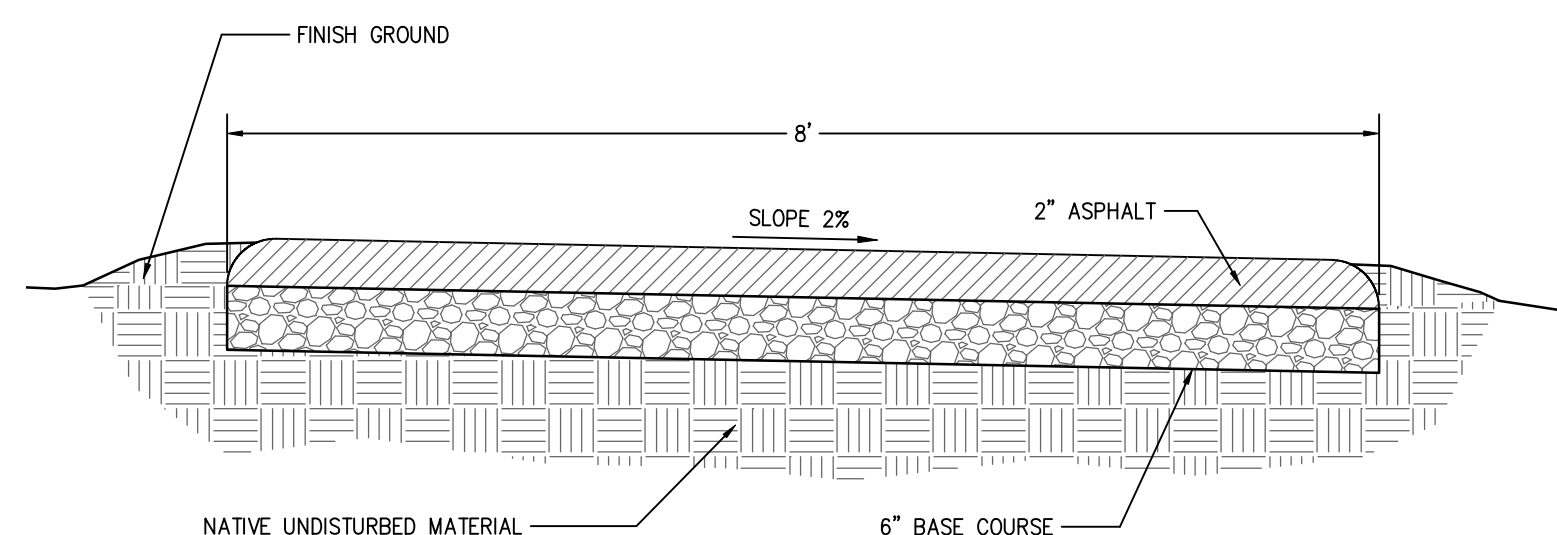
1.4 5-LANE ARTERIAL, 99' ROW

Scale: NTS



1.2 POND OVERFLOW SWALE DETAIL

Scale: NTS

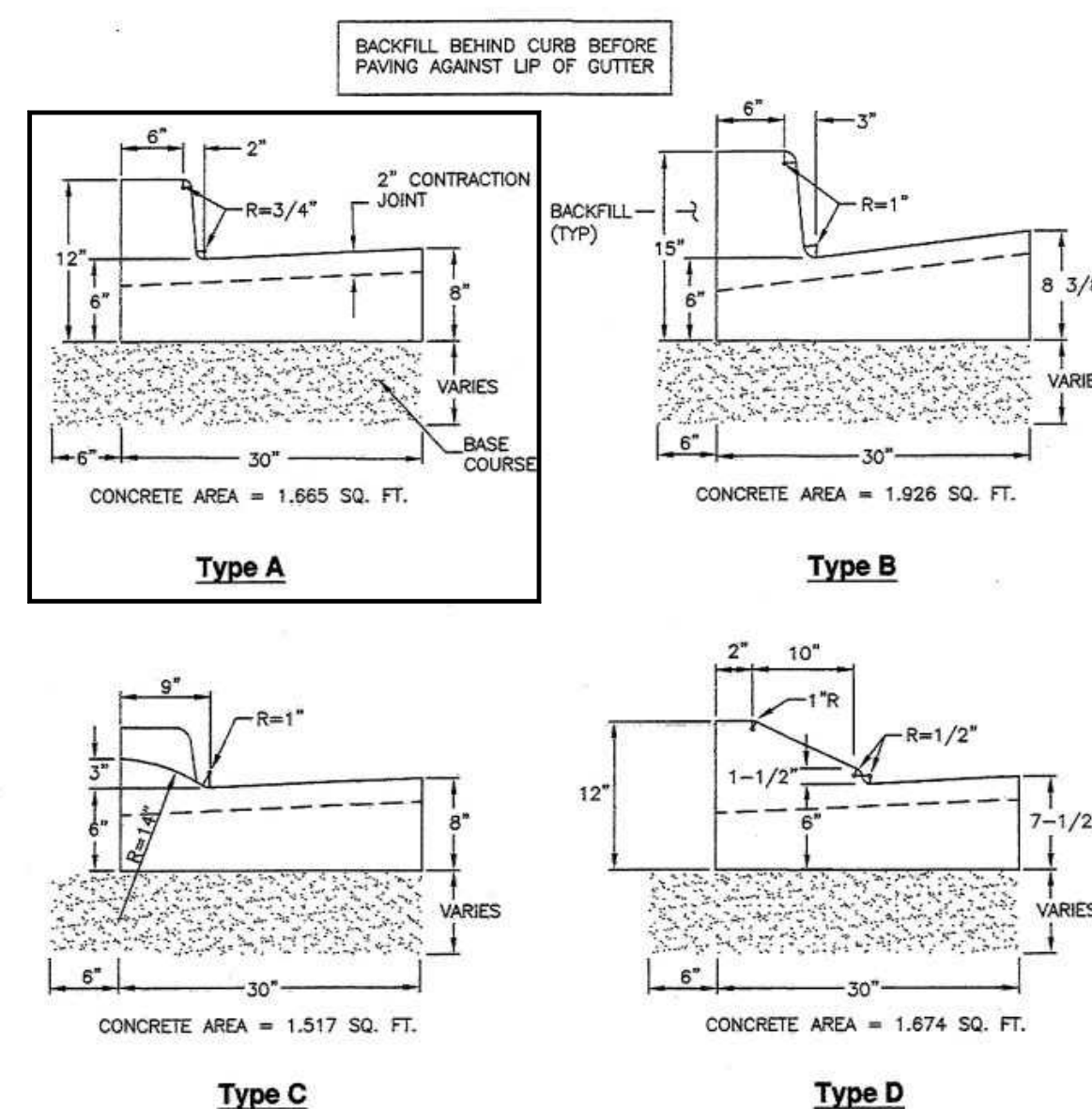


NOTES:

- DO NOT USE GRAVEL AS A SUBSTITUTE FOR UNTREATED BASE COURSE WITHOUT CITY ENGINEER'S PERMISSION.

1.3 8" ASPHALT TRAIL

NTS



JOINT DETAIL

Curb and gutter



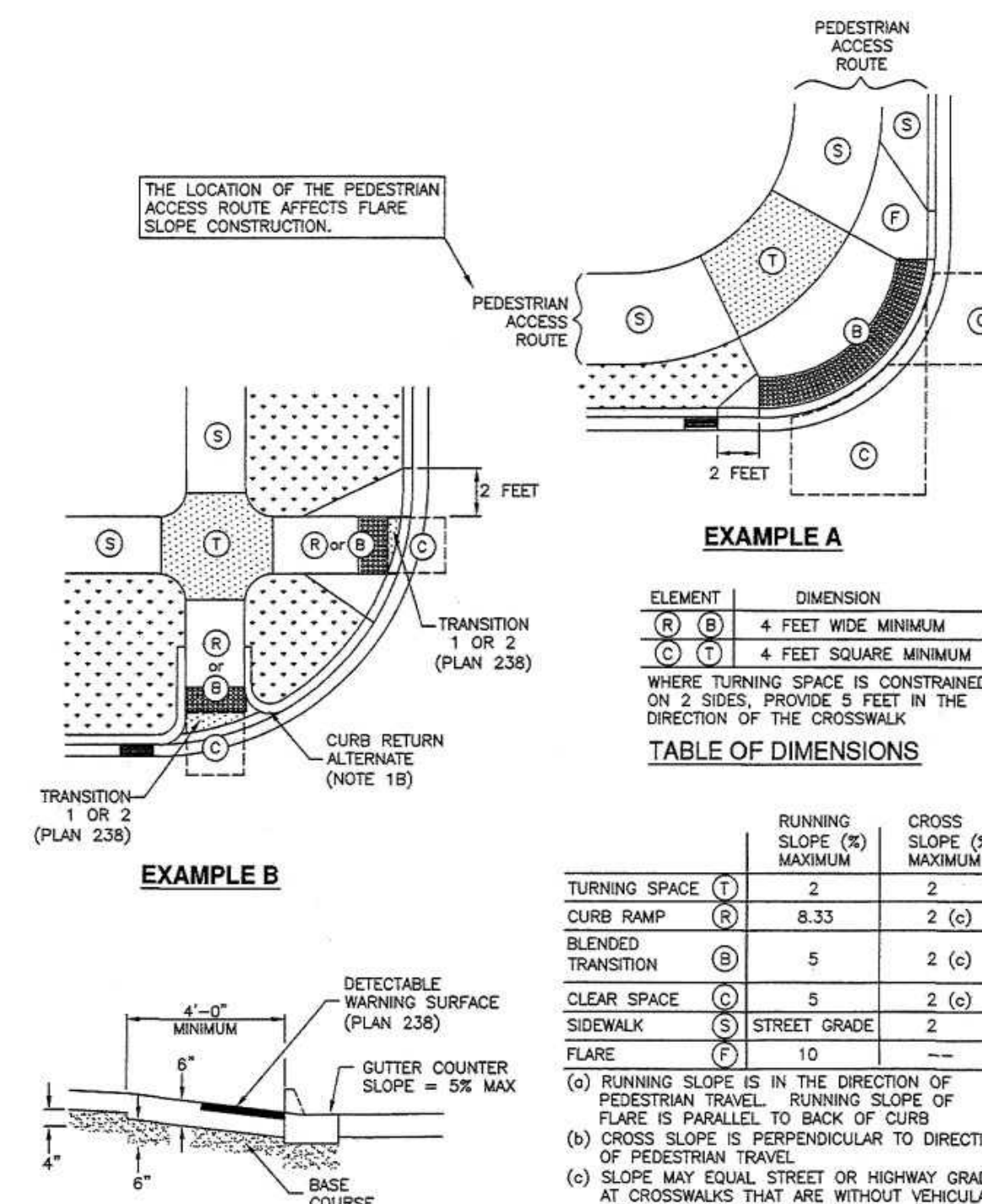
Plan
205.1
December 2008



Corner curb cut assembly

Plan
235.1
September 2011

TURNING SPACE AT SIDEWALK LEVEL

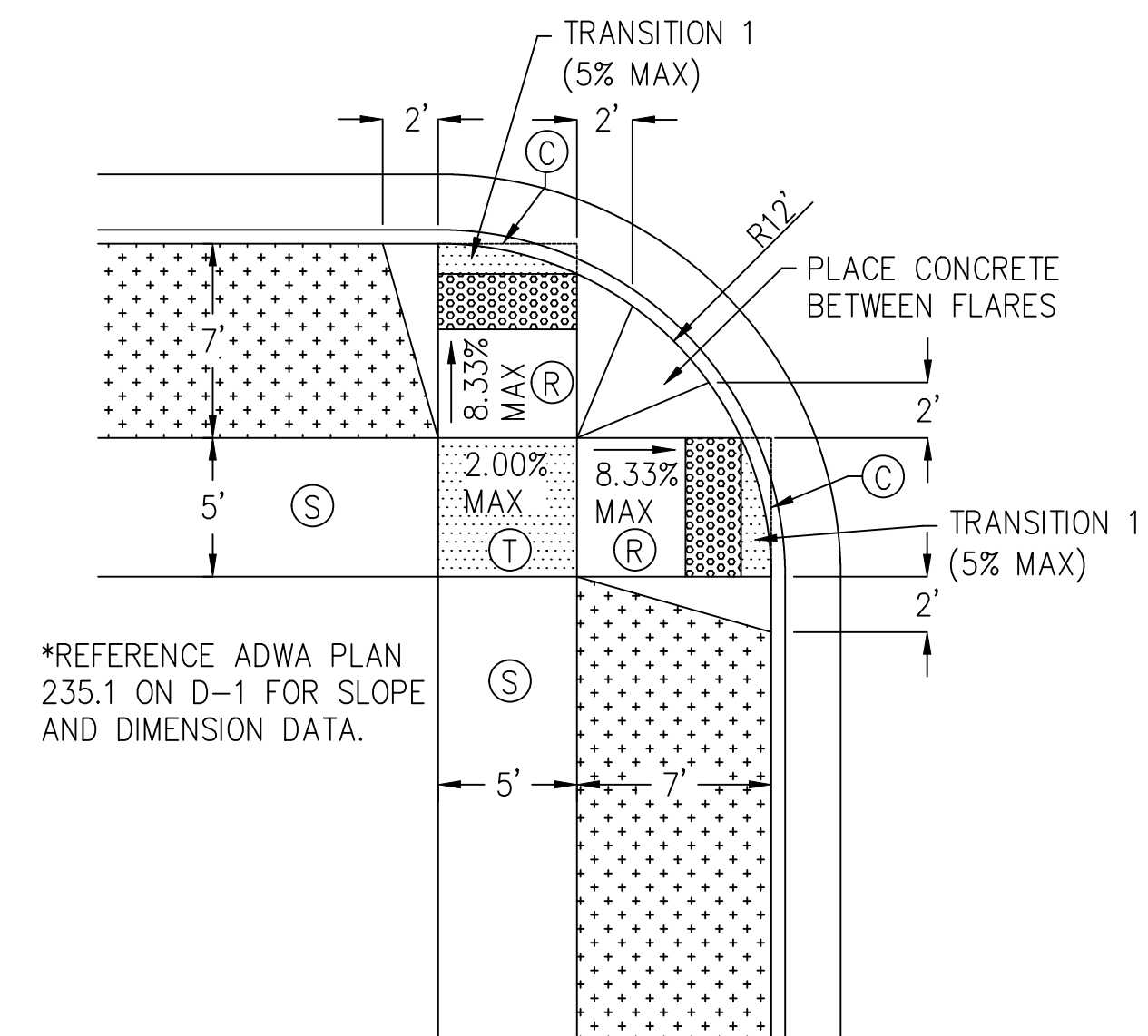


EXAMPLE B

ELEMENT	MINIMUM	MAXIMUM
(R) B	4 FEET WIDE MINIMUM	
(C) T	4 FEET SQUARE MINIMUM	
TURNING SPACE	2	2
CURB RAMP	8.33	2 (c)
BLENDED TRANSITION	5	2 (c)
CLEAR SPACE	5	2 (c)
SIDEWALK	5	2 (c)
FLARE	10	2

- (a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
- (c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE



*REFERENCE ADWA PLAN 235.1 ON D-1 FOR SLOPE AND DIMENSION DATA.

1.4 ADA RAMP DIRECTIONAL

NTS

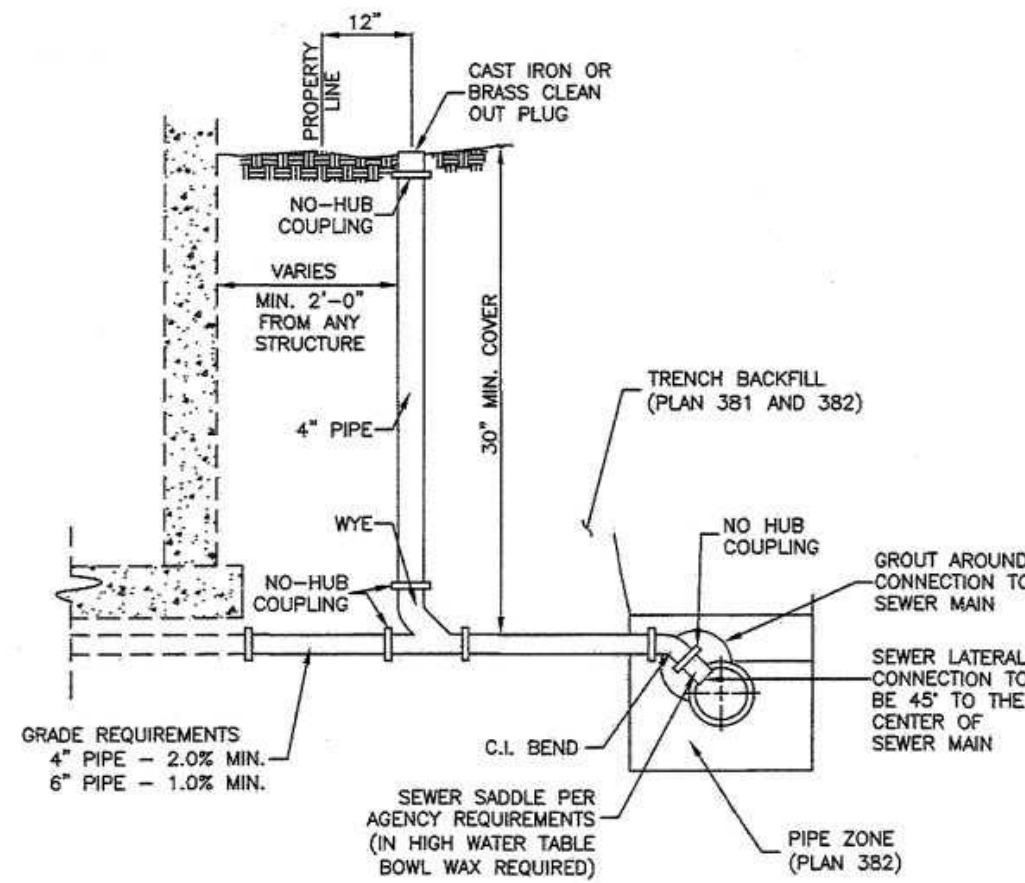
DATE	BY	REVISIONS
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DESIGN ENGINEER	DATE

PROJECT ENGINEER	PROJECT MANAGER
BMB	SFS

PROJECT	SHEET TITLE
NIBLEY FARMS PHASE 4-5-6	DETAILS

PROJECT	SHEET
C19-025	D-1

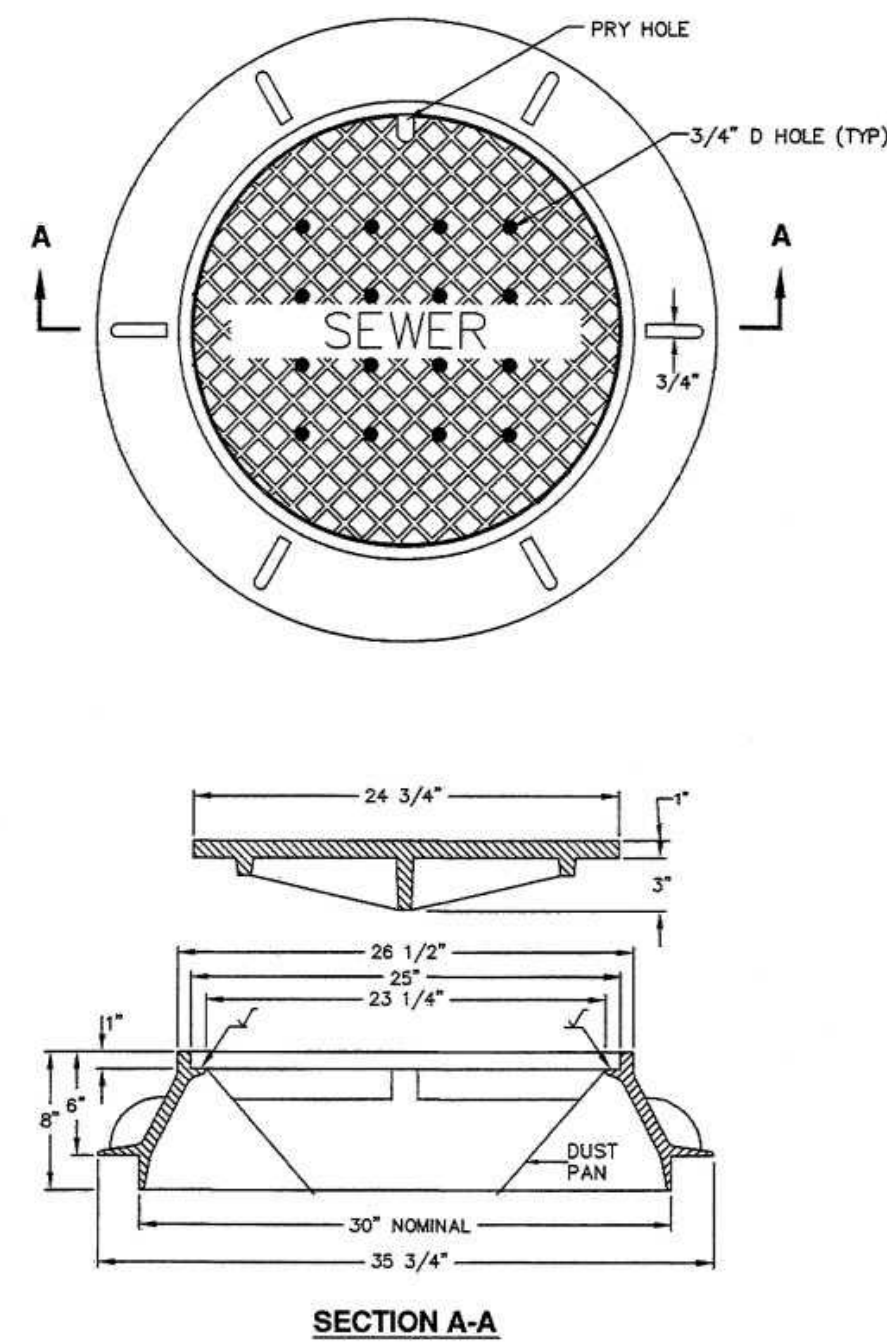


REFER SECTION 10 OF THE NIBLEY CITY STANDARD DETAILS AND SPECIFICATIONS FOR AMENDMENTS TO SANITARY SEWER DETAILS.



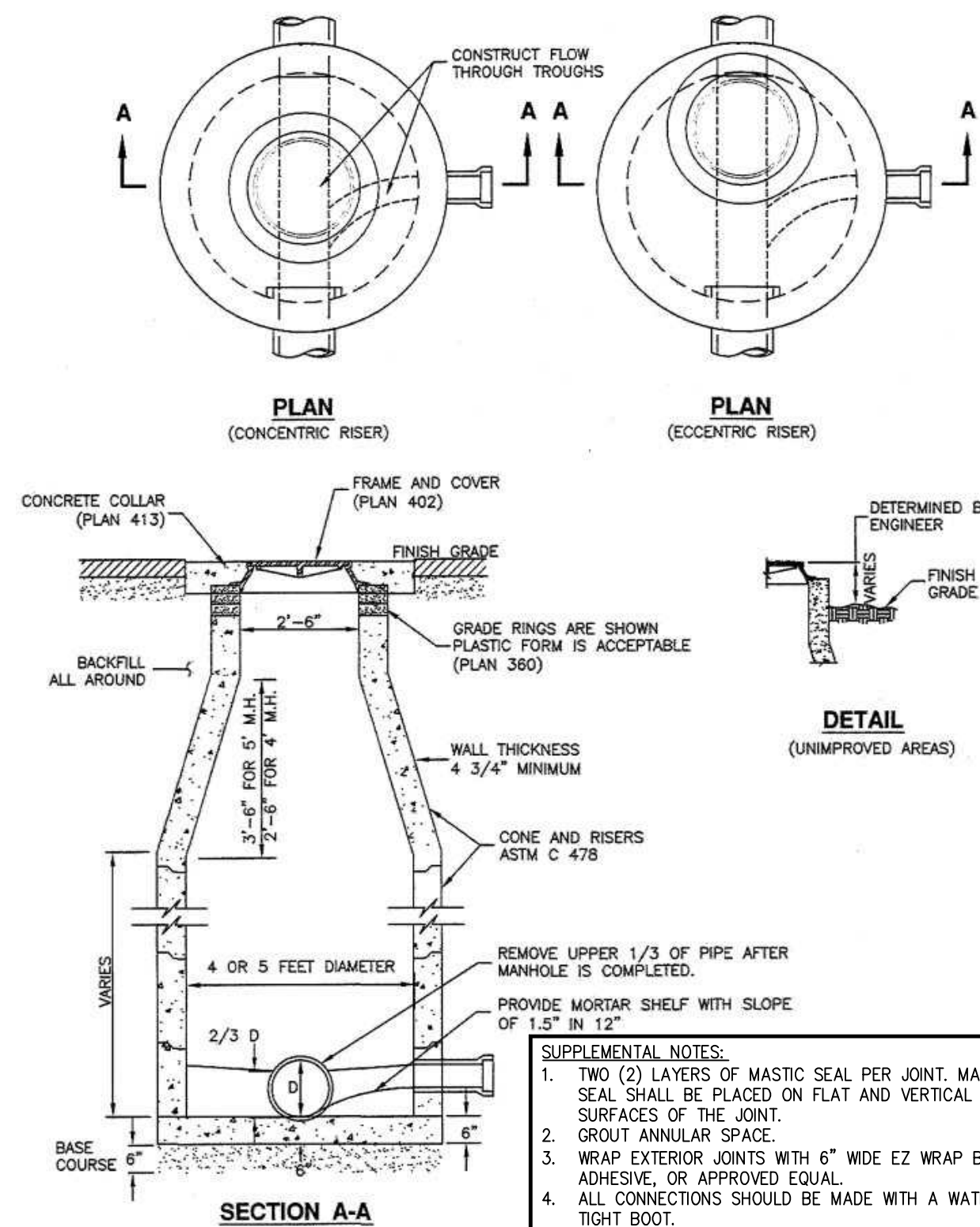
Sewer lateral connection

Plan
431
January 2011



30" Frame and cover

Plan
402
April 1997



Sanitary sewer manhole

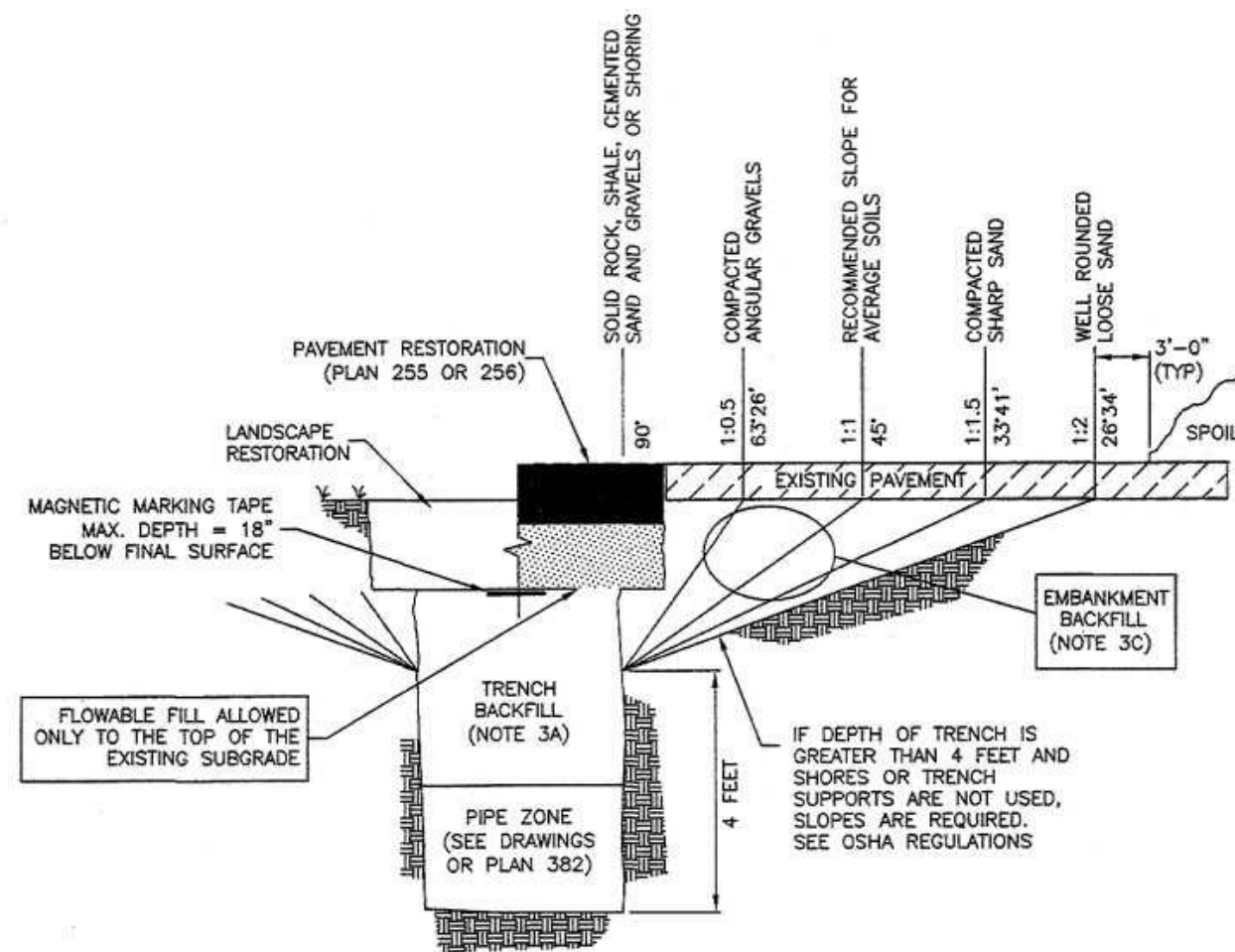
Plan
411
April 2011



Cover collar for sanitary sewer manhole

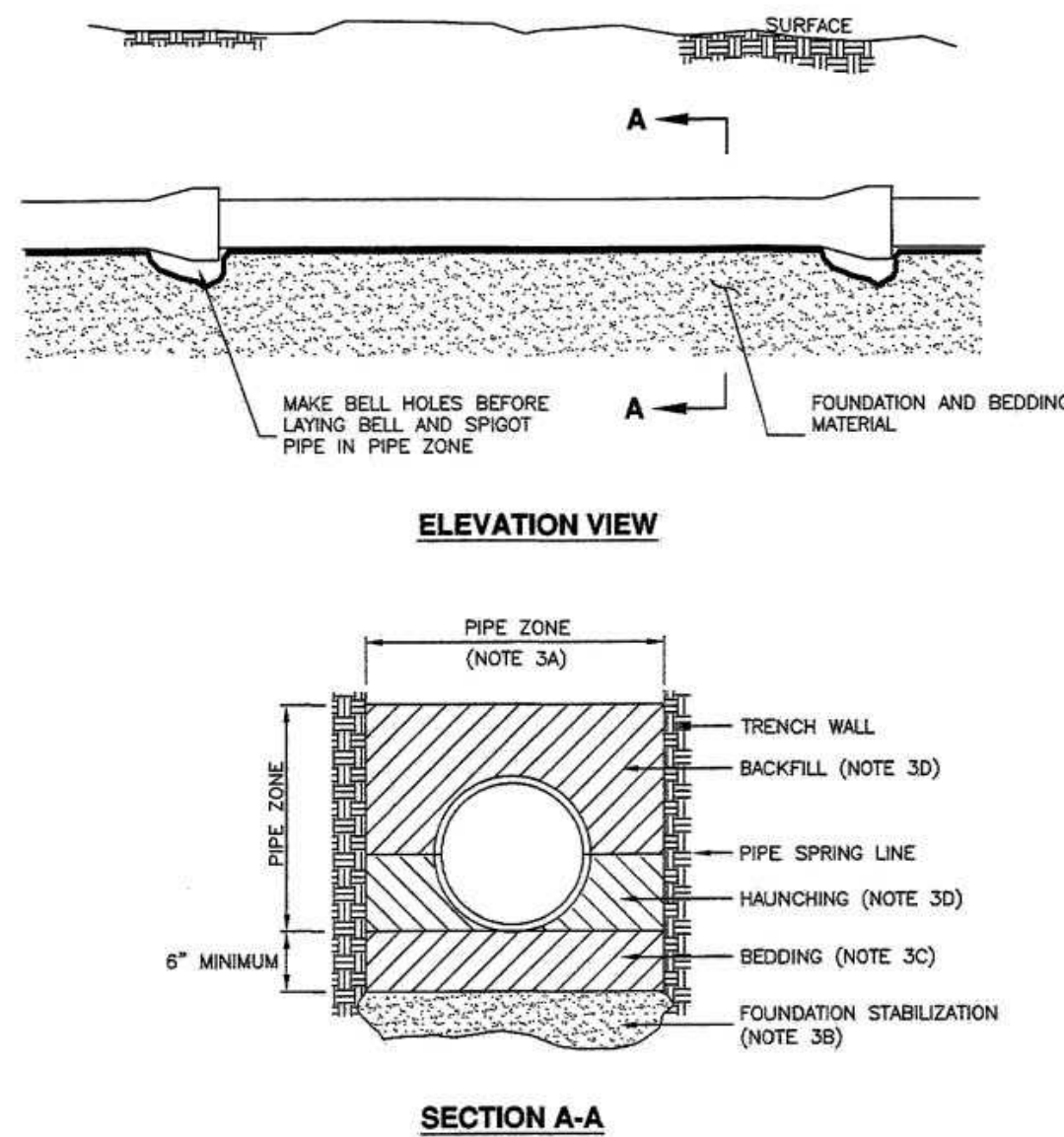
Plan
413
September 2001

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



Trench backfill

Plan
381
July 2016



Pipe zone backfill

Plan
382
January 2011

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS."
PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS."
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES."

DATE	BY	REVISIONS
1		
2		
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DESIGN ENGINEER	DATE

PROJECT ENGINEER	PROJECT MANAGER
BMB	SFS

PROJECT	PROJECT TITLE
NIBLEY FARMS PHASE 4-5-6	DETAILS
PROJECT	SHEET
C19-025	D-2

PROJECT	SHEET
C19-025	D-2

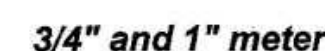


Screw-in base street light pole

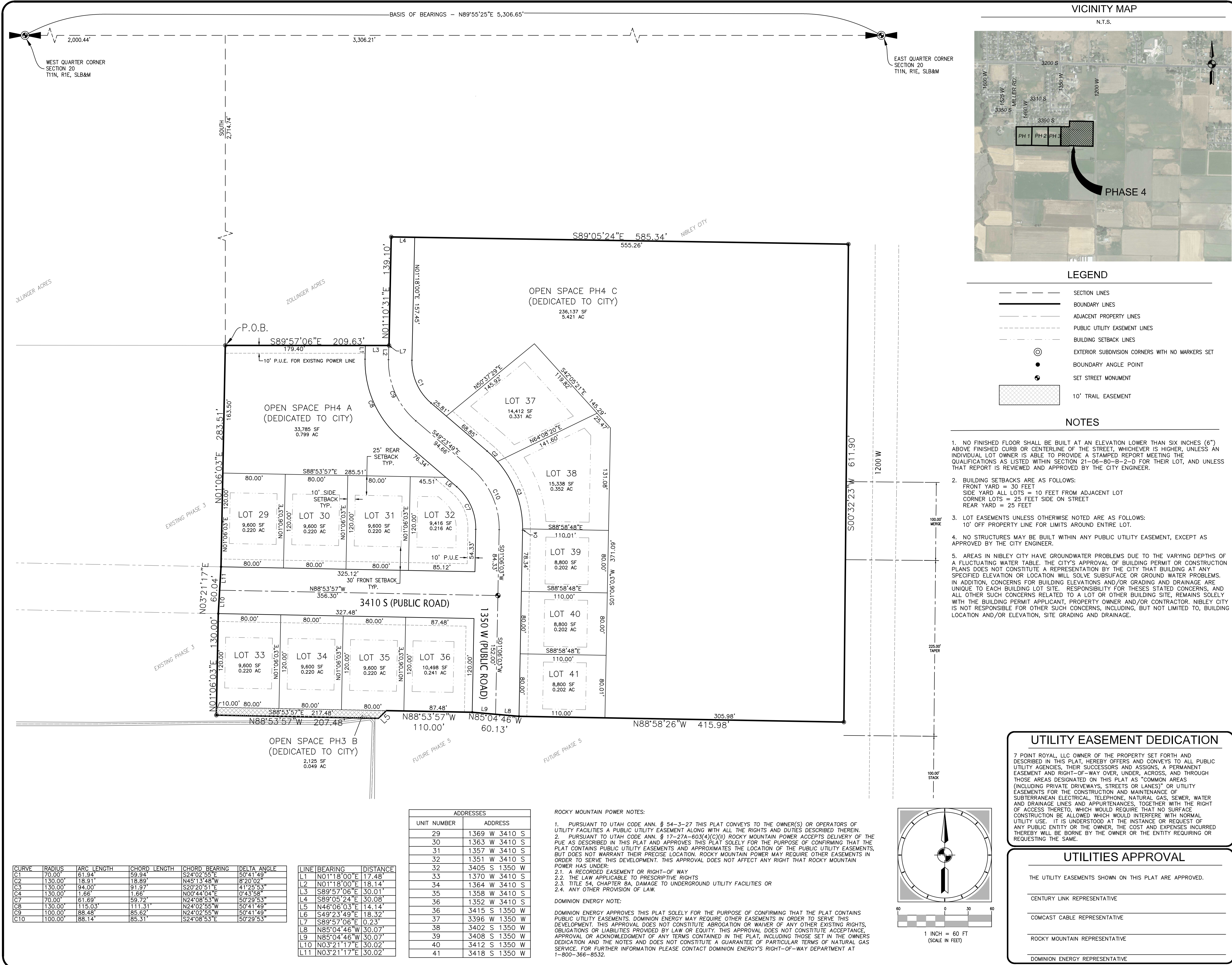


SECTION

* FURNISHED BY UTILITY AGENCY



Street name sign (typical)



BOUNDARY DESCRIPTION

BEGINNING NORTH 89°55'25" EAST 2,000.44 FEET ALONG THE SECTION LINE AND SOUTH 2,714.74 FEET FROM THE CACHE COUNTY SURVEY MONUMENT FOR THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF BEGINNING.

RUNNING THENCE S89°57'06"E 209.63 FEET; THENCE N01°10'31"E 139.10 FEET; THENCE S89°05'24"E 585.34 FEET; THENCE S00°32'23"W 611.90 FEET; THENCE N88°58'26"W 415.98 FEET; THENCE N85°04'46"W 60.13 FEET; THENCE N88°53'57"W 110.00 FEET; THENCE S46°06'03"W 14.14 FEET; THENCE N88°53'57"W 207.48 FEET; THENCE N01°06'03"E 130.00 FEET; THENCE N03°21'17"E 60.04 FEET; THENCE N01°06'03"E 283.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10.541 ACRES, OR 459,166 SQUARE FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°55'25" EAST BETWEEN THE SURVEY MONUMENTS AT THE WEST AND EAST ONE-QUARTER CORNERS OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRIAN BALLS - PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE NIBLEY FARMS PHASE 4 SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

7 POINT ROYAL, LLC

STAN T. ROWLAN (MANAGER)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 2021, PERSONALLY APPEARED BEFORE ME STAN T. ROWLAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF 7 POINT ROYAL, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID STAN T. ROWLAN ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF NIBLEY CITY, CACHE COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2021.

MAYOR _____

CLERK-RECORDER _____

MAYOR APPROVAL

PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF _____, 2021. _____ CITY RECORDER

AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY MAYOR _____ DATE _____

NIBLEY CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCEPTANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

CITY ENGINEER _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021, BY THE PLANNING COMMISSION OF NIBLEY CITY.

CHAIRMAN, PLANNING COMMISSION _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

CITY ATTORNEY _____ DATE _____

CACHE COUNTY RECORDER

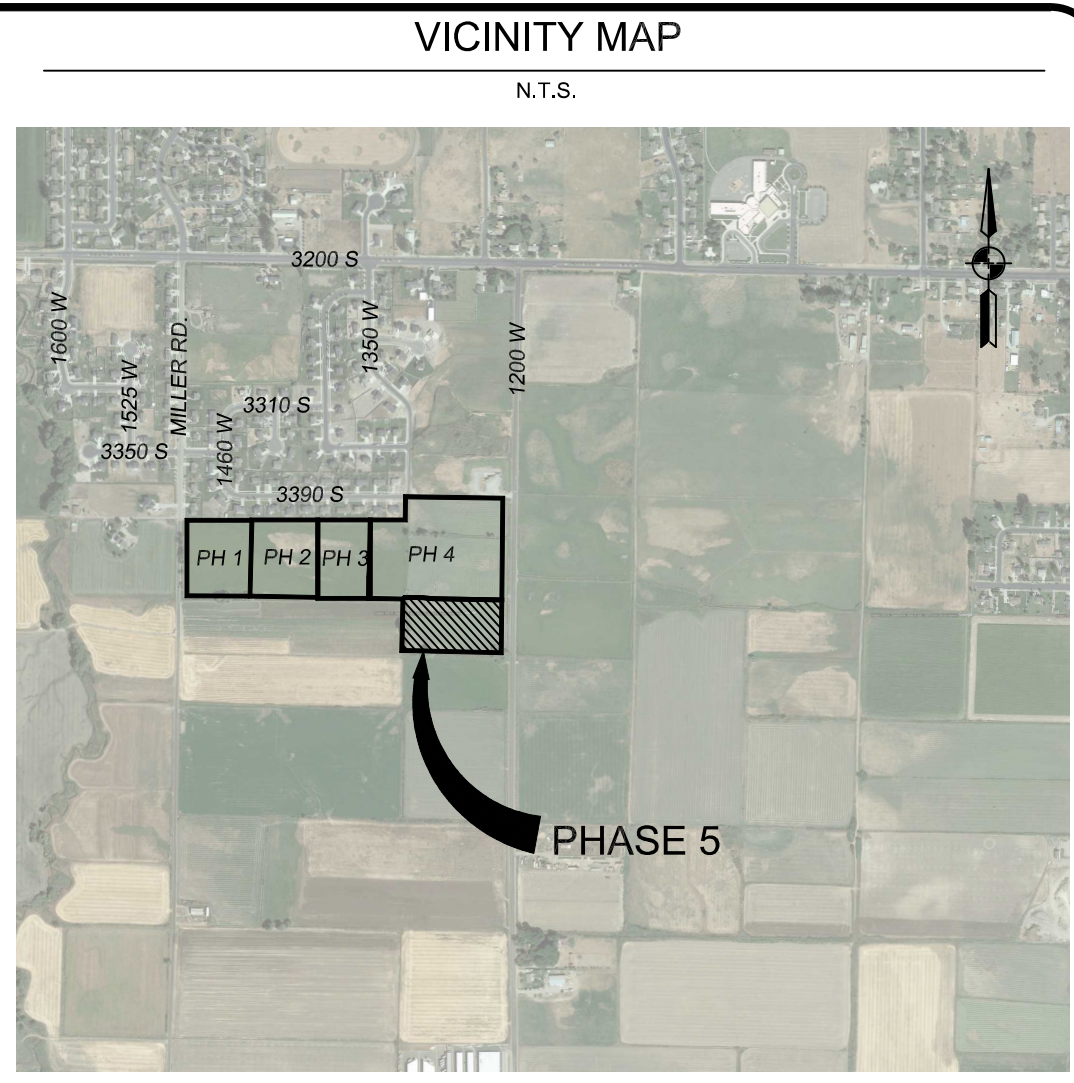
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE _____

ENTRY _____

INDEX _____ COUNTY RECORDER _____

FILED IN: FILE OF PLATS



- LEGEND
- SECTION LINES
 - BOUNDARY LINES
 - ADJACENT PROPERTY LINES
 - PUBLIC UTILITY EASEMENT LINES
 - BUILDING SETBACK LINES
 - EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
 - BOUNDARY ANGLE POINT
 - SET STREET MONUMENT
 - 10' TRAIL EASEMENT

- NOTES
- NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN SECTION 21-06-80-B-2-D FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD = 30 FEET
SIDE YARD ALL LOTS = 10 FEET FROM ADJACENT LOT
CORNER LOTS = 25 FEET SIDE ON STREET
REAR YARD = 25 FEET
 - LOT EASEMENTS UNLESS OTHERWISE NOTED ARE AS FOLLOWS:
10' OFF PROPERTY LINE FOR LIMITS AROUND ENTIRE LOT.
 - NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
 - AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUND WATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATIONS AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

UTILITY EASEMENT DEDICATION

7 POINT ROYAL, LLC OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS" (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES) OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

UTILITIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

CENTURY LINK REPRESENTATIVE

COMCAST CABLE REPRESENTATIVE

ROCKY MOUNTAIN REPRESENTATIVE

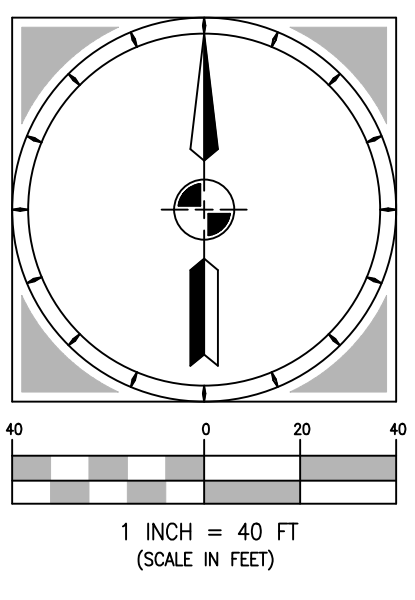
DOMINION ENERGY REPRESENTATIVE

ROCKY MOUNTAIN POWER NOTES:

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

DOMINION ENERGY NOTE:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	12.00'	18.97'	90°33'40"	17.05'	N45°49'13"E
C2	12.00'	18.73'	89°26'20"	16.89'	S44°10'47"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°06'03"W	14.14'
L2	S89°53'57"E	10.00'

ADDRESSES

UNIT NUMBER	ADDRESS
42	1327 W 3440 S
42	3434 S 1350 W
43	1299 W 3440 S
44	1275 W 3440 S
45	1251 W 3440 S
46	1225 W 3440 S
47	1224 W 3440 S
48	1250 W 3440 S
49	1274 W 3440 S
50	1298 W 3440 S
51	1328 W 3440 S
51	3446 S 1350 W
52	3429 S 1350 W
53	3437 S 1350 W
54	3445 S 1350 W
55	3451 S 1350 W

PROJECT
C19-025

SHEET
1 OF 1

ISSUE DATE
4/7/2021

Summit Engineering Group Inc.

Structural • Civil • Surveying

55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-9229 • F: 435-854-9231

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SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

OWNER AND DELVELOPER
7 POINT ROYAL, LLC
95 RIVER BEND WAY
NORTH SALT LAKE, UT 84054

**NIBLEY FARMS PHASE 5
FINAL PLAT**

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

BOUNDARY DESCRIPTION

BEGINNING NORTH 89°55'25" EAST 2,196.43 FEET ALONG THE SECTION LINE AND SOUTH 3,192.36 FEET FROM THE CACHE COUNTY SURVEY MONUMENT FOR THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF BEGINNING.

RUNNING THENCE N46°06'03"E 14.14 FEET; THENCE S88°53'57"E 110.00 FEET; THENCE S85°04'46"E 60.13 FEET; THENCE S88°58'26"E 415.98 FEET; THENCE S00°32'23"W 299.10 FEET; THENCE N88°53'57"W 418.91 FEET; THENCE S74°53'04"W 62.49 FEET; THENCE N88°53'57"W 120.00 FEET; THENCE N01°06'03"E 310.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.17 ACRES, OR 181,646 SQUARE FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°55'25" EAST BETWEEN THE SURVEY MONUMENTS AT THE WEST AND EAST ONE-QUARTER CORNERS OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRIAN BALLS - PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE NIBLEY FARMS PHASE 5 SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

7 POINT ROYAL, LLC

STAN T. ROWLAN (MANAGER)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 2021, PERSONALLY APPEARED BEFORE ME STAN T. ROWLAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME BEING DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF 7 POINT ROYAL, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID STAN T. ROWLAN ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF NIBLEY CITY, CACHE COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2021.

MAYOR

CLERK-RECORDER

MAYOR APPROVAL

PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF _____, 2021.
AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED. CITY RECORDER

CITY MAYOR

DATE

NIBLEY CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCEPTANCE WITH INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021, BY THE PLANNING COMMISSION OF NIBLEY CITY.

CHAIRMAN, PLANNING COMMISSION

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

CITY ATTORNEY

DATE

CACHE COUNTY RECORDER

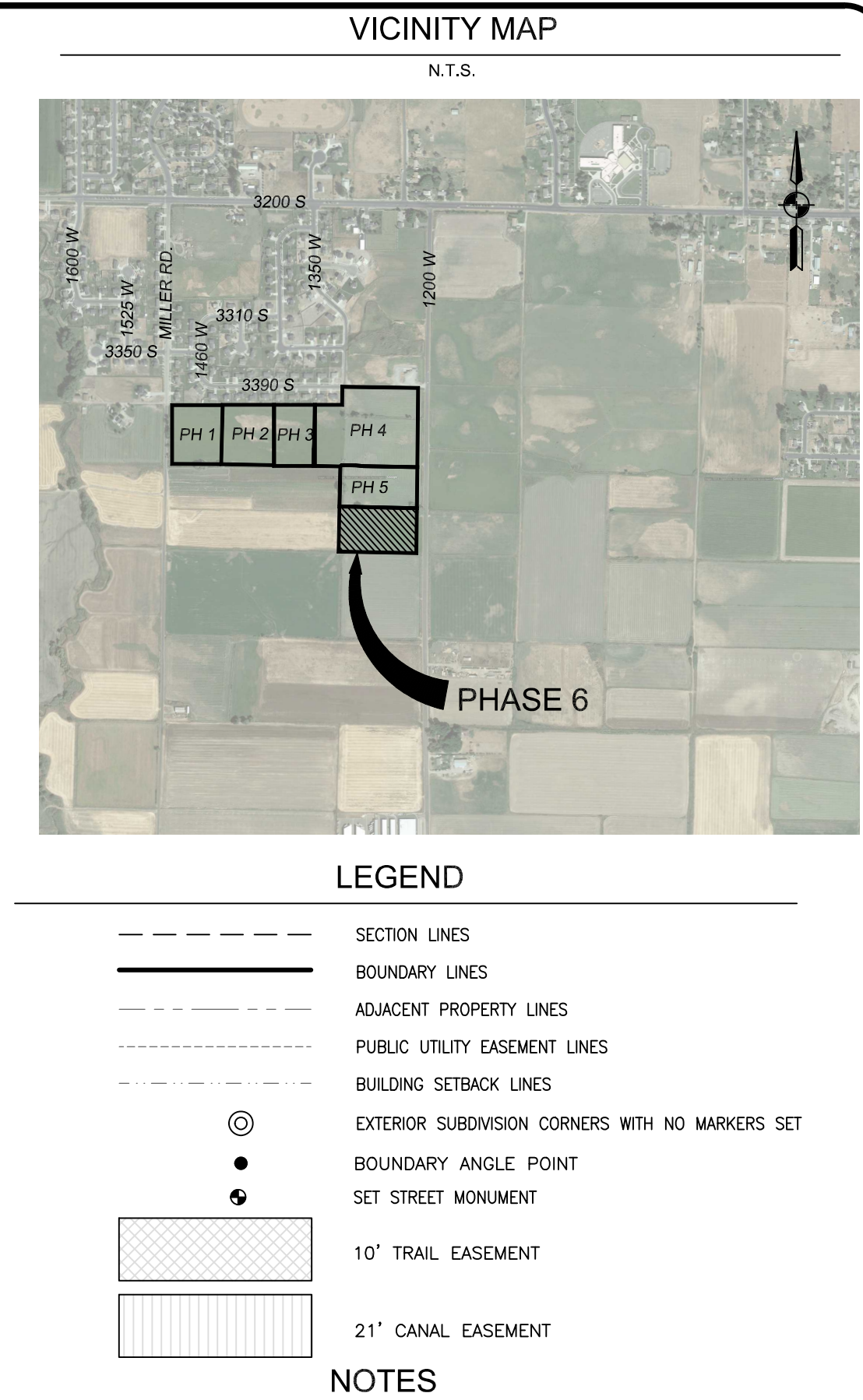
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE _____

ENTRY _____

INDEX _____ COUNTY RECORDER

FILED IN: FILE OF PLATS



-

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°55'24"W	10.00'

ADDRESSES	
UNIT NUMBER	ADDRESS
56	3491 S 1350 W
57	3509 S 1350 W
58	3529 S 1350 W
59	1325 W 3510 S
59	3492 S 1350 W
60	1299 W 3510 S
61	1271 W 3510 S
62	1251 W 3510 S
63	1243 W 3510 S
64	1250 W 3510 S
65	1270 W 3510 S
66	1298 W 3510 S
67	1324 W 3510 S
67	3524 S 1350 W

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

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

OWNER AND DEVELOPER
7 POINT ROYAL, LLC
95 RIVER BEND WAY
NORTH SALT LAKE, UT 84054

POINT ROYAL, the OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THE AREAS SHOWN ON THIS PLAT, INCLUDING ALL EASEMENTS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES) OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT TO ACCESS THE SAME, TO THE EXTENT NECESSARY FOR THE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSES INCURRED IN THE CONSTRUCTION SHALL BE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

DOMINION ENERGY REPRESENTATIVE

INDEX
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COUNTY RECORDER

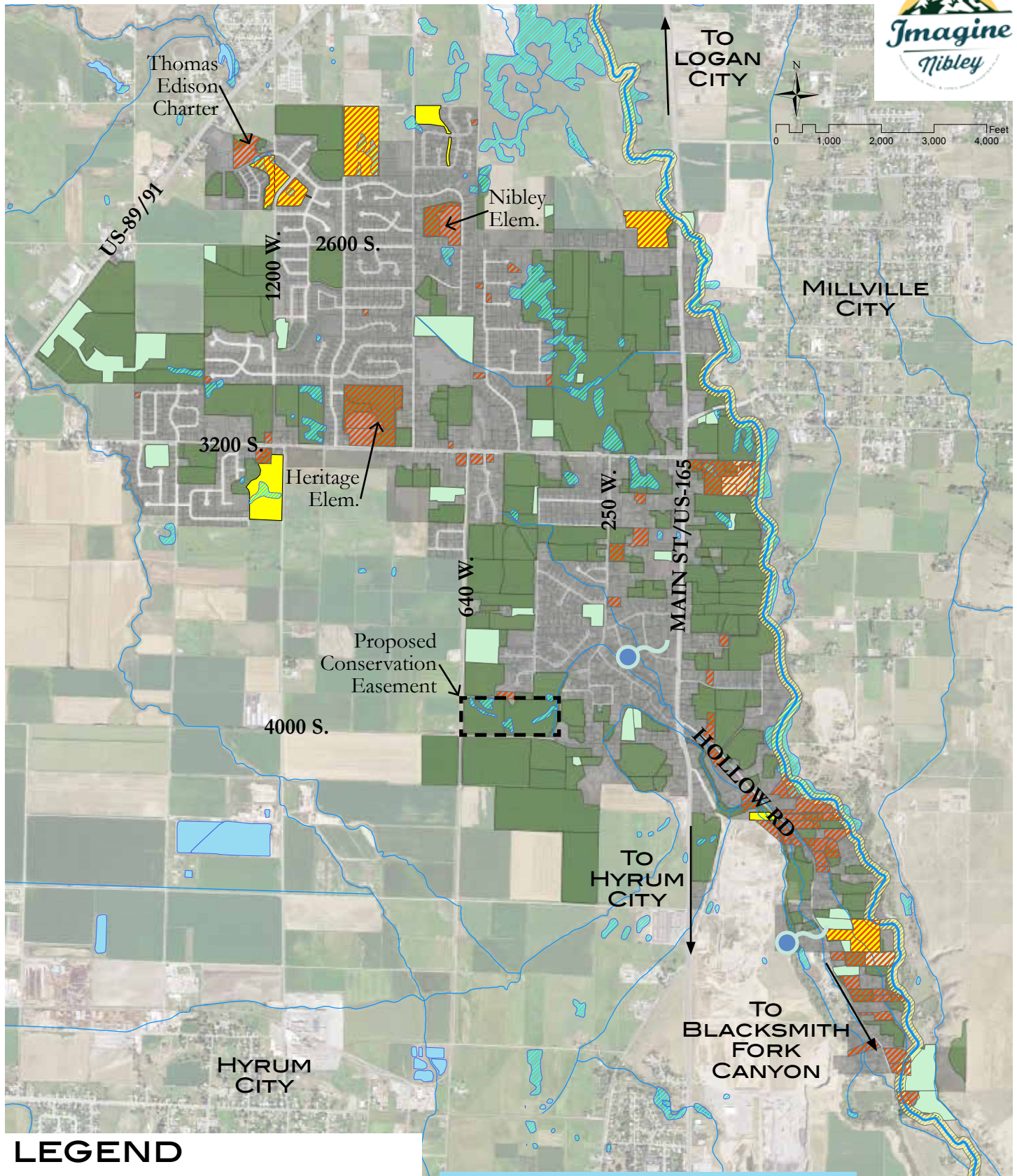
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PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 2021, BY THE PLANNING COMMISSION OF NIBLEY CITY. _____ CHAIRMAN, PLANNING COMMISSION	
CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 2021. _____ CITY ATTORNEY _____ DATE	
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CHAPTER 6: NIBLEY CITY OPEN SPACE

OPEN SPACE MAP



LEGEND

Water Way

Existing Spring

100' Riparian Buffer

Wetlands Habitat

NWF Certified Wildlife Habitat

Water Body

Wildlife Habitat Protection Area

Vacant/Undeveloped Land

Agricultural Land

Parcel



civilsolutionsgroupinc

OPEN SPACE 2017

BACKGROUND

In its broadest sense, open space is typically defined by land that is undeveloped (has no buildings or other built structures). Open space can be either publicly or non-publicly accessible. Publicly-accessible examples include public parks, USDA forest service land, community gardens, cemeteries, schoolyards, playgrounds, public seating areas, public plazas, etc. Non-accessible options include farmland, private land encumbered by conservation easements, vacant undeveloped land, certain wildlife preserves, publicly-owned privately-leased grazing land, etc. Despite the broad definition, American citizens, with Nibley residents being no exception, consistently raise their concerns over the loss of open space.

ISSUES

1. **Conservation Subdivisions:** With regard to open space, Nibley City's greatest concern has been to ensure that, as land is developed, an appropriate portion of that land is set apart in perpetuity for public open space. Currently, the City has a Conservation Subdivision ordinance in place that has allowed developers to place conservation easements on portions of their subdivision in exchange for higher-density. However, where conservation easements have typically been placed on private property, they are not open to the public. Additionally, these conservation easements have tended to be arranged in a fashion that is disjointed or fragmented, thus diminishing the utility of the parcels in preserving working agricultural lands or viable habitat. Lastly, concerns have arisen concerning the maintenance of these conserved areas since many have been neglected or abandoned and the City does not have a reliable means for enforcing
2. **Homeowners Associations (HOA's):** In the recent past several HOAs managing amenities connected to single-family neighborhoods have lost their fiscal viability and requested that the City assume responsibility for their assets. This has generated concern at the City level about the ongoing effectiveness of HOAs as an institution capable of effectively managing the infrastructure of low-density neighborhoods.
3. **Water Courses Rights-of-way & Access:** As development has proliferated in Nibley over the past 20 years, many developments have established themselves along historic streams and canals without preserving public access along or to these waterways. Other waterways have been eliminated entirely as they have been buried and piped or otherwise diverted from their historical courses. Studies have shown that water features are often the most valued natural feature of landscapes by the general public whether in humid or arid environments. Many citizens would like to see rights-of-way along remaining water courses be protected or, where they have been lost, re-secured for the establishment of walking and biking trails. Open water courses also provide wildlife passage through developed areas. In keeping these water courses open, the wildlife within Nibley City will continue to thrive.
4. **Loss of Farmland:** Development pressure in Nibley has also caused the continued loss and fragmentation of usable farmland. A concern exists among the public that much of the City's natural beauty, charm and appeal will be lost together with the elimination of working farms.

OPEN SPACE 2027

GOALS

1. Replace current conservation subdivision ordinance with new legislation that addresses City concerns of public access, fragmentation and neglect.
2. Revisit City regulations regarding HOA's and Planned Unit Developments (PUD's).
3. Protect and/or restore access to public waterways.
4. Protect working farms within Nibley City's proposed annexation boundary.

STRATEGIES

1. **Establish an "Open Space Preservation Fund".** This ordinance would allow developers to construct more units per acre in exchange for payment into an



Example of cluster development

open space preservation fund on a “dollars per percent density increase per acre” basis. This money would then be pooled together with other capital improvements funds for the construction of larger, higher-quality neighborhood parks and trails. In this fashion, the City will be able to better funnel and focus private financial capital towards construction of the parks, trails, and recreational facilities which have been identified as most prudent through this planning process.

Alternatively, the City could establish an ordinance establishing a Transfer of Development Rights (TDR) Overlay Zone. Such an ordinance would enable the City to offer developers a transfer of development rights (as measured in housing units) from proposed parks and trails lands to nearby new developments. Whereas the ratio of proposed park land to developable land is low, a multiplier factor is often applied to the park’s potential number of housing units in order to generate more revenue for its construction. Logan City, Farmington City, and Park City have all adopted similar TDR ordinances.

2. **Establish a City policy prohibiting the establishment of HOA’s for single-family developments.** Direct developers instead to consider the “Open Space Preservation Fund” or the TDR Overlay Zone Ordinance, giving them greater density in exchange for financing amenities in the locations described in this Plan.
3. **Establish a “City Waterways” ordinance that requires developers to grant public access in the form a trail along all canals, streams, and creeks.** Reasonable effort should be made to preserve springs



as possible. As mentioned previously, the City may reimburse fees to developers when the infrastructure is built.

4. **Establish “Agricultural Protection Areas” as defined by Title 17 Chapter 41 of the Utah State Administrative Code for the protection of working farms.** Such an area could be established with County cooperation between the City’s of Nibley and Hyrum to serve as a buffer. Property owners in such protection areas cannot be restricted in their right to farm by any political subdivision (counties, cities, towns, school districts, local districts, special service districts, etc.), nor can any such political subdivision modify the protected area’s zoning without consent from the landowners within the area.
5. **Establish partnerships with Land Conservancies to work towards conservation easements on key working farms.** Work with interested non-profits to establish and maintain the nature preserves proposed at Stokes Nature Center on 2600 South, Firefly Park, and the 1200 West Nature Park. Work with the same agencies for the maintenance and beautification of waterways within the City limits.

OPEN SPACE ORDINANCE SUMMARY TABLE

SUBJECT	DESCRIPTION
Allow for Developers to Purchase of Bonus Density	Establish an ordinance allowing developers to purchase density in exchange for financing the construction of amenities described in this plan by paying into an “Open Space Preservation Fund”.
Bonus Density in Lieu of TDR Credits	Establish a Transfer of Development Rights Overlay Zone from proposed park and trails lands to nearby developments. Developer purchasing of TDR credits will aid in funding parks and trails.
Prohibit Single-Family HOAs	Establish a City ordinance prohibiting the establishment of HOA’s for single-family developments, but not for multi-family which rely on them for the maintenance of their open space.
Establish Agricultural Protection Areas	Establish Agricultural Protection Areas in collaboration with adjacent municipalities to protect working farms in determined locations. Re-write ordinances in accordance with provisions of State of Utah law to accommodate this.

NATIVE PLANT PALETTE

In order to help preserve the natural environment and encourage wildlife, native plant materials should be used as much as possible. Below is a list of just a few options beneficial to this area and local wildlife.

Nature/Upland Parks

- Canopy Layer
 - Bigtooth Maple (*Acer grandidentatum*)
 - Rocky Mtn. Juniper (*Juniperus scopulorum*)
- Shrub Layer
 - Fringed Sagebrush (*Artemisia frigida*)
 - Western Sand Cherry (*Prunus besseyi*)
- Herbaceous Layer
 - Common Yarrow (*Achillea millefolium*)
 - Columbine (*Aquilegia spp.*)

Stream Restoration/Wetlands

- Canopy Layer
 - River Birch (*Betula nigra*)
 - New Mexico Privet (*Firestiera neomexicana*)
 - Narrowleaf Cottonwood (*Populus angustifolia*)
- Shrub Layer
 - Redtwig Dogwood (*Cornus sericea*)
 - Creeping Oregon Grape (*Mahonia repens*)
 - Coyote Willow (*Salix exigua*)

Wildlife Habitats

- Shrub Layer
 - Fernbush (*Chamaebatiaria millefolium*)
 - Apache Plume (*Fallugia paradoxa*)
 - Golden Currant (*Ribes aureum*)
 - Woods Shrub Rose (*Rosa woodsii*)
- Herbaceous Layer
 - Butterfly Weed (*Asclepias tuberosa*)
 - Purple Coneflower (*Echinacea spp.*)
 - Blanketflower (*Gaillardia aristata*)
- Surface Layer
 - Desert Four O'Clock (*Mirabilis multiflora*)
 - California fuchsia (*Epilobium canum*)



CHAPTER 7: FUNDING THE VISION

