NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, December 16, 2021 – 6:30 p.m.

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 also participate in the meeting via the Zoom meeting link provided at www.nibleycity.com. Public comment should be submitted to cheryl@nibleycity.com by 6:30 p.m. and will be read into the public record.

1. Opening Ceremonies (Councilmember Larsen)
2. Call to Order and Roll Call (Chair)
3. Approval of the November 18, 2021, Meeting Minutes and the Current Agenda (Chair)
4. Public Comment Period[1] (Chair)
5. Planning Commission Report

6. **Discussion & Consideration** – Approving the Design Contract for Ridgeline Park

7. **Discussion & Consideration** – Approving the Contract for Nibley City's Impact Fee Analysis

8. **Discussion & Consideration** – Ordinance 21-20: Short-term Rental Regulations (Second Reading)

9. **Discussion & Consideration** – Resolution 21-27: Adopting a Nibley City Flag (Second Reading)

10. **Discussion & Consideration** – Ordinance 21-21: Ordinance 21-21: Amending Accessory Dwelling Unit, Two-Family Housing and Mixed-Use Provisions (First Reading)

11. **Discussion & Consideration** – Resolution 21-28: Appointment to the Nibley City Planning Commission (First Reading)

12. Council and Staff Report

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

---

[1] *Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.*

[2] *Items on the Consent Agenda are considered to be routine and/or non-controversial and will be approved in one vote.*

Nibley City Council
Agenda Report for
December 16, 2021

Agenda Item #6

Description	**Consent Agenda:** 5-a.--Approving the Design Contract for Ridgeline Park 6-b.-- Approving the Contract for Nibley City's Impact Fee Analysis
Presenter	Darren Farar, City Engineer
Recommendation	Move to approve the Design Contract for Ridgeline Park
Reviewed By	Mayor, City Manager, City Planner

Background:

With this agenda, the City will use a Consent Agenda. Items are placed on the consent agenda that are considered to be routine and/or non-controversial. Discussion is not anticipated on these items and all of the items on the consent agenda can be approved with a single vote. If a council member would like to discuss any of the consent agenda items during the meeting, a council member may request to move that item from the consent agenda to the regular portion of the agenda.

a. Approving the Design Contract for Ridgeline Park

In accordance with section 6 and items *a* through *d* of the June 30, 2020 Ridgeline Park R-PUD development agreement between Nibley City and Visionary Homes, a park site has been dedicated to Nibley City for the purpose of developing a City Park. Beyond dedication of the property, items *a* through *d* identifies the following stipulations (in summary)

a. The City shall design the park space and all improvements,
b. The Developer shall construct the park space per the City's design

c. Funding for the design, development, and construction is to be paid for through use of 75% of the park impact fees generated from the subdivision.
d. Park Construction is to be proportionally phased according to the phased development of the subdivision.

In addition, the Park Development Agreement for Ridgeline Park, executed on June 21, 2021 clarified that the construction of park improvements will be the responsibility of the City using park impact fees from the development. The agreement also stipulates that $180,000 in park impact fees be paid to Nibley City for the design of the Park Space before the first building permit is issued, which Visionary has paid.

With Ridgeline Park now in the process of constructing the first three phases of the subdivision, the City is ready to move forward with developing a concept plan and completing a feasibility study. Per Nibley City purchasing policy, staff issued a formal request for proposals from qualified consultants to bring on board a consultant that is qualified to complete the work. On October 22, 2021 the City issued a formal Request For Proposal (RFP) solicitation, a copy of which is included in the BOX for your review. The solicitation was uploaded to the City's website, a notice was made in the newspaper regarding the solicitation, and City staff reached out via email to more than 20 potential applicants in the northern Utah and Salt Lake City areas. Ultimately the City received two proposals for consideration. An independent review of the proposals by City staff concluded that one application did not include important information the City requested while the other applicant provided all requested information and did so with high marks and at a lower fee. Both proposals have been loaded into the BOX for your review.

In consideration of the above, City staff recommends that Council approve entering into a contract with *blu line designs* with the following considerations:

1) Approval of a base fee of $19,946.00, an additional 3D rendering fee of $5,620, and a City contingency in the amount of $3,000 for additional service that may develop during the project. The total of all costs is anticipated to not exceed $28,566.00.

2) A project schedule that concludes April of 2022 and includes:
a) 2 City Council meeting presentations and a workshop
b) 1 Parks & Recreation Committee meeting presentation / workshop, and
c) 1 Public Meeting / Open House

b. Approving the Contract for Nibley City's Impact Fee Analysis

An **impact fee** is a one-time charge imposed by local governments to mitigate the impact on local infrastructure caused by new development. Growth in the form of new homes and businesses requires expansion or enlargement of public facilities to maintain the same level and quality of public services for all residents

of a community. Impact fees help fund expansion of public facilities necessary to accommodate new growth. (*propertyrights.utah.gov*)

There are a lot of laws and regulations associated with charging and using impact fees. The Utah Office of the Property Rights Ombudsman has an excellent web page for more detail on those laws and regulations.

How much to charge for an impact fee is a very structured process, specifically in relation to this agenda item, In order to ensure that the process is followed correctly, it is common practice for municipalities to hire a consultant to assist in determining how much to charge for an impact fee. It is also common practice to review and work through the process of analyzing what impact fees should be on a five-year schedule, roughly. Nibley has not done a formal review of the: Parks, Water, Sewer or Stormwater impact fee in the last 7 years. In addition to reviewing what dollar amount should be charged, staff is particularly interested in how to structure the impact fees as it relates to multifamily development.

Per Nibley City purchasing policy, staff issued a formal request for proposals from qualified consultants to assist in an endeavor to update the above-mentioned impact fees. The RFP has been uploaded to the BOX for your review. The two largest and most qualified firms in the State both submitted proposals. Zions Public Finance, Inc.(ZPFI) and Lewis Young Robertsons & Burningham (LYRB). Both proposals have been uploaded to the BOX for your review.

The review committee consisted of Steve Eliason, Cheryl Bodily, and Justin Maughan, with consultation with the City Attorney Rob Patterson and Mayor Shaun Dustin. The committee concluded to move forward with ZPFI. Much of the reason for doing so was based on recent experience with each company. ZPFI assisted with our recent water rate study. LYRB assisted us with our streets impact fee and Capitol Projects Plan. Both firms have done a good job for the City, but we felt that ZPFI did an extra good job on the water rate analysis. The cost for ZPFI proposal was $44,264.00, the cost for LYRB proposal was $41,040.00. While ZPFI was $3,224.00 more, staff felt that this was not a significant enough reason to outweigh the experience with each firm. The Nibley City Purchasing policy states that if a contract is awarded to other than the lowest qualified bidder, the reason for accepting a higher bid must be specified and made public, and that if the amount is over $25,000, the award be made by the City Council.

October 22, 2021

NIBLEY CITY

REQUEST FOR PROPOSALS

Ridgeline Park – City Park Concept Plan and Feasibility Analysis

GENERAL PROJECT INFORMATION

1. **Purpose:** Nibley City desires to retain the services of a professional consulting firm for the purpose of developing various preliminary Concept Plans and a Final Concept Plan for improvements on a City owned property designated for development as the Ridgeline Park - City Park (hereafter City Park). In addition to the concept plans, the consultant will also complete a feasibility study for the developed concepts. Nibley's desire is to complete a City Council approved concept design of the City Park, so that staff can pursue engineering design and construction.

2. **Location and General Information**: The City Park property consists of 16.8 acres and is located in the Ridgeline Park subdivision of Nibley City. The Property is bounded on the south/southwest by Ropelato Drive (a residential street), on the southeast by future multifamily homes, on the northeast by an unnamed future residential street, on the northwest by future single family homes, and on the north by 2900 South. Currently physical access to the property is from 3200 South and the newly constructed 340 West street. Figure 1 provides a general location of the site and Figure 2 provides more detailed location information. The City Park property is located within



Figure 1 - General Location



Figure 2 - Excerpt from the Ridgeline Park Subdivision Development Plan

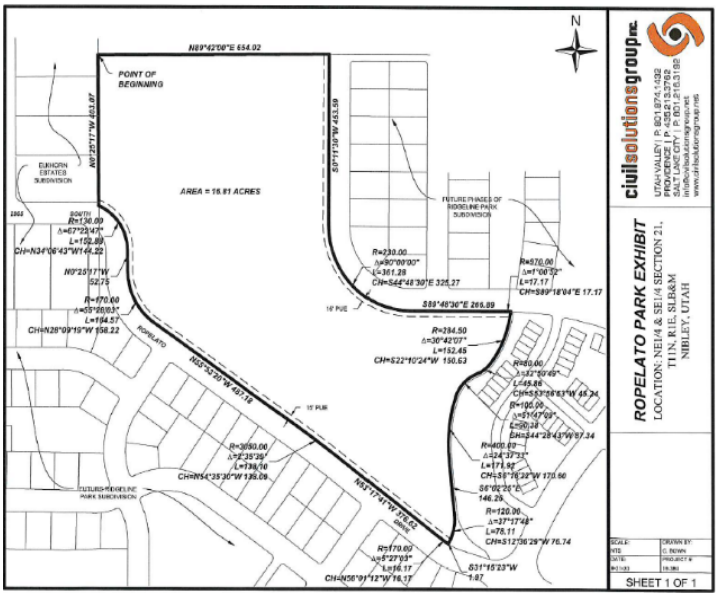


Figure 3 - Legal Boundary – See Appendix A

the Ridgeline Park residential subdivision. The first three phases of the subdivision are active in construction with utility, stormwater, and roadway improvements expected to be completed before construction begins on the City Park. Figure 3 includes a snapshot of the legal boundary for the City Park property. A full-size exhibit and legal description can also be found in Appendix A.

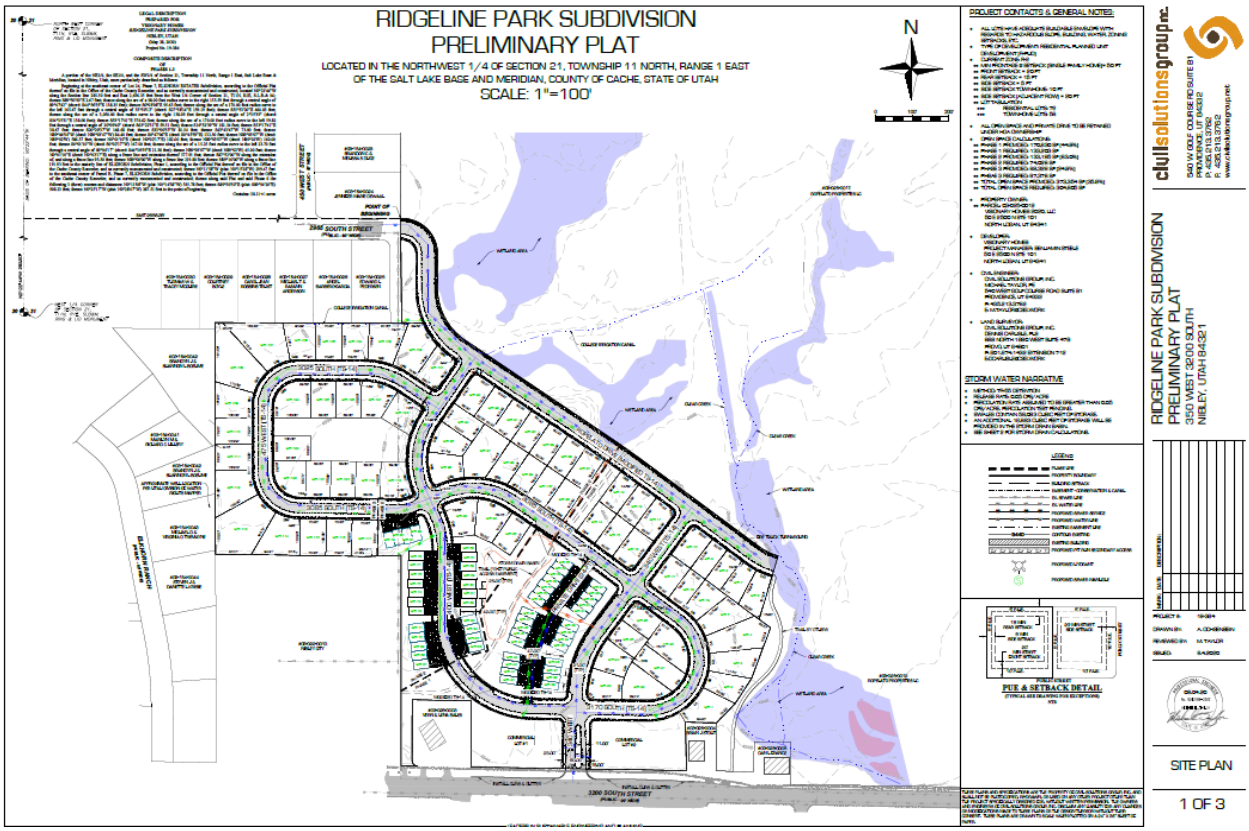


Figure 4 - Excerpt from Ridgeline Park Preliminary Plat Illustrating Wetland Areas

Figure 4 is the first page of the Ridgeline Park Subdivision preliminary plat for the first three phases of the development. More importantly, it shows several wetland areas in the City Park site. The wetland areas will remain in the park area and must be considered in the conceptual plans. Army Corps approval of the wetland configuration has been obtained by Visionary. Digital shapes of the wetland areas proposed to the Army Corps as well as other digital files of the park area can be provided to the successful consultant upon request. Detailed wetlands information is provided in Appendix C.

It is anticipated that this City Park will play a key role in development of Nibley's City's planned Town Center and its growing recreation programs and as such the park will have a significant impact to the community.

3. **<u>Administrative Information</u>**: The information provided herein is intended to assist Consultants in the preparation of proposals necessary to properly respond to this RFP. The RFP is designed to provide interested Consultants with sufficient basic information to submit proposals meeting minimum requirements but is not intended to limit a proposal's content or to exclude any relevant or essential data therefrom. Consultants are at liberty and are encouraged to expand upon the specifications to give additional evidence of their ability to provide the services requested in this RFP.

SCOPE OF WORK

1. **Key Tasks:** The scope of this project includes performing the following key tasks:
   - Development of at least three (3) conceptual plans
     - The review process will proceed as follows:
       - City Project Manager review and approval to move forward
       - City Steering Committee review and approval to take to a Public Meeting (committee will consists of members of City Staff, City Council, and some members of the City Parks and Recreation Committee).
       - Public Meeting review and comments
       - City Council review and comments
     - Plans shall be developed with the concept of a phased construction. Phases shall roughly cost $500,000 to construct.
     - Plans shall consider access points to the Ridgeline Park subdivision and to 2900 South located on the north end of the property.
     - Other amenities and park needs that are to be considered include:
       - Parking / Access Points
       - Splash Pad / Ice Rink combination
       - Group Gathering Venues
       - Athletic fields (Basketball, GAGA ball, 9-Square, 9-Hole Disk Golf, Ropes Course)
       - Other unique venues that would distinguish the City Park in the Region
       - Programming
       - Vending

2. **Feasibility Study:** The successful consultant will also be tasked to complete a feasibility study. The study will be expected to follow the tasks and plans outlined herein, but the consultant should be able to determine and identify where deviation from the proposed tasks or plans may significantly benefit the City. The study shall include detailed cost estimates for all phases of improvements. Presentation of costs shall in a manner that allows the Steering Committee to easily be able to consider one amenity from one phase or plan moving to another. In addition to economic considerations, the study shall also include all technical and legal considerations, and shall provide a detailed schedule of construction for each plan. Finally, the feasibility study shall consider impacts the project will have on the functionality of other parks in the City.

3. **Site Information**: The consultant is responsible to acquire all supporting site information necessary to complete the task according to the proposal. The City will provide all publicly available materials it has on the property. Digital design information from the developer and/or developer's engineer may also be available upon request.

4. **Project Time Frame:** The maximum timeframe to complete this work is 6 months. The consultant's proposal shall include a proposed schedule which shall serve as the official schedule for the selected consultant.

5. **Key Staff Duties**: The consultant's project manager and key staff shall attend all project related meetings. The consultants proposed schedule shall identify the number of meetings with City Staff necessary to complete the work. The proposal shall include enough time for dialogue with the City to complete the tasks. As such, the City does not expect to pay additional fees for unanticipated meeting hours.

6. **Public Presentations:** The consultant shall plan for a minimum of four public presentations that include the following:
    a. Citizen Open House
    b. Parks & Recreation Committee Meeting
    c. 2 (two) Council Meetings

7. **Deliverables:** At the direction of Nibley City, the successful consulting firm will provide the following deliverables:
    - A minimum of three (3) initial concept plans as identified above that are approved by City Staff and the Steering Committee
    - Initial feasibility studies as identified above for each of the concept plans
    - A final concept plan that includes selected elements from one or all three initial concept plans and including any additional changes or modifications required by City Council.
    - A final feasibility study based on the final concept plan
    - Three (3) presentations that include PowerPoint / video style information, at least one 24-inch by 36-inch boards illustrating each concept (to be retained by the City) and other material as may be necessary for presentation of the concepts.

    All services shall be performed exclusively in the best interest of Nibley City, in strict accordance with all applicable professional, statutory, and regulatory standards and codes and in the most efficient and cost-effective manner practicable.

8. **Additional Services:** The selected firm may be requested to perform services in addition to those described above, and the City will compensate the selected firm(s) by hourly charges as identified in the fee section of this proposal.

9. **Timeline:** It is the intent of Nibley City to adhere to the following schedule. Adjustments to this schedule may be made after consultation with the selected engineering firm.
    Questions due in writing……. November 10, 2021
    Proposals due to Nibley City Office…….. November 19, 2021
    Project Contract Award…… December 10, 2021

SOLICITATION SUBMITTAL

1. **Proposal Submittal Criteria:** The information in the Proposal Submittal Package must include all required items in the format indicated in order for the City to conduct a uniform review process. Proposals shall be submitted in the format set forth below with each Section identified and listed in separate files. Failure to provide any of the information requested by these paragraphs may be grounds for the City to reject a Proposal. It is the Consultant's responsibility to be thoroughly familiar with all requirements and specifications.

2. **CHECKLIST:** This checklist is provided to guide the applying Consultant to ensure that all required Proposal items are submitted. Please use this resource to ensure your proposal does not get rejected.

☐ 1. The Offer Sheet has been signed by an authorized representative of the firm. Unsigned solicitations will not be considered. A copy of the offer sheet format is attached.

☐ 2. Any published amendments have been obtained, reviewed, changes to the Proposal made as is appropriate. Include an acknowledgement statement of all amendments in on the cover of the Proposal. It is the Consultant's responsibility to obtain all amendments relevant to this solicitation via the City's Web site or other means.

☐ 3. Review all instructions, terms and conditions, and specifications to ensure your response complies.

☐ 4. A letter of transmittal **must** be submitted with a Consultant's Proposal. The letter shall be limited to one (1) page, single spaced with text no smaller than 11-point font. See below for additional information.

☐ 5. **All items listed on the Statement of Qualifications Format and Required Responses section have been included.**

☐ 6. Disclose any professional or personal financial interest, which could be a possible conflict of interest in providing products and services to the City.

☐ 7. Solicitation Package and/or Envelope have been identified with Consultant's name, address, telephone number, solicitation number and solicitation title.

☐ 8. The specified number of copies of your offer has been included if more than one copy was requested on the cover page including an electronic format copy (thumb drive).

☐ 9. W-9 is complete and included. An example of the W-9 format is included blow.

☐ 10. Deviations, if any have been noted on the Deviation/Compliance Certification and submitted with RFQ. **Failure to include this page with submittal will be deemed non-responsive.**

3. **Letter of Transmittal (1 page):** A letter of transmittal **must** be submitted with an Consultant's Proposal. The letter shall be limited to one (1) page, single spaced with text no smaller than 11-point font. The letter must include:

    i. A statement of the Consultant's understanding of the services required by the Request for Qualifications listed in the scope of services.
    ii. The names of the persons who are authorized to make representations on behalf of the Consultant (include their titles, addresses, fax number, e-mail addresses and telephone numbers).
    iii. A statement that the individual who signs the transmittal letter is authorized to bind the Consultant to contract with the City.

4. **Financial Report (2 Pages)**: The Consultant should furnish a current financial report for the company's most recent fiscal year, audited, if available.

5. **Statement of Qualifications:**

    a. **Qualifications of Key Personnel (2 Pages):**
        i. List the Key Personnel that will work on the City projects. Specifically identify the Project Manager who will act as a point of contact for the City. Provide qualifications, licenses, and registrations of the key personnel identified

    b. **Experience of the Firm and Key Personnel (3 Pages):**
        i. Provide a brief description of the firm, including the address of local offices.
        ii. Provide a list and a very brief description of your last five municipal design projects, including project dates, original and ending costs, the Name and contact information of the municipal project manager, the specific duties key personnel provided for the project.

    c. **Knowledge of Nibley City Standards (2 Pages):**
        i. Provide a narrative explaining the firms experience working on projects in Nibley City
        ii. Identify a maximum of 3 projects completed in Nibley and provide a description of the work. If projects are duplicate to projects in 4.b, make reference to these projects rather than providing duplicate information.

    d. **Past Performance Form (5 Pages):** Include the name, email, and telephone number of the project managers associated with the 5 projects listed in item 4.b. The attached Past Performance Reference Form in Exhibit B must be completed by Consultant's listed references and returned with the Consultant's proposal.

6. **Proposed Schedule:**

    a. **Detailed schedule (1 Page):** The schedule shall identify work progression from Notice to Proceed to final Council Meeting presentation. Among other things, the Schedule shall contemplate review time frames and when public meetings are scheduled.

7. **Fee:**

    a. **Detailed fee proposal (2 Pages):** The fee proposal shall be broken up into the various tasks required to complete the project.
        i. A fee matrix shall be provided that shows tasks and subtasks in rows and columns that includes the dollar amount per staff member and a total dollar amount at the end.
        ii. A separate matrix shall provide the same rows and columns but with manhours replacing the dollar amount.
        iii. Finally, provide a table that include each employee title and the hourly rate for that title. Hourly rate in this sense means that when multiplying the hourly rate for a specific title by the number of hours that title spends on a task or subtask, the resulting amount is equal to the amount identified in the fee matrix.

8. **Proposal Format:** A total of one (1) original and one (1) electronic format copy on a thumb drive of the Proposal shall be submitted in the format indicated herein.
    a. **Disposition of Proposals -** Proposals shall become the property of Nibley City.

9. **Submission of Proposals**: Consultants are requested to submit proposals by mail or delivery in a sealed envelope addressed to Darren Farar, City Engineer at the Nibley City Offices located at 455 W 3200 S, Nibley City, Utah 84321. The proposal must be **received no later than 4:00 p.m. MDT on November 19, 2021.**

10. **Term of Agreement:** The term of any resultant contract shall commence on the date of award and shall continue for a period of one (1) year from the date of the award with the possibility of a single one (1) year extension.

11. **Evaluation:** Award shall be made to the responsible offeror whose Proposal is determined in writing to be the most advantageous to the City.
    a. Price: Cost is a significant factor, but not the sole, determinative qualification.
    b. Evaluation Criteria: Nibley City shall evaluate the qualifications based upon an overall best value determination with the following criteria listed below in relative order of importance.

i)	Qualifications of Key Personnel	25 Points
ii)	Experience of the Firm and Key Personnel that will provide the services under this contract	25 Points
iii)	Knowledge of Nibley City Standards	10 Points
iv)	Past Performance	20 Points
v)	Proposal Fee	20 Points

12. **Discussions/Interviews with Responsible Offerors and Revisions to PROPOSAL:** The City reserves the right to conduct personal interviews or require presentation of any or all proposals prior to selection. The City will not be liable for any costs incurred by the Consultant in connection with such interview/presentations. Discussions may be conducted with responsible Consultants who submit proposals determined to be reasonably susceptible of being selected for award; for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. Consultants shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of proposals, and such revisions may be permitted after submissions and prior to award, for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing Consultants. The purpose of such discussions shall be to:
    a. Determine in greater detail such Consultant's qualifications;
    b. Explore with the Consultant the scope and nature of the project, the offeror's proposed method of performance, and the relative utility of alternate methods of approach;
    c. Determine that the Consultant will make available the necessary personnel and facilities to perform within the required time;
    d. Agree upon compensation which is fair and reasonable, taking into account the estimated value of the required services/equipment, the scope and complexity of the proposed project and nature of such services/equipment.

13. **Interviews:** If Interviews are held, the interviews will be scored utilizing the same categories and maximum total points as given in Sections 1 through 5 of this Request for Proposal (RFP). The Selection Committee will follow up with additional questions in each of the categories. The interview points will stand alone and will not be added to the Proposal scores. A final ranking will be determined based on the point total of the interviews.

14. **Negotiations:** The City will enter into negotiations with the responsive and responsible firm(s) whose proposal receives the highest number of points under the evaluation criteria listed above and execute a contract upon completion of negotiation of contract terms for City Councils' approval. If the City is unsuccessful in negotiating a contract, the City will terminate the negotiations and move to the next highest ranked firm(s). The City reserves the right to cancel the RFP or reissue the RFP as the City determines is appropriate.

15. **Additions/Deletions of Service:** The City reserves the right to add and/or delete products and/or services. If additional services and/or products are required, prices for such additions will be negotiated between the Vendor and the City.

16. **Insurance:** Consultant shall provide the insurance coverage described in Exhibit A attached hereto and incorporated herein. The City requires a complete and valid certificate of insurance in compliance with the requirements of Exhibit A prior to the commencement of any service or activity specified in this solicitation. The City will notify the successful Consultant(s) of the intent to issue a contract award. The successful Consultant(s) shall at that time submit a copy of the insurance certificate for coverage with minimum amounts stated. The coverage shall be maintained in full force and effect during the term of the contract and shall not serve to limit any liabilities or any other Consultant obligations. The City may, at any time while this Contract is in effect, request copies of any or all insurance policies which shall be provided to the City within five (5) business days of such request.

Questions pertaining to this request for proposals shall be directed in writing to Darren Farar, PE, City Engineer Nibley City, at Darren@nibleycity.com. Questions and answers received will be posted online, on the Public Works Department page of the City website. (http://www.nibleycity.com/index.php/2012-08-02-18-13-22/public-works)

DEVIATION/COMPLIANCE CERTIFICATION

RFP No. 21-001

If the undersigned Consultant intends to deviate from the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document made a part of this solicitation document, all such deviations shall be listed on this certification form, with complete detailed conditions and information included or attached. The City may consider any deviations in its review, scoring and award decisions, and the City reserves the right to accept or reject any proposal, offer, or bid based upon any deviations indicated herein or in any attachments hereto.

In the absence of any deviation entry on this form, the Offeror agrees, certifies, and warrants the City of their full compliance with the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document, and all other information contained in this solicitation document.

Please list any deviations from the solicitation document below (attach additional sheets as needed):

_____

_____

_____

_____

_____

_____

By signing below, I agree, certify, and warrant that the offer/proposal I am submitting **___does ____does not *(check one line)*** deviate from the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document listed in this document. If deviating from the specifications of the solicitation, all such deviations are listed on this form, with complete detailed conditions and information included or attached. Any attachments to this form are identified as a continuation of the deviations to this solicitation.

Printed Name: Signature: Date:

_____ _____ _____

THIS PAGE MUST BE RETURNED WITH THE OFFER/PROPOSAL

OFFER SHEET

<u>MANDATORY</u> – RETURN THIS PAGE WITH YOUR RESPONSE. UNSIGNED OFFERS WILL BE CONSIDERED NON-RESPONSIVE AND REJECTED.

To Nibley City: By signing below, Offeror certifies that he/she has read, understands, and will faithfully execute the terms and conditions stated herein. The signer also certifies that he/she is an officer or duly authorized agent of the Offeror's firm with full power and authority to submit binding offers for the goods or services as specified. Offeror certifies that the prices offered were independently developed without consultation with any of the other offerors or potential offerors.

_____	_____
Authorized Signature (required)	Company Name
_____	_____
Printed Name	Address
_____	_____
Title	City, State, Zip
_____	_____
Utah Transaction (Sales) Privilege Tax License Number	Telephone Number
_____	_____
Federal Employer Identification Number	Fax Number
For clarification of this offer contact: **(If different from above)**	
_____	_____
Contact Name	Company E-mail Address
_____	
E-mail Address	
_____	
Telephone Number	

Form **W-9**
(Rev. November 2005)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name, if different from above

Check appropriate box: ☐ Individual/ Sole proprietor ☐ Corporation ☐ Partnership ☐ Other ▶ ---------- ☐ Exempt from backup withholding

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
___ ___ ___ – ___ ___ – ___ ___ ___ ___

or

Employer identification number
___ ___ – ___ ___ ___ ___ ___ ___ ___

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here Signature of U.S. person ▶ Date ▶

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

In 3 above, if applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes, you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or
- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

EXHIBIT A: INSURANCE

1. **Insurance Certificate:** The City requires a complete and valid certificate of insurance prior to the award of any contract. Vendor shall submit a copy of the insurance certificate for coverage with minimum amounts stated below. The coverage shall be maintained in full force and effect during the term of the Contract and shall not serve to limit any liabilities or any other vendor obligations. Insurance evidenced by the certificate shall not expire, be canceled, or materially changed without thirty (30) days prior written notice to the City, and a statement to that effect must appear on the face of the certificate and the certificate shall be signed by a person authorized to bind the insurer.

2. **Deductible:** The amount of any deductible shall be stated on the face of the certificate. The Contract Administrator may require Vendor to furnish a financial statement establishing the ability of Vendor to fund the deductible. If in the sole judgment of the Contract Administrator the financial statement does not establish Vendor's ability to fund the deductible, and no other provisions acceptable to the Contract Administrator are made to assure funding of the deductible, the Contract Administrator may, in his/her sole discretion, terminate this Contract and the City will have no further obligation to Vendor.

3. **General Liability:** Vendor shall secure and maintain, at his or her own expense, until completion of the contract, general liability as shall protect Vendor and the City from claims for bodily injury, personal injury, and property damage which may arise because of the Services and/or Goods provided under this contract. Vendor shall provide general liability and excess general liability coverage in the following amounts, at a minimum:

   i. Projects less than $1,000,000: Vendor shall have total limits of insurance to include primary and excess coverage in an amount not less than $2,000,000. For example, coverage may include $1,000,000 primary and $1,000,000 excess, $2,000,000 primary, or other equivalent combinations.

   ii. Projects greater than $1,000,000: Vendor shall provide total limits of insurance to include primary and excess coverage in an amount of not less than $5,000,000. For example, coverage may include $1,000,000 primary and $4,000,000 excess, $2,000,000 primary and $3,000,000 excess, or other equivalent combinations.

4. **Automobile Liability:** Vendor shall secure, and maintain at his or her own expense, until the completion of the Contract, coverage for any auto, including non-owned and hired autos, with a combined single limit of $1,000,000 per occurrence. The City shall be named as an Additional Insured.

5. **Worker's Compensation Insurance:** Before beginning work, Vendor shall furnish to the City satisfactory proof that he or she has, for the period covered under the Contract, full Worker's Compensation coverage for all persons whom Vendor may employ directly, or indirectly, and shall hold the City free and harmless for all personal injuries of all persons whom Vendor may employ directly or indirectly.

6. **Additional Insured:** Vendor shall name Nibley City as an "Additional Insured" on all insurance policies, except Worker's Compensation, and this shall be reflected on the Certificate of Insurance.

7. **Rating of Insurance Company(ies):** Any and all insurance company(ies) supplying coverage to Vendor must have no less than an "A" rating in accordance with the A.M. Best rating guide.

8. **Waiver:** The City Manager, in consultation with the Risk Manager and/or City Attorney, reserves the right to waive, reduce, or increase insurance requirements should it be in the best interest of the City.

a) **Additional Insurance Requirements**: The Vendor is primarily responsible for the risk management of its Services under this Contract, including but not limited to obtaining and maintaining the required insurance and establishing and maintaining a reasonable risk control and safety program. City reserves the right to amend the requirements herein at any time during the Contract subject to at least 30 days written notice. The Vendor shall require any and all subvendors to maintain insurance as required herein naming City and Vendor as "Additional Insured" on all insurance policies, except Worker's Compensation, and this shall be reflected on the Certificate of Insurance. The Vendor's insurance coverage shall be primary insurance with respect to all other available sources. Coverage provided by the Vendor shall not be limited to the liability assumed under the Indemnification provision of this Contract. To the extent permitted by law, Vendor waives all rights of subrogation or similar rights against City, its representatives, agents, and employees. All insurance policies, except Workers' Compensation and Professional Liability required by this Contract, and self-insured retention or deductible portions, shall name, to the fullest extent permitted by law for claims arising out of the performance of this contract, Nibley City, its agents, representatives, officers, directors, officials and employees as "Additional Insureds". Failure to maintain the insurance policies as required by this Contact, or to provide evidence of renewal, is a material breach of contract.

EXHIBIT B: PAST PERFORMANCE REFERENCE FORM

Directions: The Firm to be evaluated listed you as a client for which they have previously performed work for. The information provided on this form will be used to assist Nibley City in the selection and evaluation process. We would appreciate you taking the time to complete this reference form.

NAME OF COMPANY TO BE EVALUATED: _____

NAME OF PERSON SUBMITTING EVALUATION: _____

E-MAIL ADDRESS OF PERSON SUBMITTING EVALUATION: _____

MUNICIPALITY OR AGENCY NAME AND ADDRESS:

ENTITY NAME: _____

ENTITY ADDRESS: _____

QUESTIONS: Rate this company's performance on the following criteria based on a scale of 1 to 10 (10 being highest and 1 being lowest). If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Description of Project:		
No.	Criteria	Points
1	How would you rate work performed by this firm on your project?	
2	How would you rate the Project Team on your project?	
3	How would you rate their ability to complete project within budget?	
4	How would you rate their ability to maintain schedules and meet deadlines?	
6	Would you be willing to contract with this firm again? (10= Yes; 1= No)	
Any additional comments:		

I certify that I completed this form on behalf of the Company/Firm indicated above.

Signature of person completing reference:_____

APPENDIX A

Legal Description & Exhibit

AFTER RECORDING PLEASE RETURN TO:
STERLING LAND HOLDINGS, LLC
50 E 2500 N, Suite 101
North Logan, Utah 84321

Ent 1291024 Bk 2264 Pg 1272
Date: 24-Jun-2021 02:28 PM Fee $40.00
Cache County, UT
Devron Andersen, Rec. - Filed By TJ
For LAND HAVEN INC

WARRANTY DEED

Pursuant to the terms of that certain June 30, 2020 "Nibley City R-PUD Development Agreement" recorded with the Cache County Recorder's Office on July 15, 2020 as Entry No. 1252624, STERLING LAND HOLDINGS, LLC, a Utah limited liability company with an address of 50 East 2500 North, Suite 101, North Logan, Utah 84341, hereby CONVEYS AND WARRANTS to NIBLEY CITY, a political subdivision of the State of Utah, for the sum of Ten Dollars ($10.00), and other good and valuable consideration, the following described tract of land in Cache County, State of Utah:

SEE ATTACHED EXHIBIT "A", PAGES 2-4

Affecting parcels: 03-025-0014, 03-020-0010, & 03-020-0017.

Subject to any and all encumbrances, rights, and interests of record.

DATED this 24 day of June 2021.

STERLING LAND HOLDINGS, LLC

By: JEFF JACKSON
Its: MANAGING MEMBER

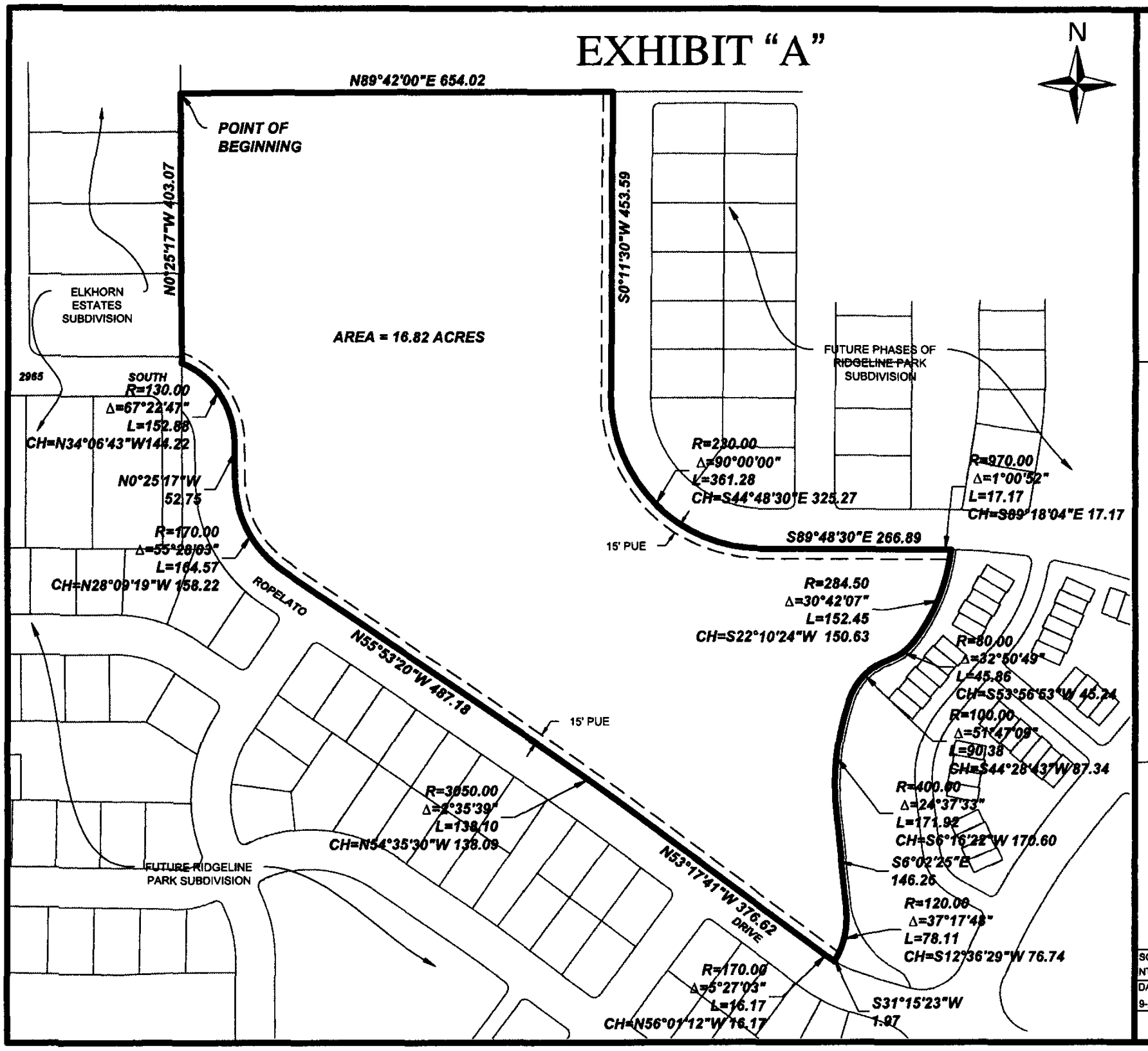
STATE OF UTAH)
: ss.
County of Cache)

On the 24 day of June 2021, personally appeared before me Jeff Jackson, in his capacity as Managing Member of STERLING LAND HOLDINGS, LLC, a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.

SHAMA KACIE HEAPS
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp 11/10/2024
Commission # 715198

Notary Public

EXHIBIT "A"



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

ROPELATO PARK EXHIBIT

LOCATION: NE1/4 & SE1/4 SECTION 21,
T11N, R1E, SLB&M
NIBLEY, UTAH

SCALE:	DRAWN BY:
NTS	C. BOWN
DATE:	PROJECT #:
9-21-20	19-384

SHEET 1 OF 1

Ent 1291024 Bk 2264 Pg 1273

page 2 of 4

AFTER RECORDING PLEASE RETURN TO:
STERLING LAND HOLDINGS, LLC
50 E 2500 N, Suite 101
North Logan, Utah 84321

EXHIBIT "A"

PARK PARCEL

A portion of the NE1/4 & the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point on the easterly line of ELKHORN ESTATES Subdivision, Phase 6, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed, located N0°22'44"W along the Section line 679.06 feet and East 2,656.06 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M.; thence N89°42'00"E 654.02 feet; thence S0°11'30"W 453.59 feet; thence along the arc of a 230.00 foot radius curve to the left 361.28 feet through a central angle of 90°00'00" (chord: S44°48'30"E 325.27 feet); thence S89°48'30"E 266.89 feet; thence along the arc of a 970.00 foot radius curve to the right 17.17 feet through a central angle of 1°00'52" (chord: S89°18'04"E 17.17 feet); thence Southwesterly along the arc of a 284.50 foot radius non-tangent curve (radius bears: N83°10'39"W) to the right 152.45 feet through a central angle of 30°42'07" (chord: S22°10'24"W 150.63 feet); thence along the arc of an 80.00 foot radius curve to the right 45.86 feet through a central angle of 32°50'49" (chord: S53°56'53"W 45.24 feet) to a point of reverse curvature; thence along the arc of a 100.00 foot radius curve to the left 90.38 feet through a central angle of 51°47'09" (chord: S44°28'43"W 87.34 feet) to a point of compound curvature; thence along the arc of a 400.00 foot radius curve to the left 171.92 feet through a central angle of 24°37'33" (chord: S6°16'22"W 170.60 feet); thence S6°02'25"E 146.26 feet; thence along the arc of a 120.00 foot radius curve to the right 78.11 feet through a central angle of 37°17'48" (chord: S12°36'29"W 76.74 feet); thence S31°15'23"W 1.97 feet; thence Northwesterly along the arc of a 170.00 foot radius non-tangent curve (radius bears: N31°15'16"E) to the right 16.17 feet through a central angle of 5°27'03" (chord: N56°01'12"W 16.17 feet); thence N53°17'41"W 376.62 feet; thence along the arc of a 3,050.00 foot radius curve to the left 138.10 feet through a central angle of 2°35'39" (chord: N54°35'30"W 138.09 feet); thence N55°53'20"W 487.18 feet; thence along the arc of a 170.00 foot radius curve to the right 164.57 feet through a central angle of 55°28'03" (chord: N28°09'19"W 158.22 feet); thence N0°25'17"W 52.75 feet; thence along the arc of a 130.00 foot radius curve to the left 152.88 feet through a central angle of 67°22'47" (chord: N34°06'43"W 144.22 feet) to the easterly line of ELKHORN Subdivision, Phase 7 according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed; thence N0°25'17"W 403.07 feet along said Plat and said Phase 6 to the point of beginning.

Contains: 16.82+/- acres

Ent 1291024 Bk 2264 Pg 1274

PARK PUBLIC UTILITY EASEMENTS

15.00-foot-wide Public Utility Easements across a portion of the NE1/4 & the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point located N0°22'44"W along the Section line 679.06 feet and East 2,656.06 feet and N89°42'00"E 639.02 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M.; thence N89°42'00"E 15.00 feet; thence S0°11'30"W 453.59 feet; thence along the arc of a 230.00 foot radius curve to the left 361.28 feet through a central angle of 90°00'00" (chord: S44°48'30"E 325.27 feet); thence S89°48'30"E 266.89 feet; thence along the arc of a 970.00 foot radius curve to the right 17.17 feet through a central angle of 1°00'52" (chord: S89°18'04"E 17.17 feet); thence Southwesterly along the arc of a 284.50 foot radius non-tangent curve (radius bears: N83°10'39"W) to the right 15.12 feet through a central angle of 3°02'43" (chord: S8°20'42"W 15.12 feet); thence Northwesterly along the arc of a 955.00 foot radius non-tangent curve (radius bears: S1°05'36"W) to the left 15.03 feet through a central angle of 0°54'06" (chord: N89°21'27"W 15.03 feet); thence N89°48'30"W 266.89 feet; thence along the arc of a 245.00 foot radius curve to the right 384.84 feet through a central angle of 90°00'00" (chord: N44°48'30"W 346.48 feet); thence N0°11'30"E 453.46 feet to the point of beginning.

Contains: 16,645+/- s.f.

ALSO,

Beginning at a point N0°22'44"W along the Section line 679.06 feet and East 2,656.06 feet and S0°25'17E 386.96 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M.; thence Southeasterly along the arc of a 145.00 foot radius non-tangent curve (radius bears: S19°44'59"W) to the right 176.72 feet through a central angle of

69°49'44" (chord: S35°20'09"E 165.98 feet); thence S0°25'17"E 52.75 feet; thence along the arc of a 155.00 foot radius curve to the left 150.05 feet through a central angle of 55°28'03" (chord: S28°09'19"E 144.26 feet); thence S55°53'20"E 487.18 feet; thence along the arc of a 3,065.00 foot radius curve to the right 138.78 feet through a central angle of 2°35'39" (chord: S54°35'30"E 138.77 feet); thence S53°17'41"E 376.62 feet; thence along the arc of a 155.00 foot radius curve to the left 14.04 feet through a central angle of 5°11'19" (chord: S55°53'28"E 14.03 feet); thence Southwesterly along the arc of a 120.00 foot radius non-tangent curve (radius bears: N64°58'44"W) to the right 13.06 feet through a central angle of 6°14'07" (chord: S28°08'20"W 13.05 feet) thence S31°15'23"W 1.97 feet; thence Northwesterly along the arc of a 170.00 foot radius non-tangent curve (radius bears: N31°15'16"E) to the right 16.17 feet through a central angle of 5°27'03" (chord: N56°01'12"W 16.17 feet); thence N53°17'41"W 376.62 feet; thence along the arc of a 3,050.00 foot radius curve to the left 138.10 feet through a central angle of 2°35'39" (chord: N54°35'30"W 138.09 feet); thence N55°53'20"W 487.18 feet; thence along the arc of a 170.00 foot radius curve to the right 164.57 feet through a central angle of 55°28'03" (chord: N28°09'19"W 158.22 feet); thence N0°25'17"W 52.75 feet; thence along the arc of a 130.00 foot radius curve to the left 152.88 feet through a central angle of 67°22'47" (chord: N34°06'43"W 144.22 feet); thence N0°25'17"W 16.11 feet to the point of beginning.

Contains: 20,885+/- s.f.

Ent 1291024 Bk 2264 Pg 1275

APPENDIX B.1

Construction Plans Phase 1.1 – 1.3

RIDGELINE PARK SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH

SCALE: 1"=100'

LEGAL DESCRIPTION
PREPARED FOR
VISIONARY HOMES
RIDGELINE PARK SUBDIVISION
NIBLEY, UTAH
(May 28, 2020)
Project No. 19-384

COMPOSITE DESCRIPTION
OF
PHASES 1-3

A portion of the NE1/4, the SE1/4, and the SW1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at the southeast corner of Lot 24, Phase 7, ELKHORN ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed, located N0°22'44"W along the Section line 285.50 feet and East 2,656.35 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M.; thence S89°50'50"E 2.67 feet; thence along the arc of a 98.00 foot radius curve to the right 153.59 feet through a central angle of 89°47'42" (chord: S44°56'59"E 138.35 feet); thence S0°03'08"E 95.63 feet; thence along the arc of a 170.00 foot radius curve to the left 165.67 feet through a central angle of 55°50'12" (chord: S27°58'14"E 159.19 feet); thence S55°53'20"E 464.03 feet; thence along the arc of a 3,050.00 foot radius curve to the right 138.09 feet through a central angle of 2°35'39" (chord: S54°35'31"E 138.08 feet); thence S53°17'41"E 376.62 feet; thence along the arc of a 170.00 foot radius curve to the left 59.82 feet through a central angle of 20°09'40" (chord: S63°22'31"E 59.51 feet); thence S16°32'39"W 181.54 feet; thence S53°17'41"E 38.67 feet; thence S20°20'37"W 148.68 feet; thence S33°00'53"W 81.54 feet; thence S43°43'47"W 73.00 feet; thence N89°04'54"W (deed: N89°03'47"W) 84.40 feet; thence S0°47'06"E (deed: S0°45'59"E) 132.50 feet; thence N89°03'07"W (deed: N89°02'W) 586.37 feet; thence N0°01'10"E (deed: N0°02'17"E) 182.00 feet; thence N89°03'07"W (deed: N89°02'W) 160.00 feet; thence S0°01'10"W (deed: S0°02'17"W) 167.00 feet; thence along the arc of a 15.25 foot radius curve to the left 23.70 feet through a central angle of 89°04'17" (chord: S44°30'59"E 21.38 feet); thence N89°03'07"W (deed: N89°02'W) 45.00 feet; thence N0°01'10"E (deed: N0°02'17"E) along a fence line and extension thereof 577.91 feet; thence S87°52'00"W along the extension of, and along a fence line 93.50 feet; thence N89°00'00"W along a fence line 219.80 feet; thence N89°16'00"W along a fence line 191.93 feet to the easterly line of ELKHORN Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed; thence N0°11'58"W (plat: N0°15'28"W) 299.47 feet to the southeast corner of Parcel B, Phase 7, ELKHORN Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed; thence along said Plat and said Phase 6 the following 3 (three) courses and distances: N0°11'08"W (plat: N0°14'38"W) 335.78 feet; thence S89°50'50"E (plat: S89°54'20"E) 508.23 feet; thence N0°25'17"W (plat: N0°28'47"W) 287.51 feet to the point of beginning.

Contains: 28.11+/- acres

NORTH WEST CORNER OF SECTION 21, T11N, R1E, SLB&M, RING & LID MONUMENT

BASIS OF BEARING: N0°22'44"W

N0°22'44"W 285.50'

EAST 2656.35'

WEST 1/4 CORNER OF SECTION 21, T11N, R1E, SLB&M, RING & LID MONUMENT

450 WEST STREET (PUBLIC - 50' WIDE)

2965 SOUTH STREET (PUBLIC - 60' WIDE)

POINT OF BEGINNING

#03-154-0023 BRANDON C & MELISSA S DUCE

#03-154-0024 JENNIFER MARIE DEWAAL

#03-154-0030 THOMAS W & TRACEY MCGUIRE

#03-154-0029 COURTNEY BOYLE

#03-154-0028 CAROL JEAN ROBBINS TRUST

#03-154-0027 MICHAEL T & RAEANN ANDERSON

#03-154-0026 ANGEL BARBERO-GARCIA

#03-154-0025 EDWARD L PEDERSEN

SMH #12 RIM: 4531.97 EAST: 4525.36 WEST: 4525.29

#03-022-0001 JEFFRY A & MICHELLE M RENSHAW

#03-154-0040 JEFFRY A & MICHELLE M RENSHAW

#03-154-0041 MARILYN M & RICHARD C HILLERY

#03-154-0042 BRANDYN J & SHANNON L BOEHME

APPROXIMATE WELL LOCATION PER UTAH DIVISION OF WATER RIGHTS MAPPER

#03-154-0043 MICHAEL D & VIRGINIA D TREMAYNE

#03-154-0044 STEVEN J & DANETTE L KRESIE

ELKHORN RANCH (PUBLIC - 60' WIDE)

#03-022-0010 NIBLEY CITY

#03-025-0017 ROPELATO PROPERTIES LC

#03-025-0012 ROPELATO PROPERTIES LC

PARK DEDICATION AREA

APPROXIMATE WETLAND AREA

APPROXIMATE PARK BOUNDARY

THIS ROAD SHALL BE PAVED WITH ALL WEATHER SURFACING AS PART OF PHASE #1 FOR EMERGENCY ACCESS.

COLLEGE IRRIGATION CANAL

PIPE COLLEGE IRRIGATION CANAL

PIPE DITCH FROM CITY SPRING

CLEAR CREEK

POINT OF STORM WATER DISCHARGE

TRAIL BY OTHERS

TRAIL (10-FT PUBLIC ACCESS EASEMENT)

STORM DRAIN BASIN

FIRE TRUCK TURNAROUND

3025 SOUTH (TS-14)

3050 SOUTH (TS-14) #1

3085 SOUTH (TS-14)

3170 SOUTH (TS-14)

475 WEST (TS-14)

400 WEST (TS-14)

340 WEST (TS-14)

PRIVATE DRIVE (24-FT)

ROPELATO DRIVE (MODIFIED TS-14 #1)

OPEN SPACE A 0.21 ACRES

OPEN SPACE B 0.80 ACRES

OPEN SPACE C 1.62 ACRES

OPEN SPACE D 0.30 ACRES

OPEN SPACE E 0.23 ACRES

OPEN SPACE F 0.56 ACRES

OPEN SPACE G 0.56 ACRES

PHASE 1

PHASE 2

PHASE 3

#03-025-0003 VERN & LENA BALES

PARCEL A

COMMERCIAL LOT #1 0.82 AC

COMMERCIAL LOT #2 0.81 AC

COMMERCIAL LOTS WILL HAVE ACCESS FROM 3170 SOUTH

#03-025-0004 BRIAN J STOUT

#03-025-0005 DAN L FRANCE

INSTALL CURB & GUTTER

SMH #6 RIM: 4547.51 EAST: 4534.76 10" WEST: 4534.61 10"

3200 SOUTH STREET (PUBLIC - 99' WIDE)

N

0 100' 200'

PROJECT CONTACTS & GENERAL NOTES:

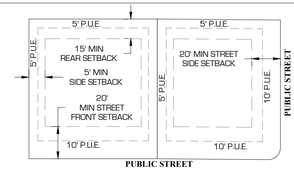
- ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
- TYPE OF DEVELOPMENT: RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD)
- THERE ARE 19 OFF-STREET GUEST PARKING STALLS.
- CURRENT ZONE: R-2
  - MIN FRONTAGE @ SETBACK (SINGLE FAMILY HOME)= 50 FT
  - FRONT SETBACK = 20 FT
  - REAR SETBACK = 15 FT
  - SIDE SETBACK = 5 FT
  - SIDE SETBACK TOWNHOME: 10 FT
  - SIDE SETBACK (ADJACENT ROW) = 20 FT
  - LOT TABULATION
    - RESIDENTIAL LOTS: 71
    - TOWNHOME LOTS: 57
- ALL OPEN SPACE AND PRIVATE DRIVE TO BE RETAINED UNDER HOA OWNERSHIP
- APPROXIMATE WETLAND LOCATIONS ARE SHOWN. FINAL WETLAND DELINEATION PENDING.
- OPEN SPACE CALCULATIONS:
  - PHASE 1 PROVIDED: 173,985 SF (45.7%)
  - PHASE 1 REQUIRED: 133,203 SF
  - PHASE 2 PROVIDED: 140,785 SF (71.4%)
  - PHASE 2 REQUIRED: 74,026 SF
  - PHASE 3 PROVIDED: 72,568 SF (24.8%)
  - PHSAE 3 REQUIRED: 97,376 SF
  - TOTAL OPEN SPACE PROVIDED: 387,338 SF (44.5%)
  - TOTAL OPEN SPACE REQUIRED: 304,430 SF
- DENSITY DETAILS:
  - TOTAL ACREAGE = 28.30 ACRES
  - NET DEVELOPABLE = 19.97 ACRES
  - UNITS/ACRE = 6.49
- PROPERTY OWNER:
  - PARCEL: 03-025-0012
    VISIONARY HOMES 2020, LLC
    50 E 2500 N STE 101
    NORTH LOGAN, UT 84341
- DEVELOPER:
  VISIONARY HOMES
  PROJECT MANAGER: BENJAMIN STEELE
  50 E 2500 N STE 101
  NORTH LOGAN, UT 84341
- CIVIL ENGINEER:
  CIVIL SOLUTIONS GROUP, INC.
  MICHAEL TAYLOR, PE
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 435.213.3762
  E: M.TAYLOR@CSG.WORK
- LAND SURVEYOR:
  CIVIL SOLUTIONS GROUP, INC.
  DENNIS CARLISLE, PLS
  669 NORTH 1890 WEST SUITE 47B
  PROVO, UT 84601
  P: 801.874.1432 EXTENSION 712
  E:DCARLISLE@CSG.WORK

STORM WATER NARRATIVE

- METHOD: TR-55 DETENTION
- RELEASE RATE: 0.05 CFS/ACRE
- PERCOLATION RATE ASSUMED TO BE GREATER THAN 0.05 CFS/ACRE. PERCOLATION TEST PENDING.
- SWALES CONTAIN 59,093 CUBIC FEET OF STORAGE. (MINUS DRIVEWAYS & ON-STREET PARKING)
- AN ADDITIONAL 18,983 CUBIC FEET OF STORAGE WILL BE PROVIDED IN THE STORM DRAIN BASIN.
- A TOTAL OF 78,076 CUBIC FEET OF STORM WATER STORAGE IS REQUIRED.
- SEE SHEET 2 FOR STORM DRAIN CALCULATIONS.

LEGEND

- PHASE LINE
- PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT - CONSERVATION & CANAL
- EX. SEWER LINE
- EX. WATER LINE
- PROPOSED SEWER SERVICE
- PROPOSED WATER LINE
- EXISTING EASEMENT LINE
- 5440 CONTOUR EXISTING
- EXISTING BUILDING
- PROPOSED PIT RUN SECONDARY ACCESS
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net

RIDGELINE PARK SUBDIVISION
PRELIMINARY PLAT
350 WEST 3200 SOUTH
NIBLEY, UTAH 84321

MARK	DATE	DESCRIPTION

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
REVIEWED BY: M. TAYLOR
ISSUED: 7.9.2020

PROFESSIONAL ENGINEER
07.09.20
No. 8243188-2202
MICHAEL F. TAYLOR
STATE OF UTAH

SITE PLAN

1 OF 3

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
101	8383.10	73.00 84.40 30.41 95.40 96.88	S43° 43' 46.91"W N89° 04' 54.20"W N31° 03' 28.45"W N42° 51' 54.19"E S63° 12' 43.17"E
102	6685.56	81.55 96.88 48.61 117.40	S33° 00' 52.56"W N63° 12' 43.17"W N18° 35' 46.39"E S79° 35' 44.05"E
103	8669.63	90.44 117.40 48.61 145.83	S20° 20' 37.44"W N79° 35' 44.05"W N2° 12' 45.51"E N84° 01' 15.07"E
104	11396.51	58.24 145.83 48.61 144.77 15.30 38.67	S20° 20' 37.44"W S84° 01' 15.07"W N14° 10' 15.37"W N67° 38' 14.19"E S53° 17' 41.22"E S53° 17' 41.22"E
105	8251.12	48.61 109.94 36.37 55.36 144.77	N30° 33' 16.24"W N51° 15' 13.32"E S53° 17' 41.22"E S53° 17' 41.22"E S67° 38' 14.19"W
106	6367.81	121.54 15.30 55.36 103.84 46.00	S16° 32' 39.26"W N53° 17' 41.22"W N53° 17' 41.22"W N28° 00' 12.22"E S67° 43' 34.26"E
107	5519.80	36.37 26.17 100.00 12.03 34.93 103.84	N53° 17' 41.22"W N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E S57° 38' 44.50"E S28° 00' 12.22"W

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
108	5000.00	50.00 100.00 50.00 100.00	N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W
109	5000.00	100.00 50.00 100.00 50.00	N36° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W N53° 17' 41.22"W
110	6478.54	90.00 15.71 55.00 100.00 65.00	N36° 42' 18.78"E N81° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W N53° 17' 41.22"W
111	6478.54	90.00 65.00 100.00 55.00 15.71	S36° 42' 18.78"W N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E S8° 17' 41.22"E
112	6000.00	60.00 100.00 60.00 100.00	N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W
113	6044.61	45.91 14.59 100.00 60.50 99.65	S53° 44' 04.89"E S53° 17' 41.22"E S36° 42' 18.78"W N53° 17' 41.22"W N36° 42' 18.78"E
114	6055.78	100.38 60.50 100.00 14.59 45.91	N36° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W N53° 17' 41.22"W N53° 45' 58.42"W

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
115	6000.00	60.00 100.00 60.00 100.00	N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W
116	6478.54	90.00 15.71 55.00 100.00 65.00	S36° 42' 18.78"W S81° 42' 18.78"W N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E
117	6478.54	55.00 15.71 90.00 65.00 100.00	N53° 17' 41.22"W N8° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W
118	5000.00	100.00 50.00 100.00 50.00	S36° 42' 18.78"W N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E
119	6400.18	43.17 6.10 100.00 50.00 26.17 108.94	N46° 01' 13.95"W N53° 17' 41.22"W N36° 42' 18.78"E S53° 17' 41.22"E S53° 17' 41.22"E S51° 15' 13.32"W
120	8714.56	142.27 136.89 15.71 64.16 31.10	S16° 14' 37.02"E N53° 17' 41.22"W N36° 42' 18.78"E N36° 42' 18.78"E S53° 17' 41.22"E
121	8381.68	60.77 136.59 10.92 0.64 48.45 136.89	S36° 38' 03.05"W N53° 17' 41.22"W N34° 45' 53.03"E N36° 36' 13.60"E N36° 42' 18.78"E S53° 17' 41.22"E

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
122	8557.71	136.59 73.83 69.74 60.00 48.94	S53° 17' 41.22"E S71° 41' 22.37"W N89° 04' 54.20"W N7° 53' 59.98"E N25° 14' 17.54"E
123	6547.22	60.00 80.17 15.78 75.89 90.00	S7° 53' 59.98"W N89° 04' 54.20"W N43° 52' 06.09"W N9° 23' 49.74"E S72° 33' 02.55"E
124	6733.90	10.92 48.94 90.00 89.79 90.00	S34° 45' 53.03"W S25° 14' 17.54"W N72° 33' 02.55"W N26° 58' 32.94"E S53° 29' 51.57"E
125	5846.18	48.45 0.64 90.00 0.96 64.16 90.00 15.71	S36° 42' 18.78"W S36° 36' 13.60"W N53° 29' 51.57"W N36° 36' 13.60"E N36° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W
126	5753.01	90.00 54.16 15.71 80.00 64.16	N53° 17' 41.22"W N36° 42' 18.78"E N81° 42' 18.78"E S53° 17' 41.22"E S36° 42' 18.78"W
201	6047.76	60.50 100.00 25.52 34.98 99.80	N55° 53' 20.10"W N34° 30' 12.36"E S55° 53' 20.10"E S55° 33' 13.44"E S34° 30' 12.36"W
202	6000.14	100.00 60.00 100.00 60.00	S34° 30' 12.36"W N55° 53' 20.10"W N34° 30' 12.36"E S55° 53' 20.10"E

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
203	6000.14	100.00 60.00 100.00 60.00	S34° 30' 12.36"W N55° 53' 20.10"W N34° 30' 12.36"E S55° 53' 20.10"E
204	6000.14	100.00 60.00 100.00 60.00	S34° 30' 12.36"W N55° 53' 20.10"W N34° 30' 12.36"E S55° 53' 20.10"E
205	6000.14	100.00 60.00 100.00 60.00	S34° 30' 12.36"W N55° 53' 20.10"W N34° 30' 12.36"E S55° 53' 20.10"E
206	6000.14	100.00 25.00 35.00 100.00 60.00	S34° 30' 12.36"W N55° 53' 20.10"W N55° 53' 20.10"W N34° 30' 12.36"E S55° 53' 20.10"E
207	6479.03	100.00 65.00 90.07 15.64 55.07	S34° 30' 12.36"W N55° 53' 20.10"W N34° 30' 12.36"E N79° 18' 26.13"E S55° 53' 20.10"E
208	6034.24	65.00 35.00 60.68 100.00 60.00	S55° 53' 20.10"E S55° 53' 20.10"E S34° 30' 12.36"W N55° 29' 47.64"W N34° 30' 12.36"E
209	6742.97	100.00 47.52 91.49 79.87 11.98	S55° 29' 47.64"E S34° 30' 12.36"W N82° 24' 59.25"W N21° 02' 36.56"E N34° 30' 12.36"E

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
210	6796.11	72.15 3.74 16.11 85.50 91.49 58.19	S75° 26' 35.47"W S65° 27' 23.85"W N67° 23' 15.77"W N6° 49' 27.32"W S82° 24' 59.25"E S5° 34' 12.90"E
211	11373.37	56.82 58.19 47.52 60.68 25.00 60.00 122.45	N88° 29' 33.56"W N5° 34' 12.90"W N34° 30' 12.36"E N34° 30' 12.36"E S55° 53' 20.10"E S55° 53' 20.10"E S34° 30' 12.36"W
212	6681.94	63.30 122.45 60.00 103.33	N73° 31' 50.59"W N34° 30' 12.36"E S55° 53' 20.10"E S34° 30' 12.36"W
213	6043.21	21.04 39.17 103.33 60.00 100.00	N55° 53' 20.10"W N60° 46' 03.53"W N34° 30' 12.36"E S55° 53' 20.10"E S34° 30' 12.36"W
214	6000.14	60.00 100.00 60.00 100.00	S55° 53' 20.10"E S34° 30' 12.36"W N55° 53' 20.10"W N34° 30' 12.36"E
215	6052.41	26.89 100.00 60.50 100.20 33.61	N55° 53' 20.10"W N34° 30' 12.36"E S55° 53' 20.10"E S34° 30' 12.36"W N55° 32' 37.57"W
301	7140.18	21.49 76.10 95.65 40.74 2.94 15.71 13.55 69.91	S0° 01' 09.80"W N89° 58' 50.20"W N0° 50' 46.89"E N75° 26' 07.08"E N66° 27' 23.85"E S68° 32' 36.15"E S23° 32' 36.15"E S11° 45' 43.17"E

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
302	6801.26	52.81 11.94 98.43 55.39 14.94 95.65 5.90	S87° 52' 00.00"W S87° 52' 00.00"W N1° 00' 00.00"E S89° 00' 00.00"E N87° 42' 25.15"E S0° 50' 46.89"W N89° 58' 50.20"W
303	7007.30	28.74 41.60 100.00 70.30 98.43	S87° 52' 00.00"W N89° 00' 00.00"W N1° 00' 00.00"E S89° 00' 00.00"E S1° 00' 00.00"W
304	7029.85	100.00 70.30 100.00 70.30	S1° 00' 00.00"W N89° 00' 00.00"W N1° 00' 00.00"E S89° 00' 00.00"E
305	7029.85	100.00 70.30 100.00 70.30	S1° 00' 00.00"W N89° 00' 00.00"W N1° 00' 00.00"E S89° 00' 00.00"E
306	10877.15	100.00 37.61 94.91 133.72 66.01 4.28	S1° 00' 00.00"W N89° 00' 00.00"W N89° 16' 00.00"W N30° 05' 40.82"E S74° 27' 09.59"E S89° 00' 00.00"E
307	18089.03	133.72 97.01 100.07 132.30 70.30	S30° 05' 40.82"W N89° 16' 00.00"W N0° 11' 58.00"W N61° 04' 40.06"E S44° 24' 49.56"E
308	10775.87	65.19 132.30 131.20 100.03 5.11	S14° 33' 25.76"E S61° 04' 40.06"W N0° 11' 58.00"W N89° 48' 28.43"E S0° 11' 31.57"E

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
309	7032.25	70.30 100.03 68.20 2.10 100.04	S0° 11' 31.57"E S89° 48' 28.43"W N0° 11' 58.00"W N0° 11' 08.00"W N89° 48' 28.43"E
310	7032.25	70.30 100.04 70.30 100.03	S0° 11' 31.57"E S89° 48' 28.43"W N0° 11' 08.00"W N89° 48' 28.43"E
311	8739.21	38.30 31.99 100.03 101.80 110.38	S8° 14' 56.14"W S0° 11' 31.57"E S89° 48' 28.43"W N0° 11' 08.00"W S73° 18' 36.16"E
312	16404.67	70.30 110.38 161.58 20.78 181.86	S32° 10' 53.46"W N73° 18' 36.16"W N0° 11' 08.00"W S89° 50' 50.00"E S42° 19' 36.92"E
313	14270.66	70.30 181.86 163.83 104.71	S63° 09' 52.70"W N42° 19' 36.92"W S89° 50' 50.00"E S11° 20' 37.68"E
314	8105.51	44.21 26.08 104.71 90.99 100.00	N89° 50' 50.00"W S84° 24' 16.16"W N11° 20' 37.68"W S89° 50' 50.00"E S0° 09' 10.00"W
315	7029.85	70.30 100.00 70.30 100.00	N89° 50' 50.00"W N0° 09' 10.00"E S89° 50' 50.00"E S0° 09' 10.00"W

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
316	7283.03	11.54 58.76 100.00 75.33 100.42	N88° 24' 35.11"W N89° 50' 50.00"W N0° 09' 10.00"E S89° 50' 50.00"E S3° 01' 39.77"W
317	9417.10	70.30 100.42 87.00 19.07 122.05	N76° 12' 58.27"W N3° 01' 39.77"E S89° 50' 50.00"E S89° 50' 50.00"E S20° 32' 23.69"W
318	10458.81	72.25 106.54 15.82 54.48 122.05 39.52	S33° 11' 43.04"E S34° 30' 12.36"W N55° 53' 20.10"W N62° 40' 28.20"W N20° 32' 23.69"E S89° 50' 50.00"E
319	6875.38	80.00 15.64 58.07 106.54 54.97 3.44 15.78	S34° 30' 12.36"W S79° 18' 26.13"W N55° 53' 20.10"W N34° 30' 12.36"E S49° 02' 29.70"E S55° 53' 20.10"E S10° 41' 33.87"E
320	7159.65	70.20 92.22 84.75 2.26 54.28 19.06 15.78 1.50	S25° 45' 33.80"W N58° 20' 11.97"W N31° 39' 48.03"E S56° 16' 12.29"E S55° 53' 20.10"E S55° 53' 20.10"E S10° 41' 33.87"E S34° 30' 12.36"W
321	7615.38	84.75 55.86 100.00 7.69 87.02 11.47	S31° 39' 48.03"W N89° 50' 50.00"W N0° 11' 31.57"W S89° 50' 50.00"E S75° 10' 57.37"E S58° 35' 04.62"E
322	6800.12	100.00 68.00 100.00 68.00	S0° 11' 31.57"E N89° 50' 50.00"W N0° 11' 31.57"W S89° 50' 50.00"E

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
323	6800.12	100.00 68.00 100.00 68.00	S0° 11' 31.57"E N89° 50' 50.00"W N0° 11' 31.57"W S89° 50' 50.00"E
324	8963.89	100.00 100.00 30.18 110.38 29.58	S0° 11' 31.57"E S89° 48' 28.43"W N0° 11' 31.57"W N44° 58' 49.21"E S89° 50' 50.00"E
325	6800.00	68.00 13.00 87.00 68.00 100.00	S0° 11' 31.57"E S89° 48' 28.43"W S89° 48' 28.43"W N0° 11' 31.57"W N89° 48' 28.43"E
326	7494.49	16.39 108.50 29.38 87.00 99.73	N89° 00' 00.00"W N44° 35' 45.79"W N0° 11' 31.57"W N89° 48' 28.43"E S1° 00' 00.00"W
327	6798.24	100.00 68.00 99.73 13.00 55.00	S1° 00' 00.00"W N89° 00' 00.00"W N1° 00' 00.00"E N89° 48' 28.43"E S89° 00' 00.00"E
328	6800.00	100.00 68.00 100.00 68.00	S1° 00' 00.00"W N89° 00' 00.00"W N1° 00' 00.00"E S89° 00' 00.00"E
329	6800.00	68.00 100.00 68.00 100.00	S89° 00' 00.00"E S1° 00' 00.00"W N89° 00' 00.00"W N1° 00' 00.00"E

PARCEL AREA TABLE

PARCEL #	AREA	SEGMENT LENGTHS	SEGMENT BEARINGS
330	7669.35	81.87 15.44 3.03 29.99 50.18 100.00 69.02	S11° 48' 19.65"E S22° 13' 37.02"W S66° 27' 23.85"W S78° 43' 41.93"W N89° 00' 00.00"W N1° 00' 00.00"E S89° 00' 00.00"E

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	CHORD
C1	170.00	32°09'15"	95.40	S42°51'54"W 94.16
C2	170.00	16°23'01"	48.61	S18°35'46"W 48.45
C3	170.00	16°23'01"	48.61	S2°12'46"W 48.45
C4	170.00	16°23'01"	48.61	S14°10'15"E 48.45
C5	170.00	16°23'01"	48.61	S30°33'16"E 48.45
C6	170.00	14°32'55"	43.17	S46°01'14"E 43.05
C7	10.00	90°00'00"	15.71	S8°17'41"E 14.14
C8	10.00	90°00'00"	15.71	S81°42'19"W 14.14
C9	230.00	8°42'07"	34.93	N57°38'45"W 34.90
C10	230.00	11°27'33"	46.00	N67°43'34"W 45.92
C11	10.00	90°00'00"	15.71	S81°42'19"W 14.14
C12	110.00	74°06'08"	142.27	N16°14'37"W 132.56
C13	110.00	31°39'12"	60.77	N36°38'03"E 60.00
C14	110.00	38°27'27"	73.83	N71°41'22"E 72.45

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	CHORD
C15	10.00	90°25'36"	15.78	S43°52'06"E 14.19
C16	270.00	16°06'15"	75.89	S9°23'50"W 75.64
C17	270.00	19°03'11"	89.79	S26°58'33"W 89.37
C18	270.00	0°12'10"	0.96	S36°36'14"W 0.96
C19	180.00	0°12'10"	0.64	S36°36'14"W 0.64
C20	180.00	3°28'31"	10.92	N34°45'53"E 10.92
C21	180.00	15°34'40"	48.94	N25°14'18"E 48.79
C22	180.00	19°05'55"	60.00	N7°54'00"E 59.72
C23	10.00	90°00'00"	15.71	N81°42'19"E 14.14
C24	2790.00	0°56'34"	45.91	S53°45'58"E 45.91
C25	2990.00	0°52'47"	45.91	N53°44'05"W 45.91
C26	10.00	90°00'00"	15.71	N8°17'41"W 14.14
C27	2990.00	0°40'13"	34.98	N55°33'13"W 34.98
C28	2790.00	0°41'25"	33.61	S55°32'38"E 33.61

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	CHORD
C29	230.00	9°45'27"	39.17	S60°46'04"E 39.12
C30	230.00	15°46'07"	63.30	S73°31'51"E 63.10
C31	230.00	14°09'19"	56.82	S88°29'34"E 56.68
C32	230.00	17°58'23"	72.15	N75°26'35"E 71.85
C33	10.00	92°18'41"	16.11	S67°23'16"E 14.42
C34	170.00	28°48'56"	85.50	S6°49'27"E 84.60
C35	170.00	26°55'12"	79.87	S21°02'37"W 79.14
C36	10.00	89°36'28"	15.64	S79°18'26"W 14.09
C37	230.00	17°59'53"	72.25	N33°11'43"W 71.95
C38	230.00	13°41'41"	54.97	N49°02'30"W 54.84
C39	10.00	90°23'32"	15.78	N10°41'34"W 14.19
C40	10.00	89°36'28"	15.64	N79°18'26"E 14.09
C41	230.00	13°34'16"	54.48	S62°40'28"E 54.35
C42	230.00	17°30'44"	70.30	S78°12'58"E 70.03

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	CHORD
C43	230.00	2°52'30"	11.54	S88°24'35"E 11.54
C44	130.00	11°29'48"	26.08	N84°24'16"E 26.04
C45	130.00	30°58'59"	70.30	N63°09'53"E 69.45
C46	130.00	30°58'59"	70.30	N32°10'53"E 69.45
C47	130.00	16°52'55"	38.30	N8°14'56"E 38.17
C48	130.00	28°43'48"	65.19	N14°33'26"W 64.51
C49	130.00	30°58'59"	70.30	N44°24'50"W 69.45
C50	130.00	29°05'41"	66.01	N74°27'10"W 65.31
C51	130.00	6°35'10"	14.94	N87°42'25"E 14.93
C52	130.00	17°57'26"	40.74	N75°26'07"E 40.58
C53	10.00	90°00'00"	15.71	S68°32'36"E 14.14
C54	170.00	23°33'46"	69.91	S11°45'43"E 69.42
C55	230.00	20°23'40"	81.87	N11°48'20"W 81.44
C56	10.00	88°27'34"	15.44	N22°13'37"E 13.95

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	CHORD
C57	70.00	24°32'36"	29.99	N78°43'42"E 29.76
C58	70.00	88°48'28"	108.50	S44°35'46"E 97.96
C59	70.00	90°20'42"	110.38	S44°58'49"W 99.29
C60	170.00	29°19'45"	87.02	S75°10'57"E 86.07
C61	170.00	3°52'00"	11.47	S58°35'05"E 11.47
C62	10.00	90°23'32"	15.78	S10°41'34"E 14.19
C63	230.00	17°29'17"	70.20	S25°45'34"W 69.93
C64	280.00	36°11'50"	176.89	N70°58'59"W 173.97
C65	10.00	90°01'47"	15.71	N44°04'01"W 14.15
C66	10.00	89°58'13"	15.70	S45°55'59"W 14.14
C67	170.00	31°58'34"	94.88	S74°55'49"W 93.65
C68	15.24	89°04'17"	23.70	S44°30'59"E 21.38

STORMWATER CALCULATIONS

Ridgeline Park

Description	Area (sq ft)	Area (ac)	CN (Group B/C)	(SubArea / TotalArea)*CN
Impervious Area	511,642	11.75	98	44
Open Space	396,739	9.11	61	21
Open Space	222,279	5.10	74	15
Total Area:	1,130,659	25.96	80	
Pre Development (Pasture, grassland, or range; good):	1,130,659	25.96	65	
90th-Percentile Storm Volume w/in city ROW's (0.6-in):	10,557	cu-ft		
Pre-development runoff rate (time of concentration = 432 min):	0.05	cfs/acre		
Percolation rate to be used in swales:	0.05	cfs/acre		

Initial Abstraction		0.49	inches	
for pre dev		1.08	inches	
Precipitation (10 Yr)	24 hour storm	2.04	inches	
Precipitation (25 Yr)	24 hour storm	2.41	inches	
Precipitation (100 Yr)	24 hour storm	3.02	inches	
Direct Runoff (10 Yr)	24 hour storm	0.60	total runoff depth	
for pre dev (10 Yr)	24 hour storm	0.14	total runoff depth	
Direct Runoff (25 Yr)	24 hour storm	0.84	total runoff depth	
for pre dev (25 Yr)	24 hour storm	0.26	total runoff depth	
Direct Runoff (100 Yr)	24 hour storm	1.28	total runoff depth	
for pre dev (100 Yr)	24 hour storm	0.51	total runoff depth	
Post Development				
10-Year Direct Runoff		1.30	acre-ft	56,502 ft3
25-Year Direct Runoff		1.82	acre-ft	79,374 ft3
100-Year Direct Runoff		2.78	acre-ft	120,971 ft3
Pre-Development				
10-Year Direct Runoff		0.31	acre-ft	13,658 ft3
25-Year Direct Runoff		0.57	acre-ft	24,771 ft3
100-Year Direct Runoff		1.11	acre-ft	48,322 ft3

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net

RIDGELINE PARK SUBDIVISION
PRELIMINARY PLAT
350 WEST 3200 SOUTH
NIBLEY, UTAH 84321

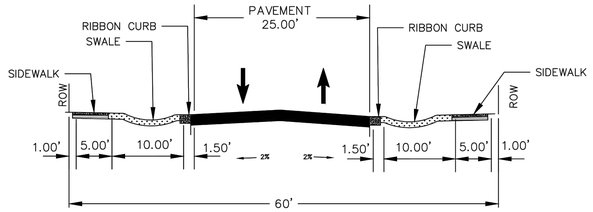
MARK	DATE	DESCRIPTION

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
REVIEWED BY: M. TAYLOR
ISSUED: 7.9.2020

PROFESSIONAL ENGINEER
07.09.20
No. 8243188-2202
MICHAEL C. TAYLOR
STATE OF UTAH

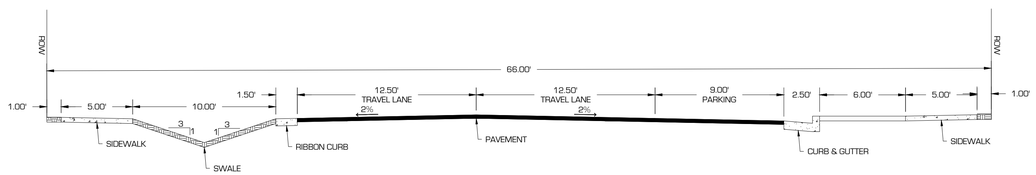
LOT DIMENSIONS

2 OF 3



TS-14: LOCAL: 2-LANE LOCAL WITH SWALES, 60' ROW

N.T.S.



MODIFIED TS-14 #1

NOT TO SCALE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net

RIDGELINE PARK SUBDIVISION
PRELIMINARY PLAT
350 WEST 3200 SOUTH
NIBLEY, UTAH 84321

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
REVIEWED BY: M. TAYLOR
ISSUED: 7.9.2020

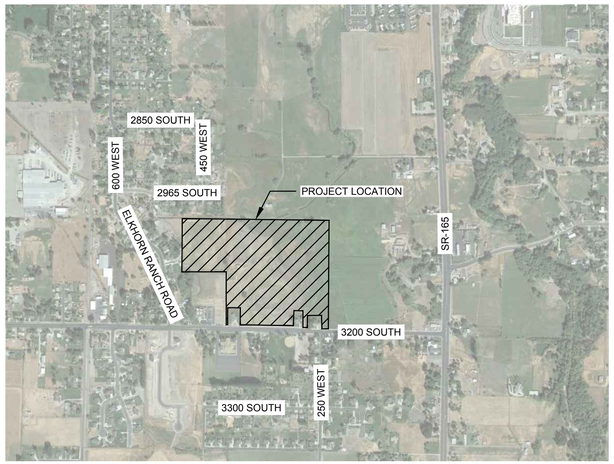
PROFESSIONAL ENGINEER
07.09.20
No. 8243188-2202
MICHAEL C. TAYLOR
STATE OF UTAH

ROAD SECTIONS

RIDGELINE PARK PHASES 1-3
CONSTRUCTION DOCUMENTS

10/6/2021

VICINITY MAP:



GENERAL NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF NIBLEY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND NIBLEY CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF NIBLEY.
8. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
9. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY.
10. ALL ADA RAMP FORMS MUST BE INSPECTED BY THE CITY AT LEAST 24 HOURS PRIOR TO POURING CONCRETE. REQUEST INSPECTION FROM THE CITY A MINIMUM OF 48 HOURS PRIOR TO NEEDING THE INSPECTION.

STANDARD SPECIFICATIONS:

1. NIBLEY CITY CORPORATION DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND SPECIFICATIONS.
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

STANDARD DRAWINGS:

1. AMERICAN PUBLIC WORKS ASSOCIATION 2017 STANDARD DRAWINGS W/ NIBLEY AMENDMENTS.

GENERAL NOTES:

1. CURRENT ZONE: R-2 WITH R-PUD OVERLAY
2. SETBACKS: PER CITY CODE
3. TOTAL PROPERTY AREA: 37.16 ACRES
4. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
5. ELEVATIONS SHOWN ARE TIED TO NATIONAL GEODETIC SURVEY BENCHMARK #MR-0450 WITH ELEVATION 4783.47, NAVD88 DATUM.
6. NIBLEY CITY MONUMENT KNOWN ELEVATION=4543.58. MEASURED ELEVATION = 4543.30.

PROJECT CONTACTS:

1. CIVIL ENGINEER

   CIVIL SOLUTIONS GROUP
   MICHAEL E. TAYLOR
   540 WEST GOLF COURSE ROAD SUITE B1
   PROVIDENCE, UT 84332
   P. 435.890.4498
   E. MTAYLOR@CIVILSOLUTIONSGROUP.NET

2. SURVEYOR

   DENNIS CARLISLE
   669 NORTH 1890 WEST SUITE 47B
   PROVO, UT 84601
   DCARLISLE@CSG.WORK
   P. 801.874.4132 EXT. 712

3. NIBLEY PUBLIC WORKS DIRECTOR:

   JUSTIN MAUGHAN
   455 WEST 3200 SOUTH
   NIBLEY, UT 84321
   P. 435.770.0727

5. HYRUM CITY FIRE DEPARTMENT

   P. 435-245-7654

6. ROCKY MOUNTAIN POWER:

   JAMES KNIGHT
   P. 435.563.2921

7. UTAH STORM WATER PERMIT:

   UTAH DEPARMENT OF WATER QUALITY
   P.O. BOX 144870
   SALT LAKE CITY, UTAH 84114-4870
   P. 801.538.6146
   http://www.waterquality.utah.gov/UPDES/stormwater.htm

8. DOMINION ENERGY:

   CRISTI FIEDEL
   895 WEST 800 NORTH
   LOGAN, UT 84321
   P. 435.752.7751

SHEET LIST TABLE

Sheet Number	Sheet Title
C-001	INDEX
C-002	LEGEND
C-100	DEMOLITION PLAN
C-101	PHASING
C-102	PHASE 1 OVERVIEW
C-103	PHASE 2 OVERVIEW
C-104	PHASE 3 OVERVIEW
C-201	STORMWATER & EROSION CONTROL
C-202	STORMWATER BASINS
C-203	STORMWATER CALCULATIONS
C-204	GRADING OVERVIEW
C-205	GRADING
C-206	GRADING
C-207	GRADING
C-208	GRADING
C-209	GRADING
C-301	PLAN & PROFILE
C-302	PLAN & PROFILE
C-303	PLAN & PROFILE
C-304	PLAN & PROFILE
C-305	PLAN & PROFILE
C-306	PLAN & PROFILE
C-307	PLAN & PROFILE
C-308	PLAN & PROFILE
C-309	PLAN & PROFILE
C-310	PLAN & PROFILE
C-311	PLAN & PROFILE
C-312	IRRIGATION PLAN & PROFILE
C-313	IRRIGATION PLAN & PROFILE
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS
C-506	DETAILS

NIBLEY CITY ENGINEERING DEPARTMENT APPROVAL: REVISION DELTA 1

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPERS ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY:_____ DATE: 10/06/2021

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3
350 WEST 3200 SOUTH
NIBLEY, UTAH

MARK	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

INDEX

C-001

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Phase 1-3\Sheet Set\Index

LEGEND EXISTING

- PROPERTY BOUNDARY
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- SEWER LINE
- BURIED POWER LINE
- AERIAL POWER LINE
- COMMUNICATION LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- FENCE
- CONCRETE
- EXISTING TO BE REMOVED
- WATER VALVE
- FIRE HYDRANT
- STORMDRAIN BOX
- WATER METER
- SEWER MANHOLE

LEGEND PROPOSED

- WATER LINE (SIZE SHOWN ON PLAN)
- STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- IRRIGATION LINE (SIZE SHOWN ON PLAN)
- GAS LINE
- SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- BURIED POWER LINE
- BURIED COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- CLOSED FACE CURB AND GUTTER
- CONCRETE SIDEWALK.
- BUILDING SETBACK
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- STORMDRAIN BOX
- STORM WATER CATCH BASIN

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

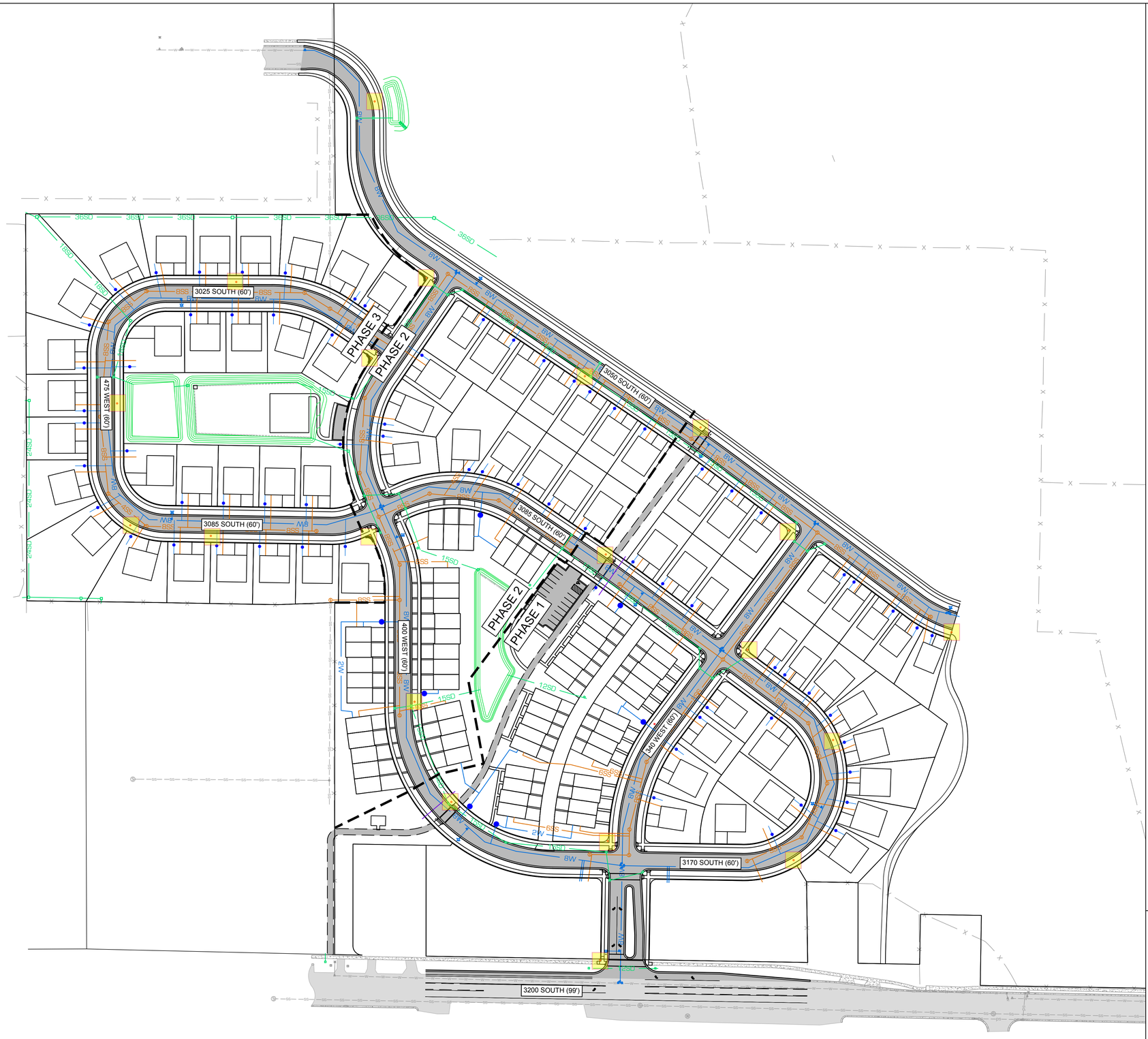
PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

LEGEND

C-002

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Phase 1-3\Sheet Set\Index



Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

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

MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

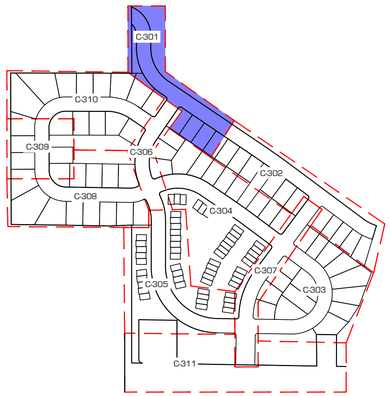
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

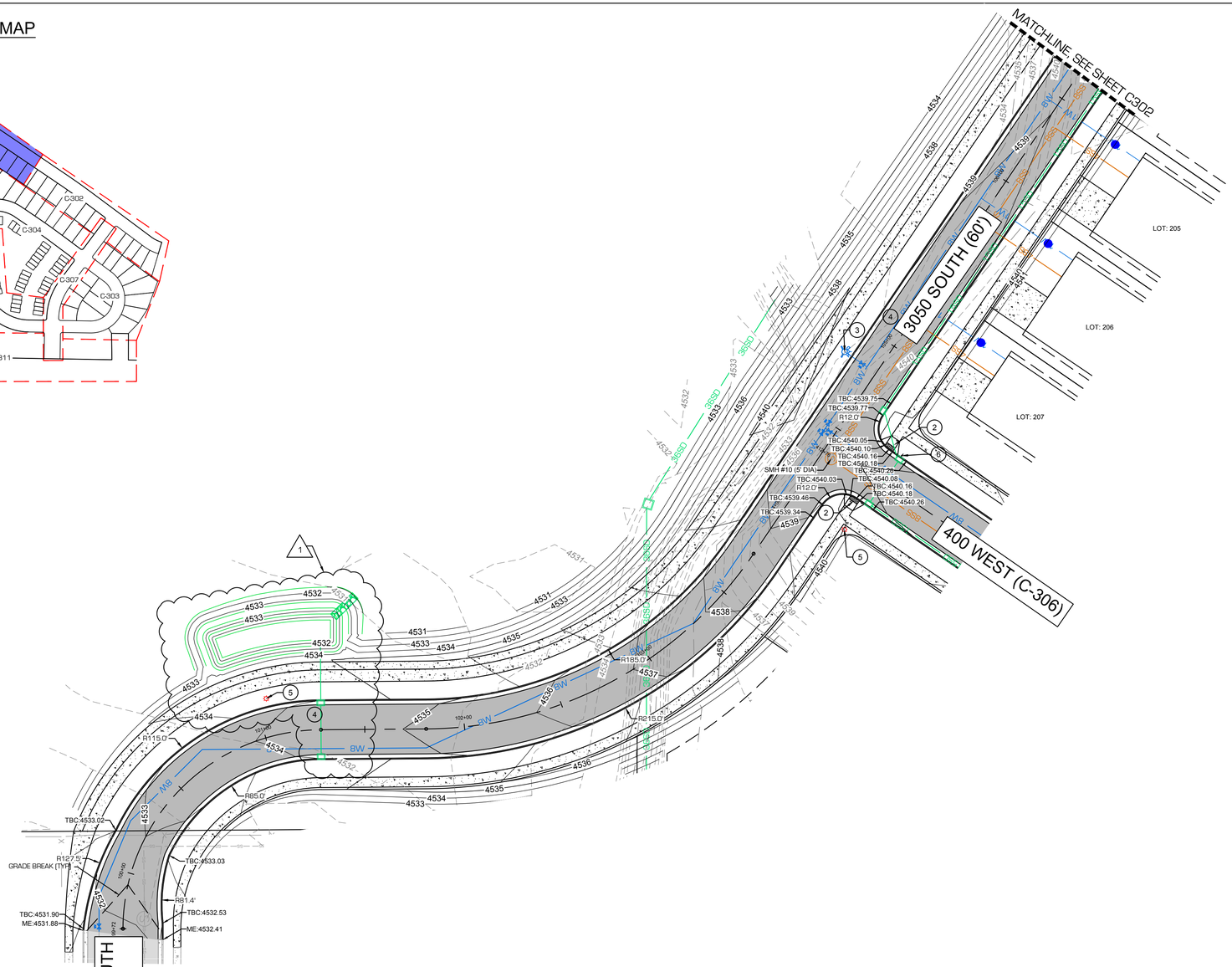
PHASING

C-101

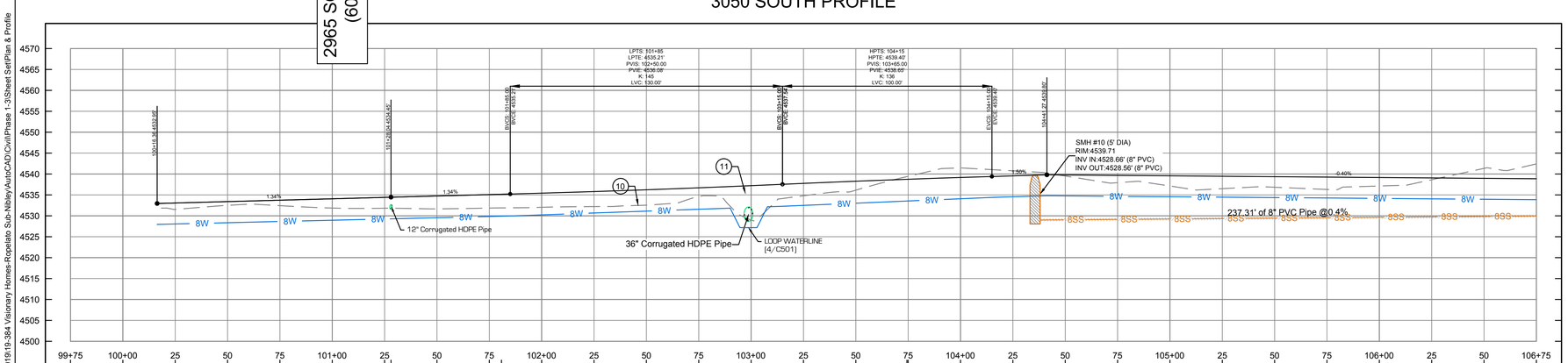
P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Phase 1-3\Sheet Set\Overview

KEY MAP





3050 SOUTH PROFILE



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3
350 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

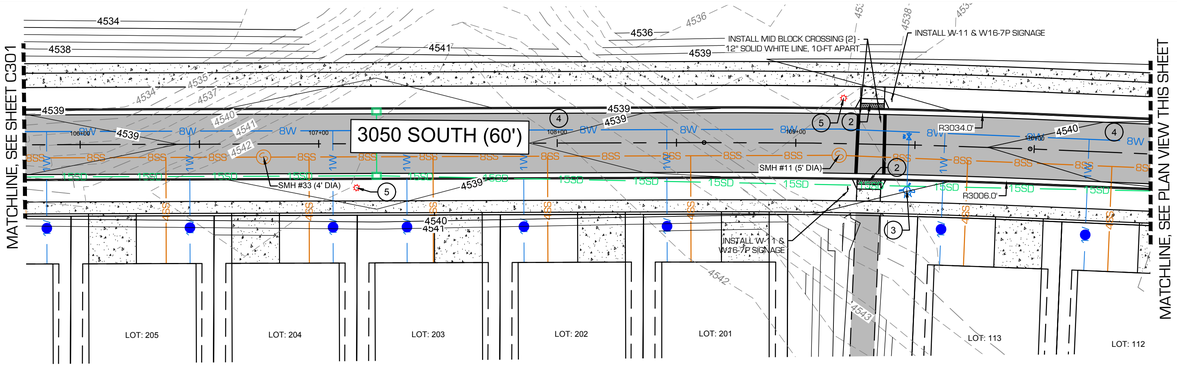
PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

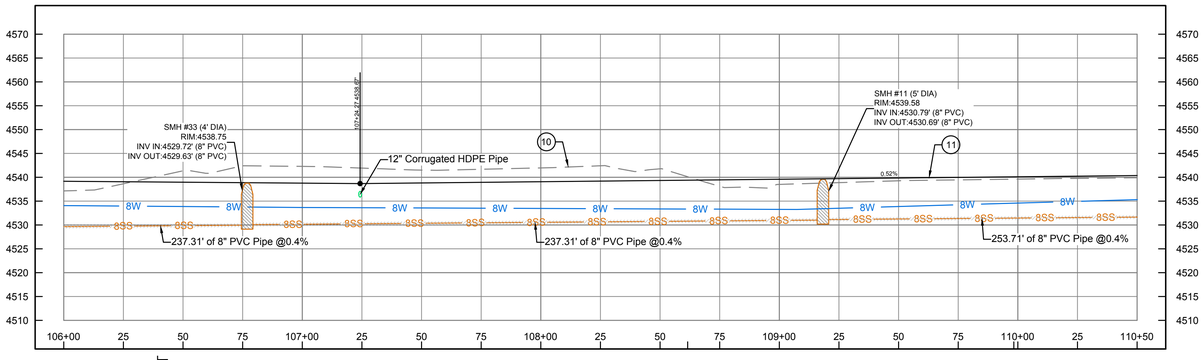
PLAN & PROFILE

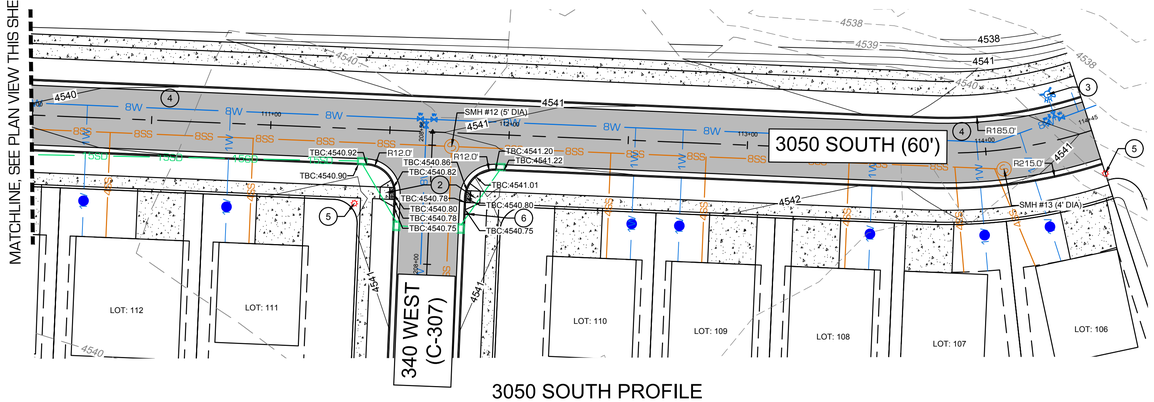
C-301

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Phase 1-3\Sheet Set\Plan & Profile

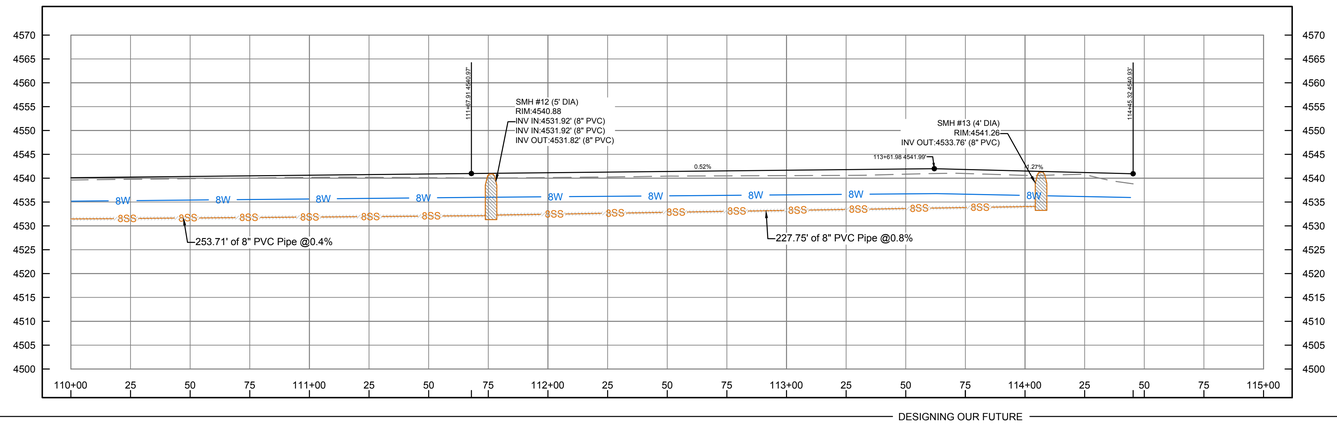


3050 SOUTH PROFILE

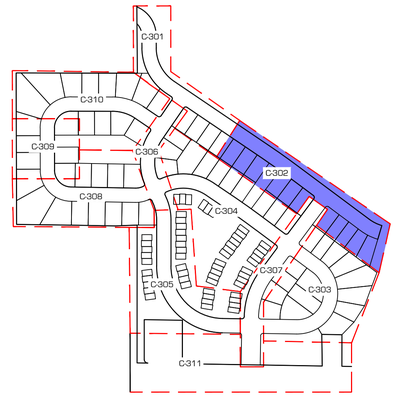




3050 SOUTH PROFILE



KEY MAP



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3600 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

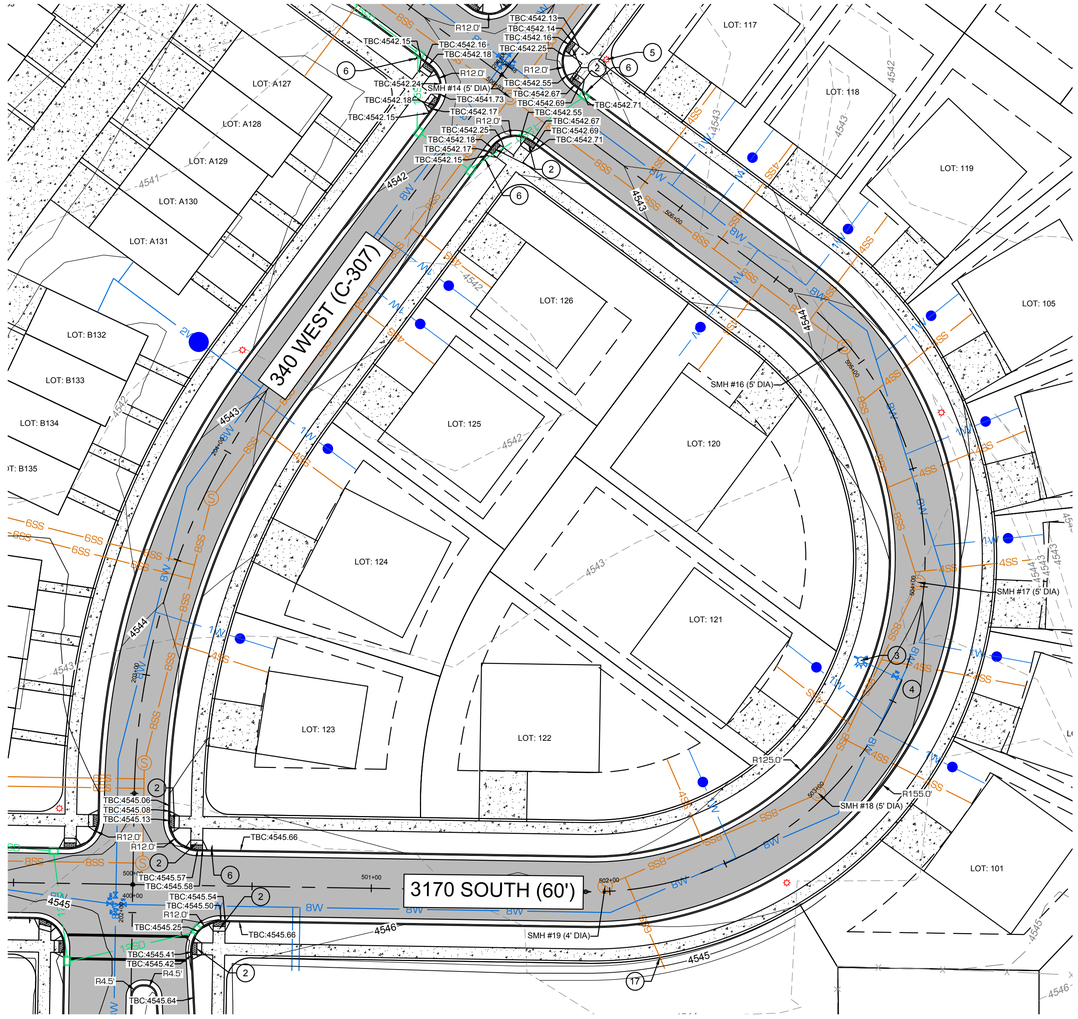
MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

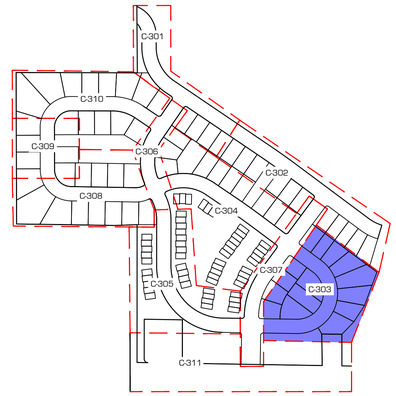
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL S. TAYLOR
STATE OF UTAH

PLAN & PROFILE

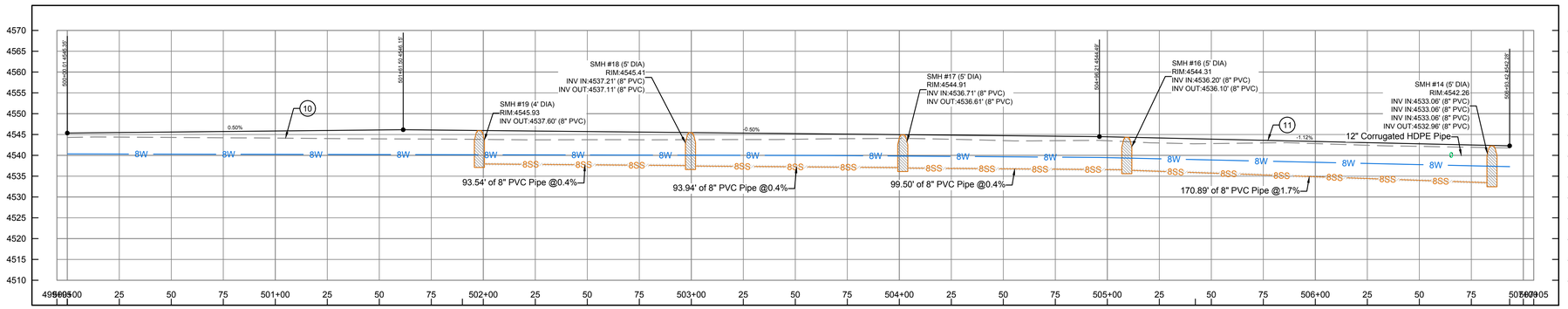
C-302



KEY MAP



3170 SOUTH LOOP PROFILE



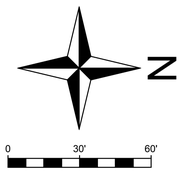
GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.



Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

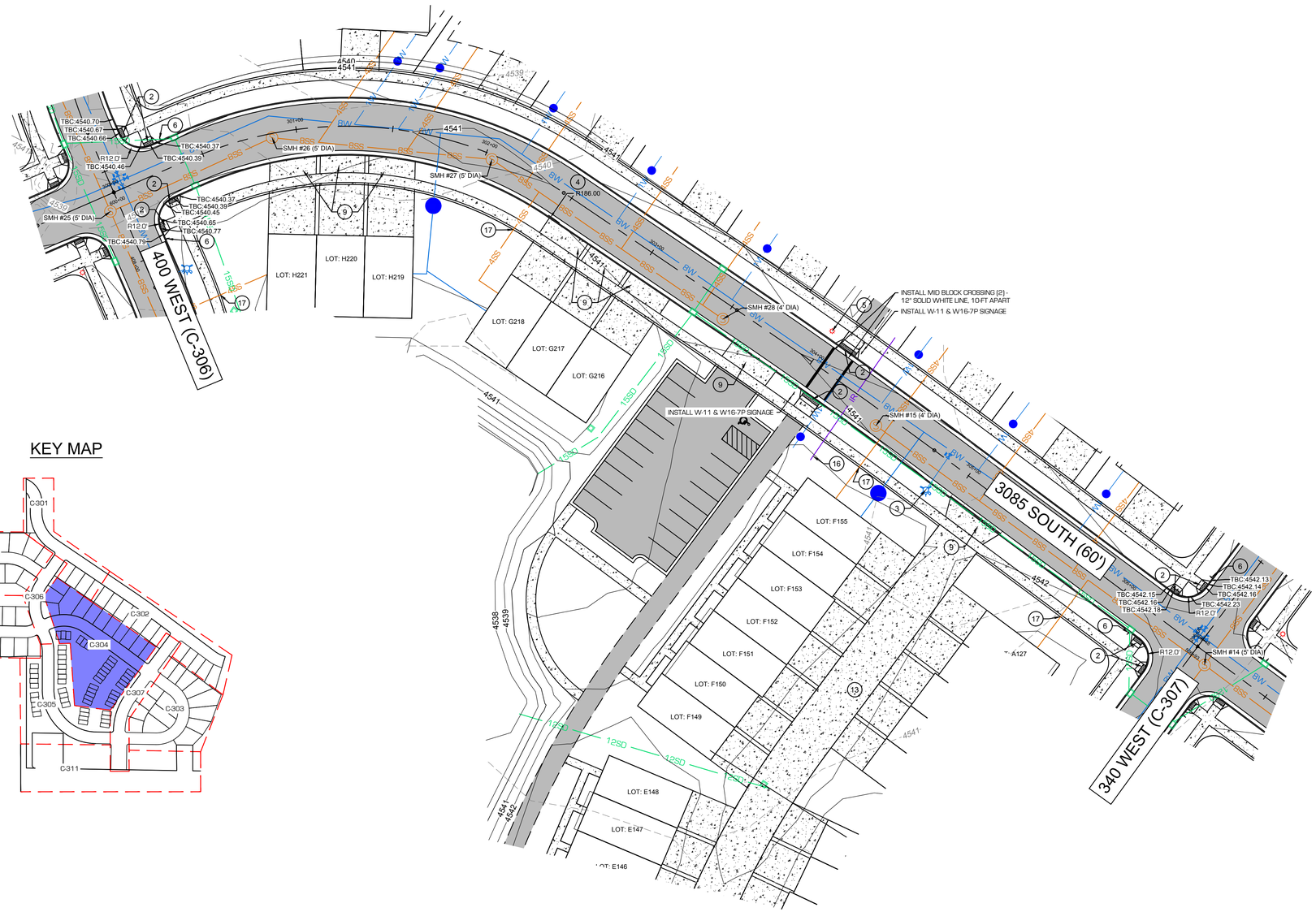
MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

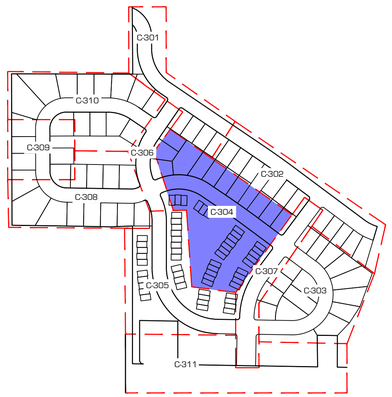
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C-303



KEY MAP



GENERAL NOTES:

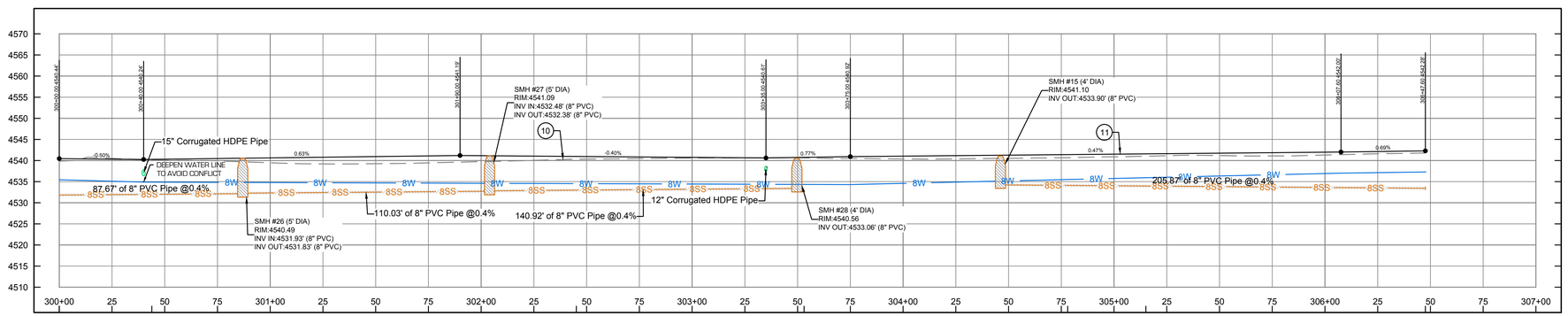
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

3085 SOUTH PROFILE



N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

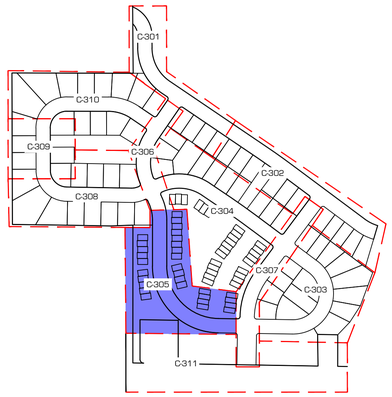
PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

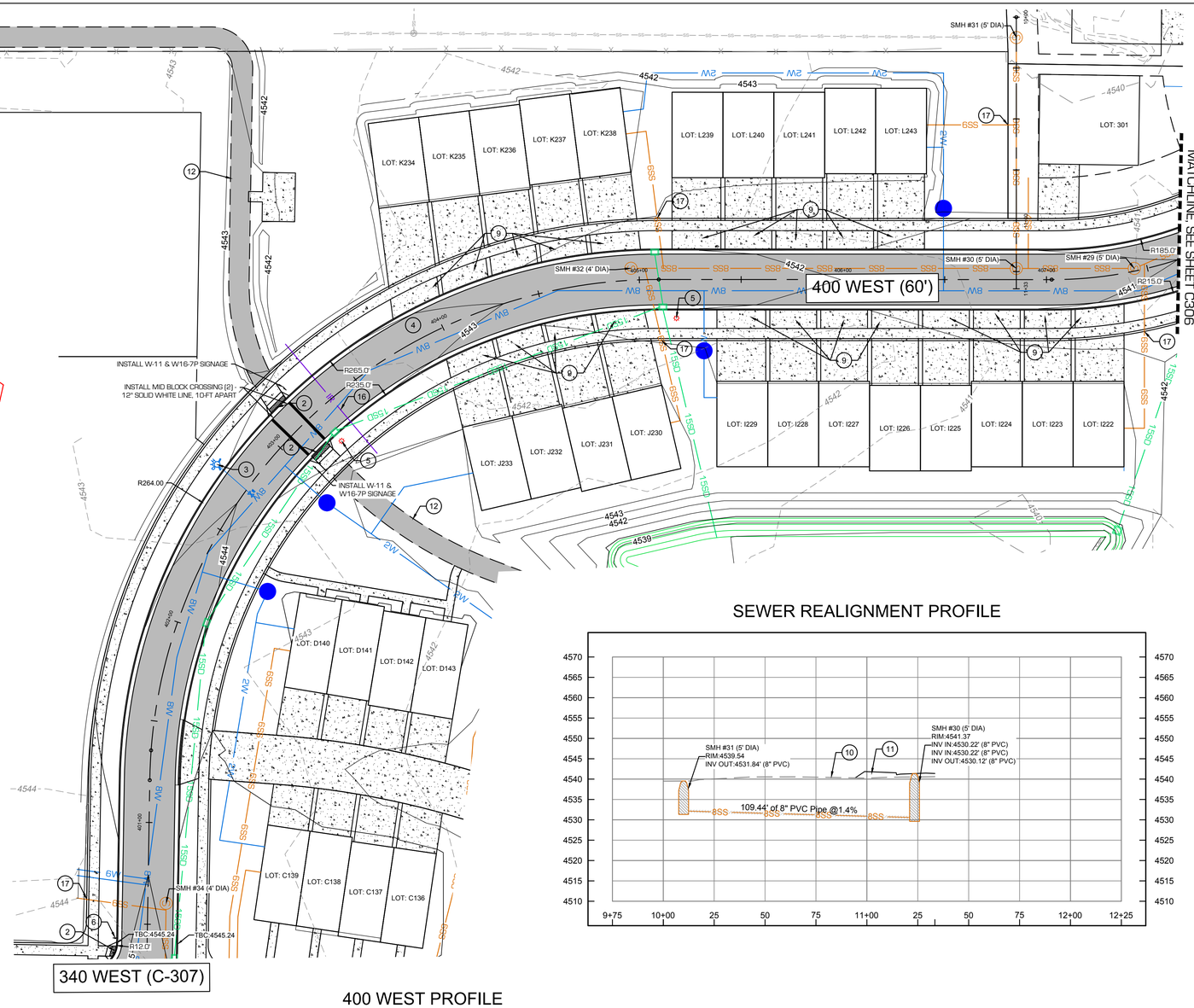
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C-304

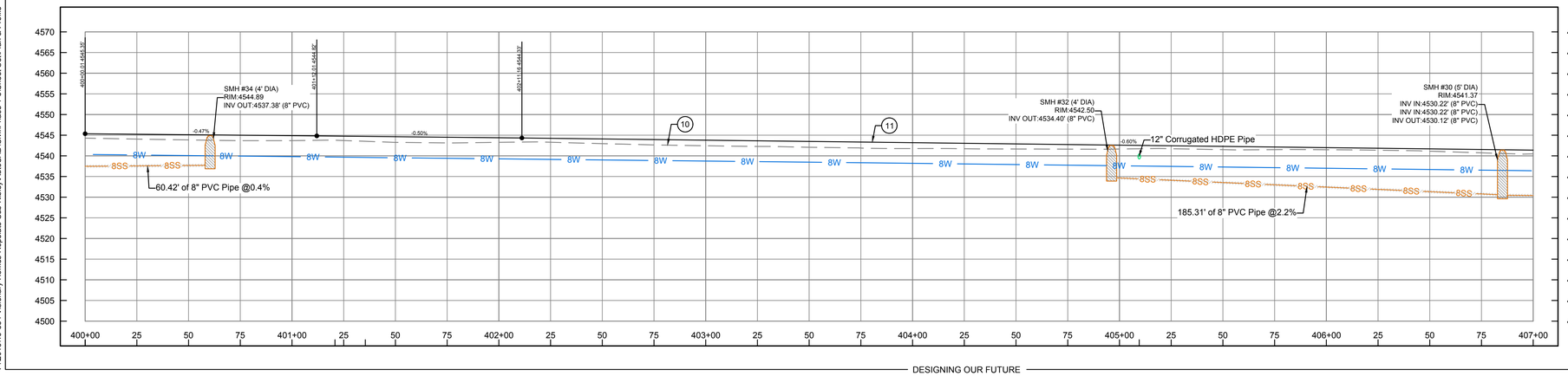
KEY MAP





SEWER REALIGNMENT PROFILE

400 WEST PROFILE



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3
350 WEST 3200 SOUTH
NIBLEY, UTAH

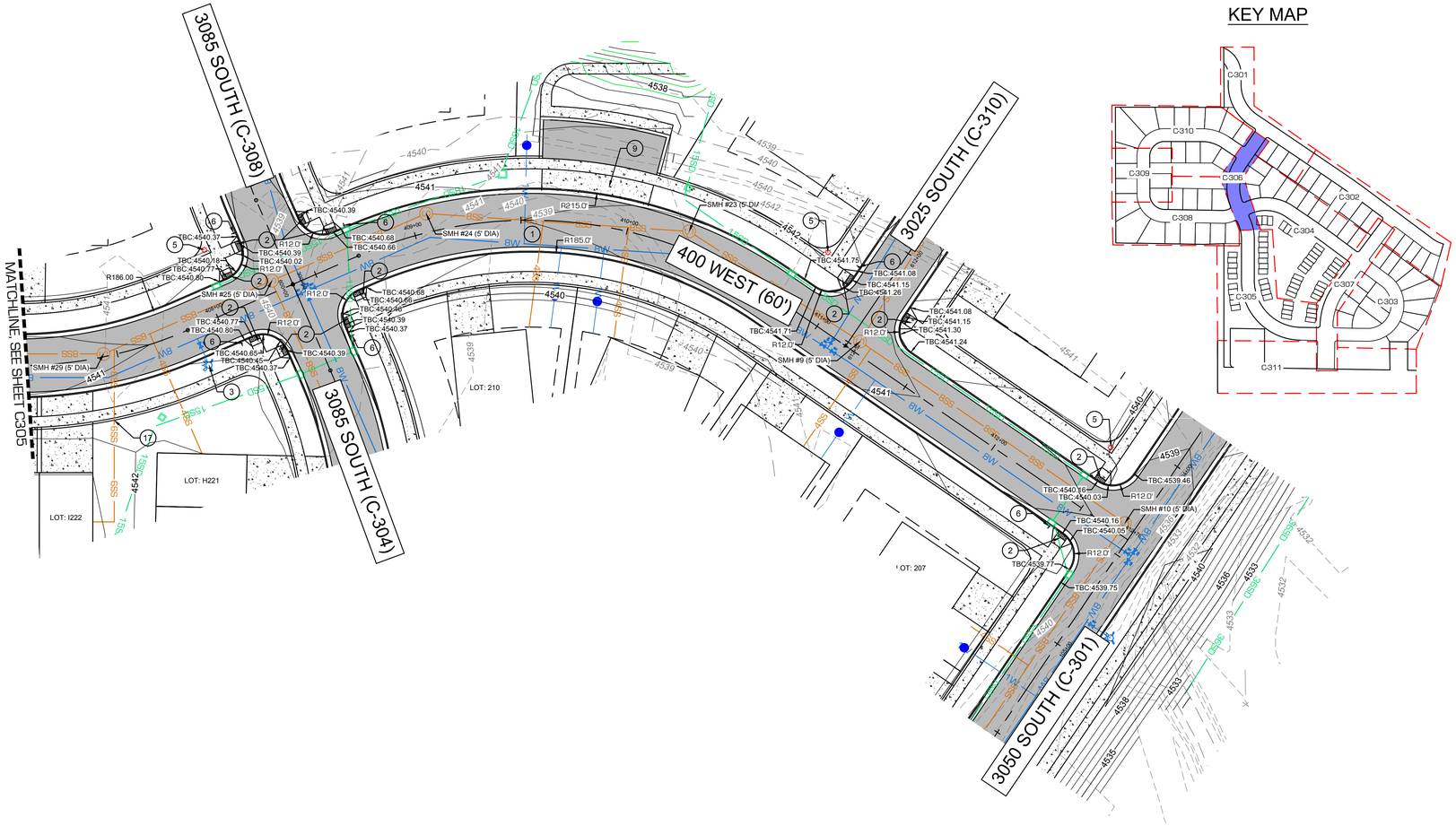
MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

C-305



KEY MAP

GENERAL NOTES:

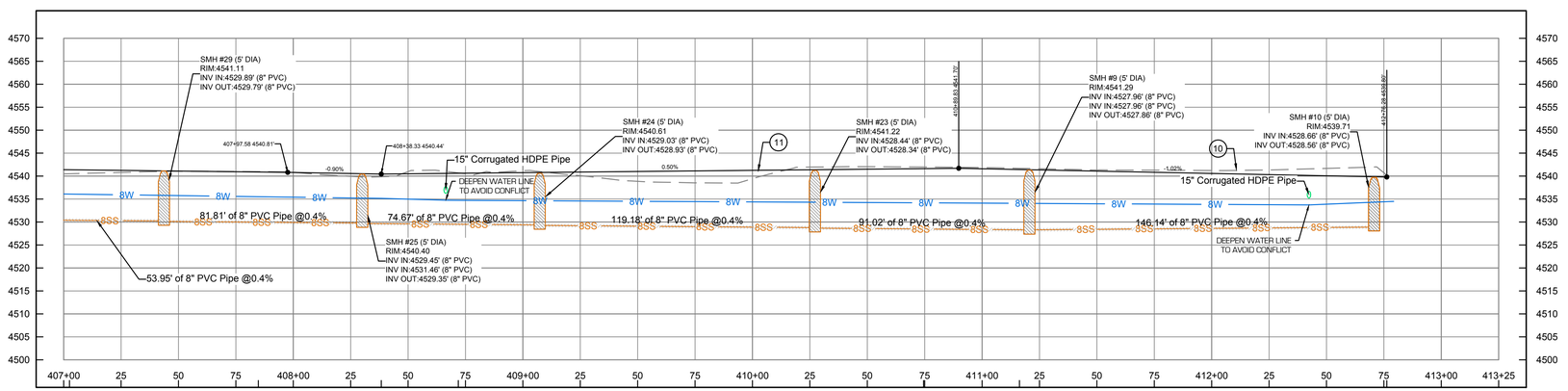
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

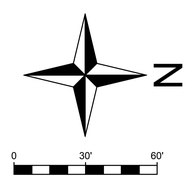
(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (3/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

400 WEST PROFILE





Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

MARK	DATE:	DESCRIPTION:
1	10/8/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

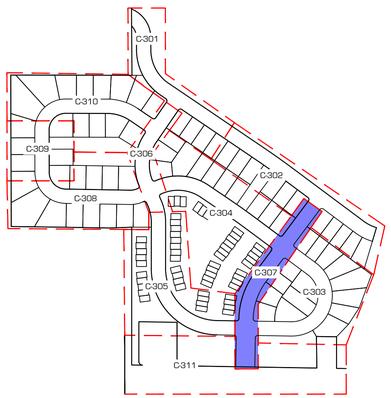
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

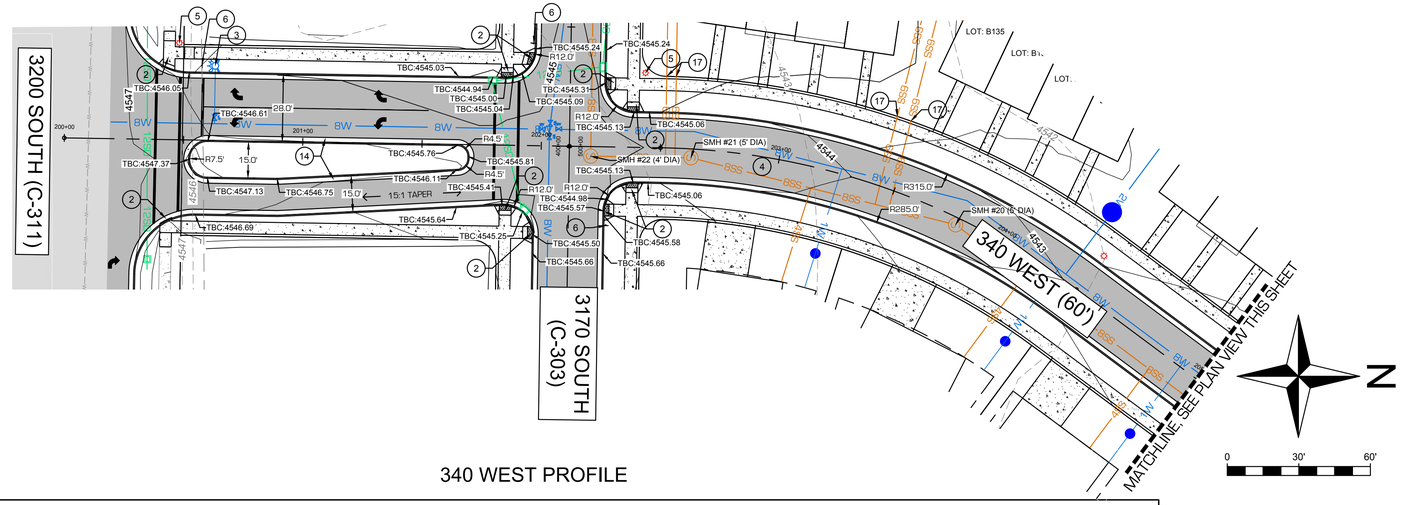
PLAN & PROFILE

C-306

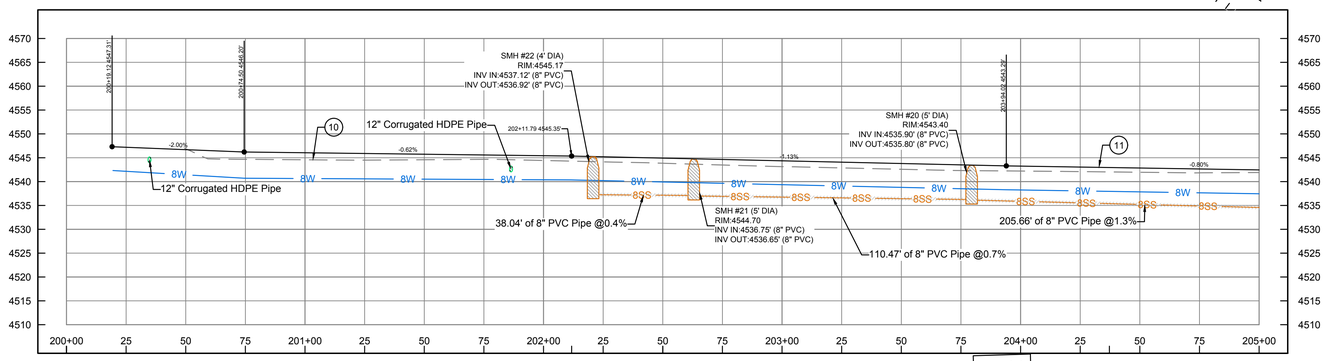
P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Phase 1-3\Sheet Set\Plan & Profile

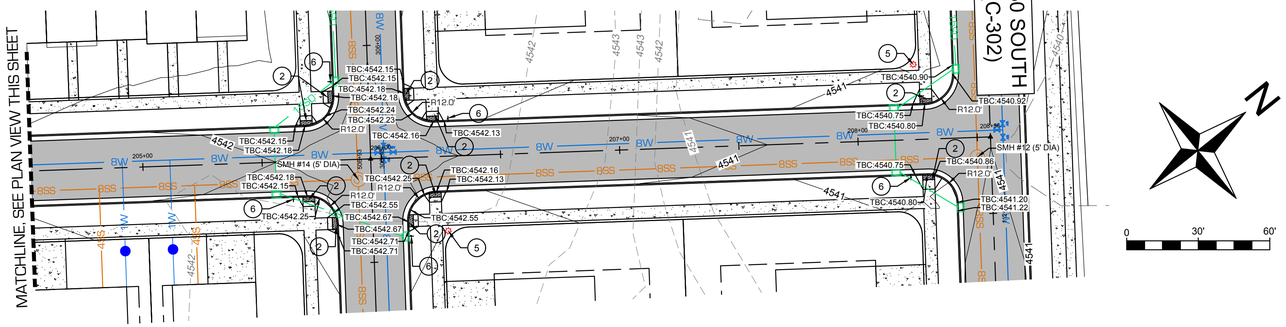
KEY MAP



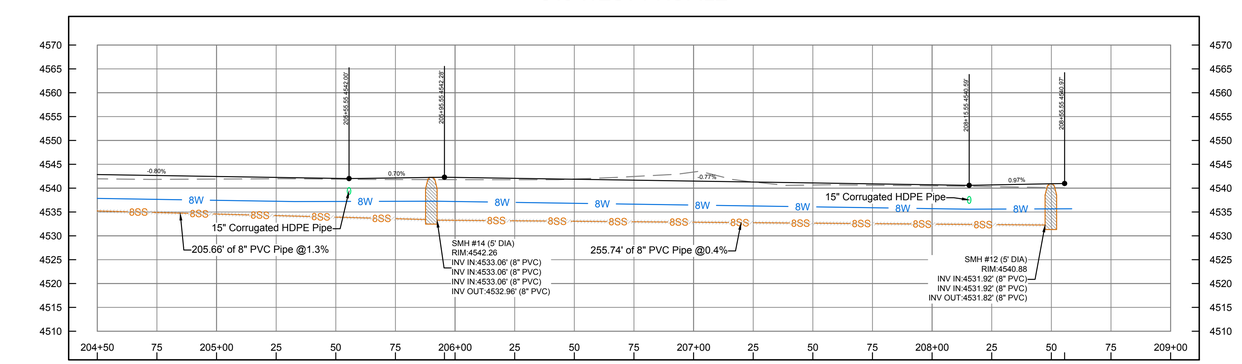


340 WEST PROFILE





340 WEST PROFILE



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

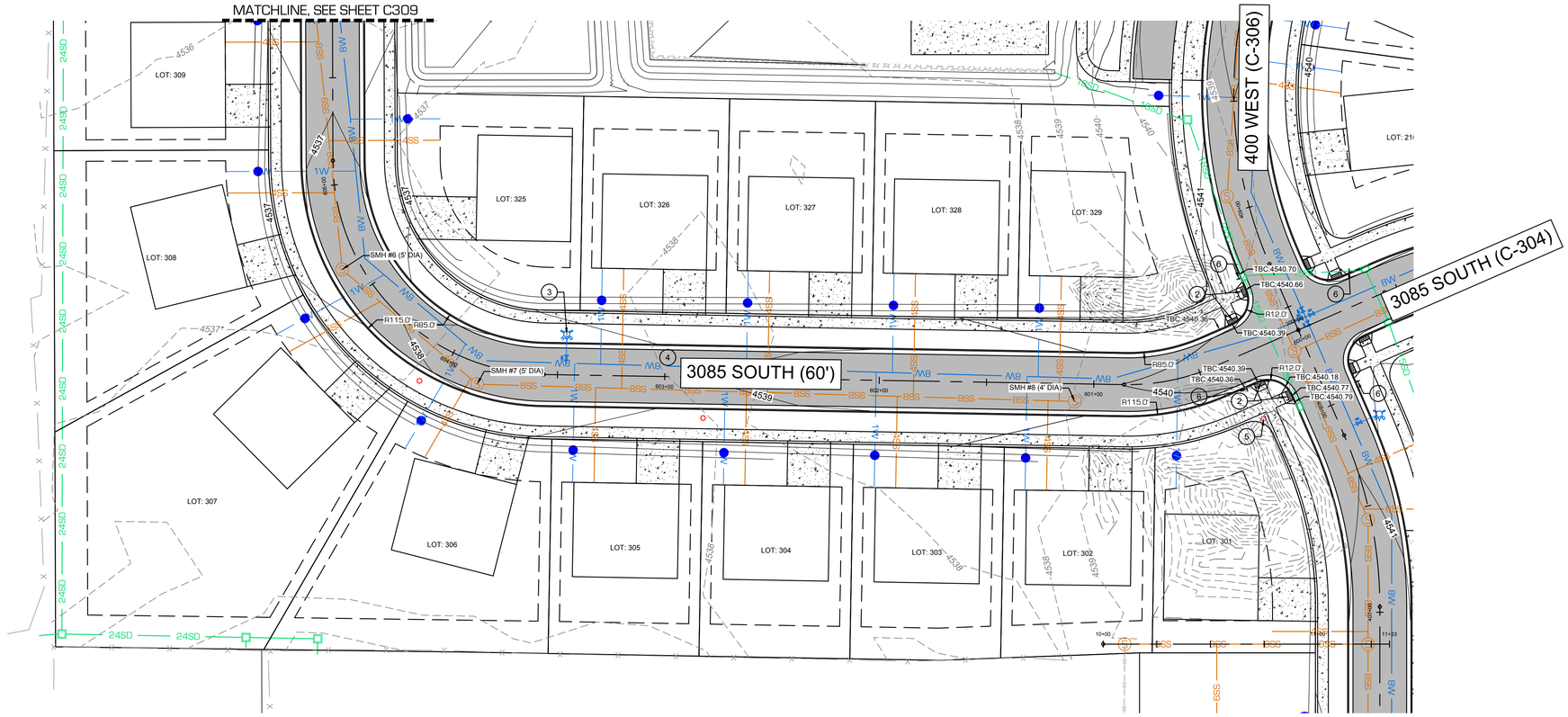
MARK	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

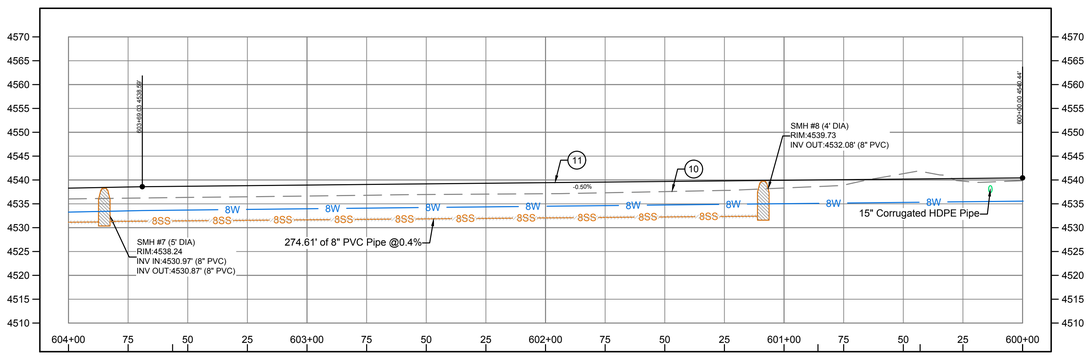
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

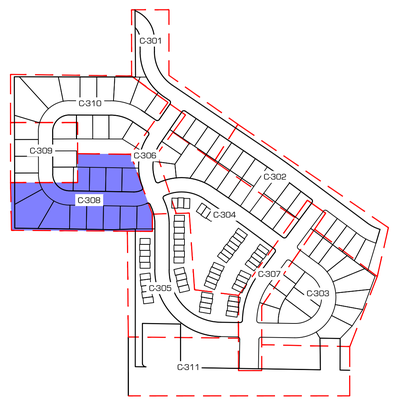
C-307



3085 S - 475 W - 3025 S PROFILE



KEY MAP



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (3/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3
350 WEST 3200 SOUTH
NIBLEY, UTAH

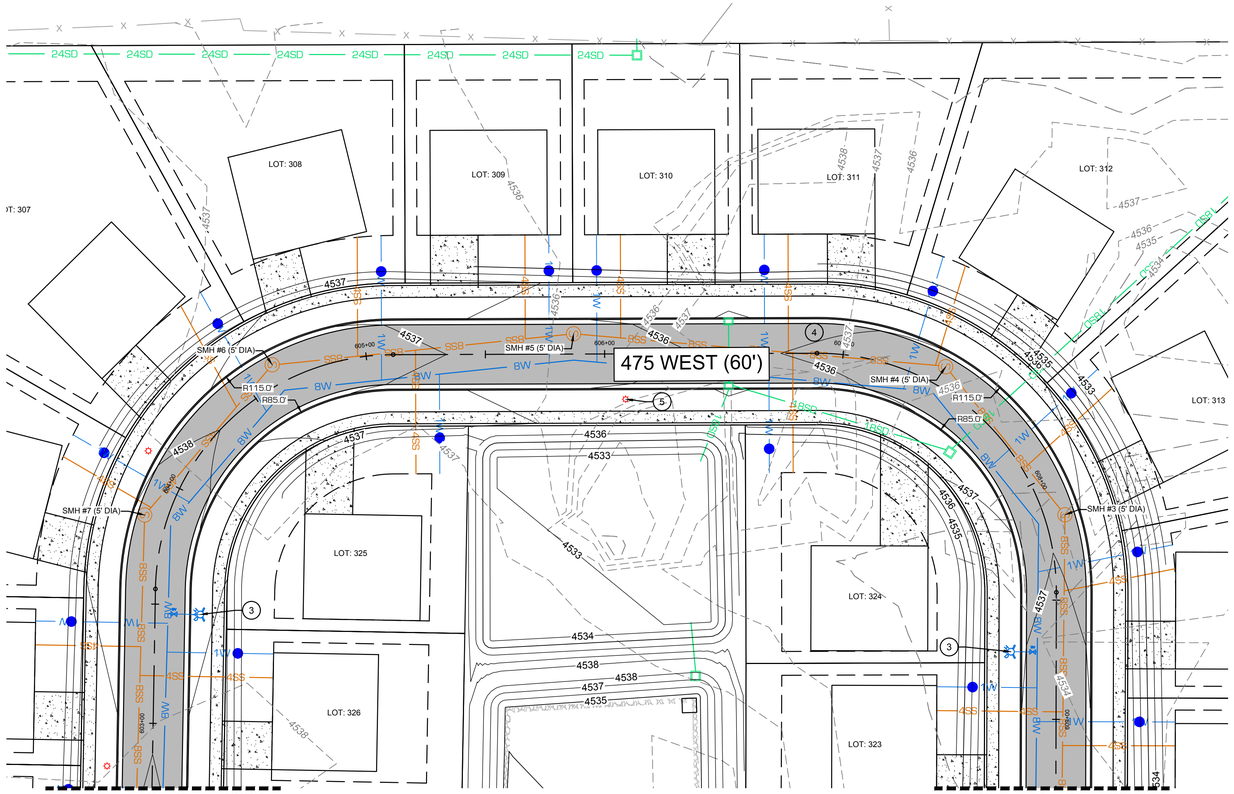
MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

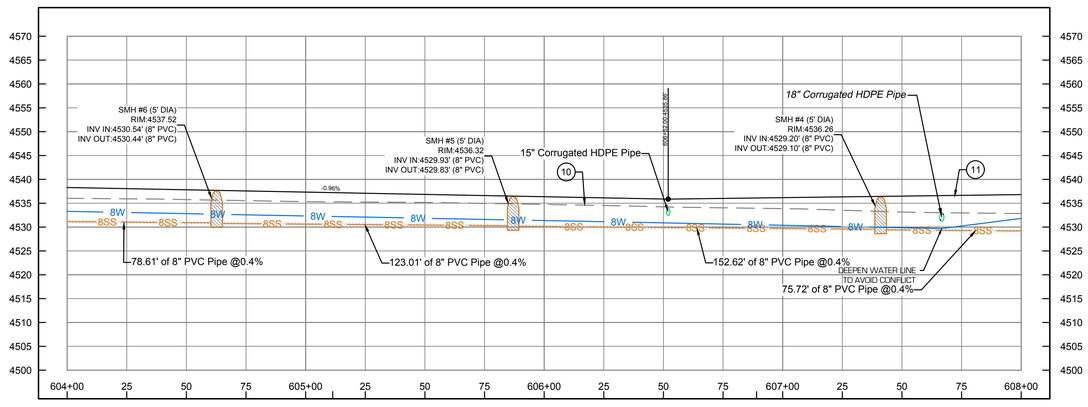
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

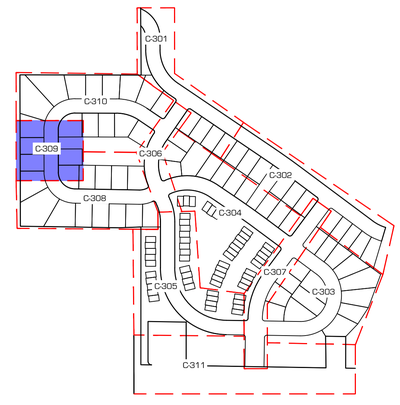
C-308



3085 S - 475 W - 3025 S PROFILE



KEY MAP



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

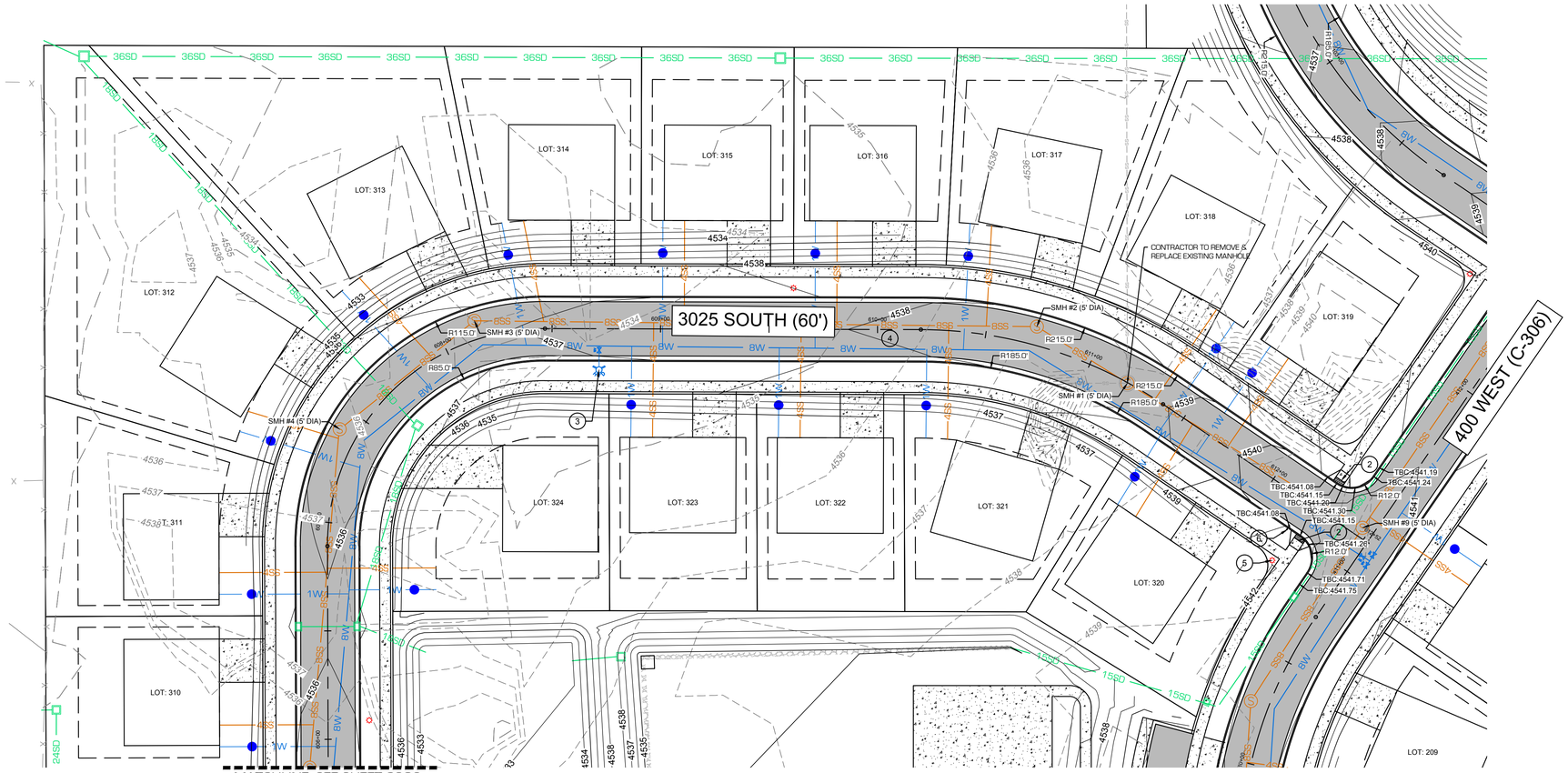
MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

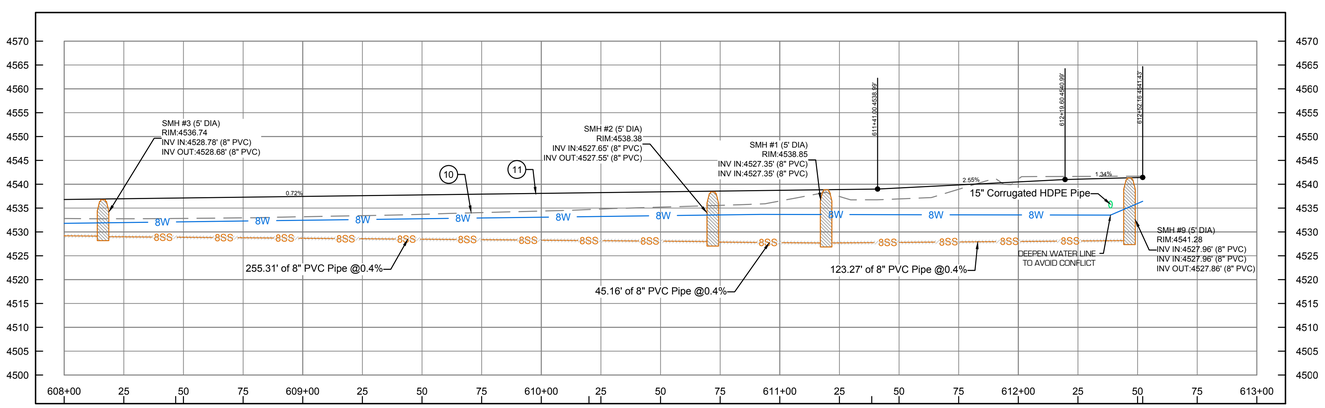
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

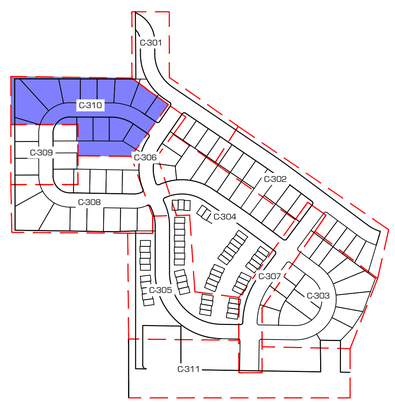
C-309



3085 S - 475 W - 3025 S PROFILE



KEY MAP



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (5/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3

350 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

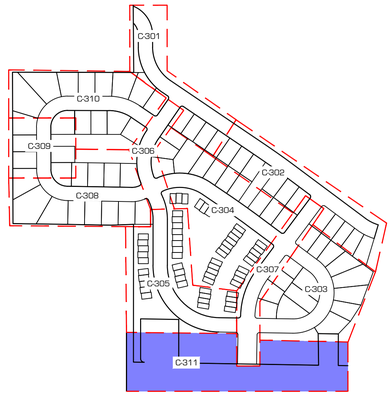
PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

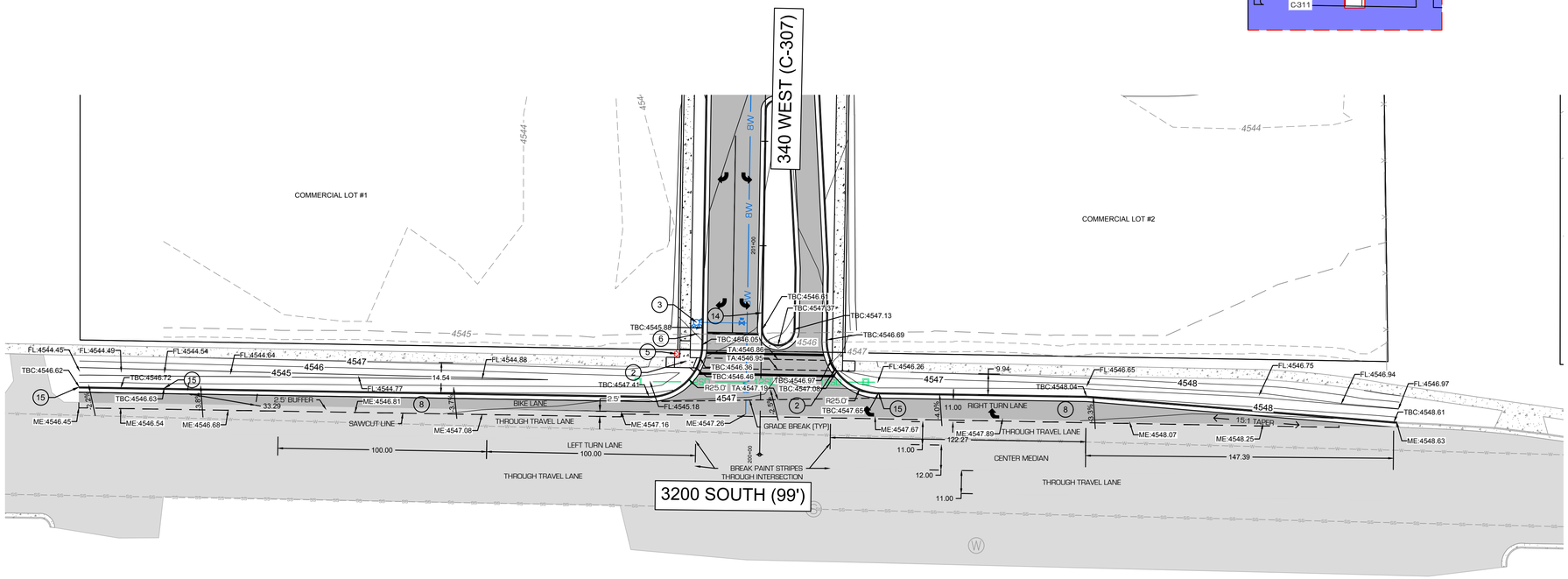
PLAN & PROFILE

C-310

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Phase 1-3\Sheet Set\Plan & Profile

KEY MAP





GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SANITARY/STORM SEWER PIPING WHERE LINES INTERSECT. WATER LINE SHOWN IN PROFILE IS TO TOP OF PIPE.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 01 ON SHEET C-503.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE LOT. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL 1" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 2" WATER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 1 ON SHEET C-504. 1" WATER SERVICES SHALL BE BLUE POLY CTS WITH 24" "WHITE" BARRELS. 2" WATER SERVICES SHALL BE BLUE POLY WITH 36" BLACK ADS PIPE. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL PIPING, SETTERS, BARRELS, ETC.) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 2 ON SHEET C-503. ALL 6" SEWER SERVICES SHALL CONNECT TO MAIN LINE VIA WYE CONNECTION.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL SEWER MANHOLES SHALL BE INSTALLED PER STANDARD DETAIL 3 ON SHEET C-503.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 03 ON SHEET C-504.
13. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
15. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
16. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
17. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOTE NOT USED
2. INSTALL ADA RAMP (1/C502)
3. FIRE HYDRANT ASSEMBLY & GATE VALVE (2/C504)(3/C501)
4. INSTALL NIBLEY CITY 60' CROSS SECTION (2/C501)
5. INSTALL STREET LIGHTS (COORDINATE EXACT LOCATIONS W/ ROCKY MOUNTAIN POWER)
6. STOP SIGN
7. ~~RETAINING WALL BY OTHERS~~
8. INSTALL 3200 SOUTH ROAD SECTION (3/C505)
9. DRIVEWAY (1/C505)
10. EXISTING GRADE
11. FINISHED GRADE
12. INSTALL 10' WIDE ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS (5/C502)
13. ALLEYWAY CROSS SECTION (3/C505)
14. SPILL CURB (4/C502)
15. CURB CUT (4/C505)
16. INSTALL 4" IRRIGATION SLEEVE
17. INSTALL SEWER CLEAN OUT.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK PHASES 1-3
350 WEST 3200 SOUTH
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:
1	10/6/21	NORTH POND CHANGES

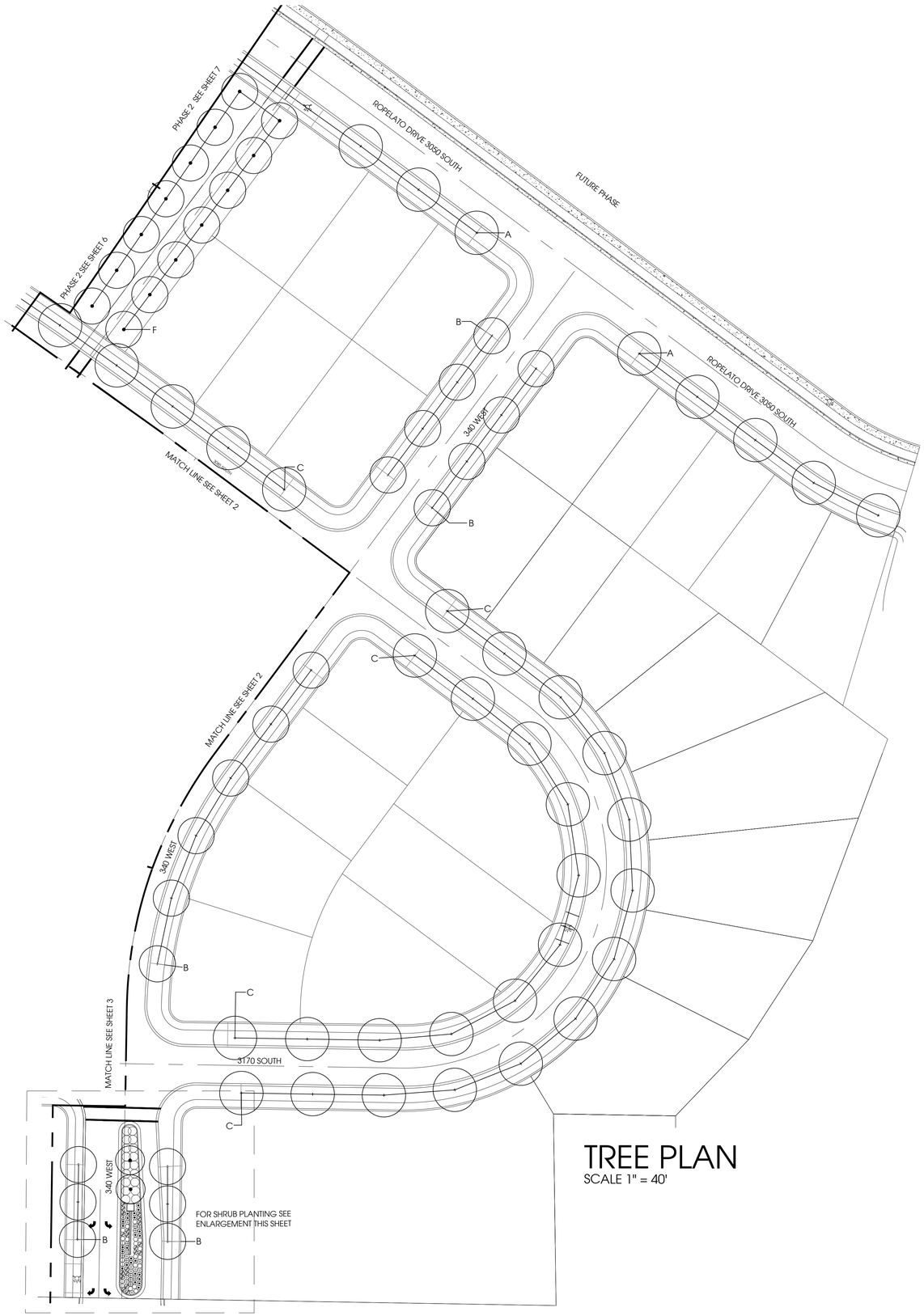
PROJECT #: 19-384
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/6/2021

PROFESSIONAL ENGINEER
10/6/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PLAN & PROFILE

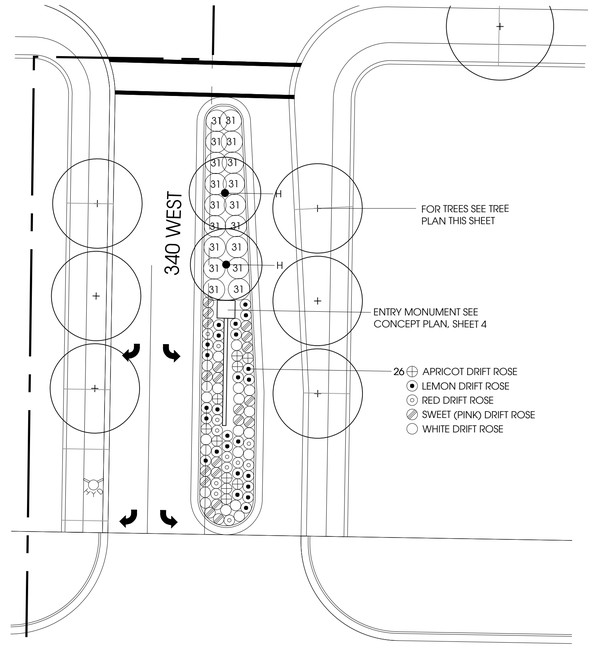
C-311

P:\2019\19-384 Visionary Homes-Ropelato Sub-Nibley\AutoCAD\Civil\Phase 1-3\Sheet Set\Plan & Profile



TREE PLAN

SCALE 1" = 40'



ENLARGEMENT

SCALE 1" = 20'

Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwart Winged Euonymus	5 gal.	
3		Spiraea vanhoutei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citonella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis*: *Kentucky Bluegrass* species.

North

Print 34 x 22: 1" = 20 Feet

20 10 0 20 40

SHEET ONE

REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

Planting Plan: PHASE ONE

RIDGELINE PARK

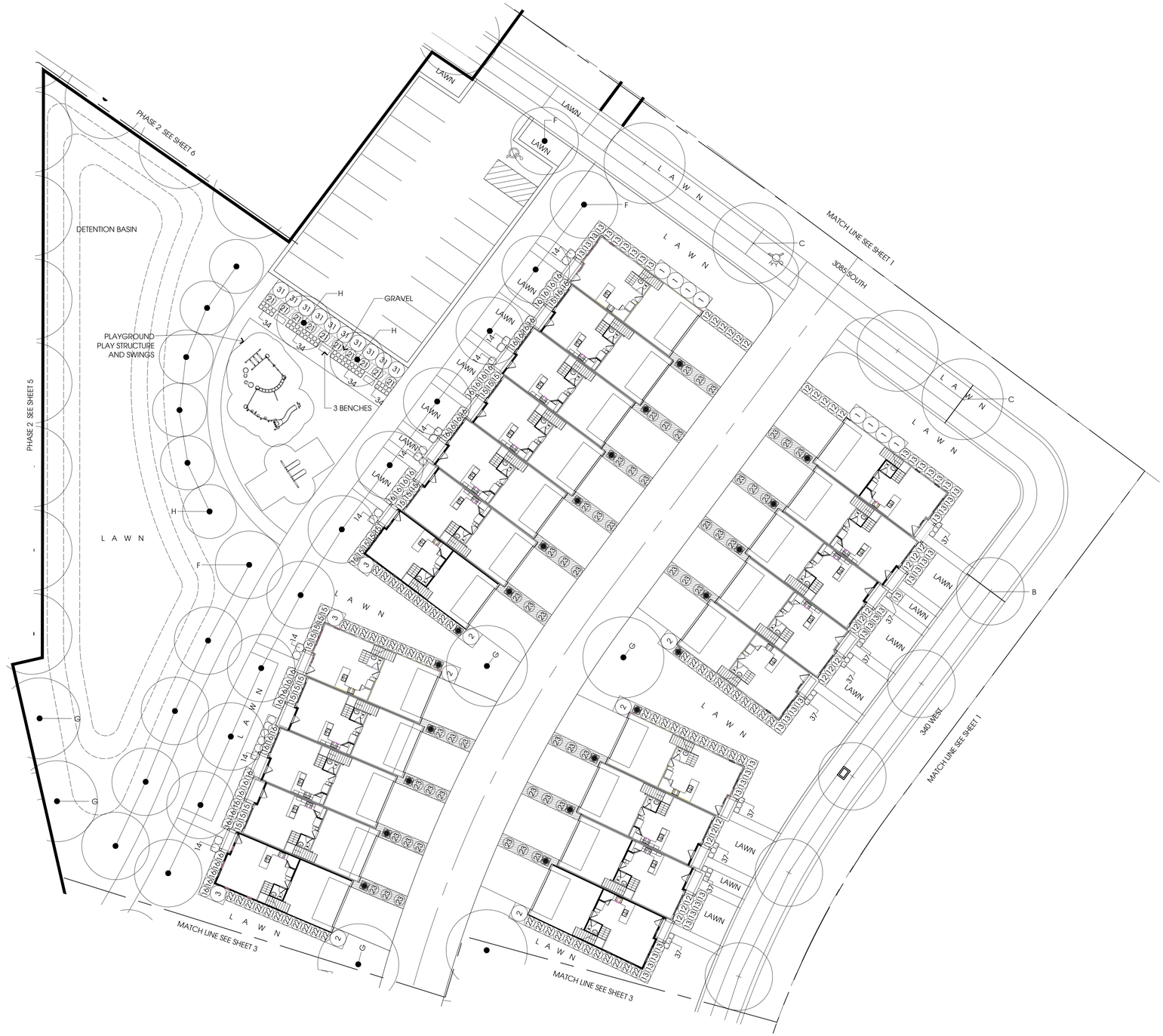
Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net



Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
3		Spiraea vanhoutei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citonella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.

North

Print 34 x 22: 1" = 20 Feet

20 10 0 20 40

SHEET TWO

REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

Planting Plan: PHASE ONE

RIDGELINE PARK

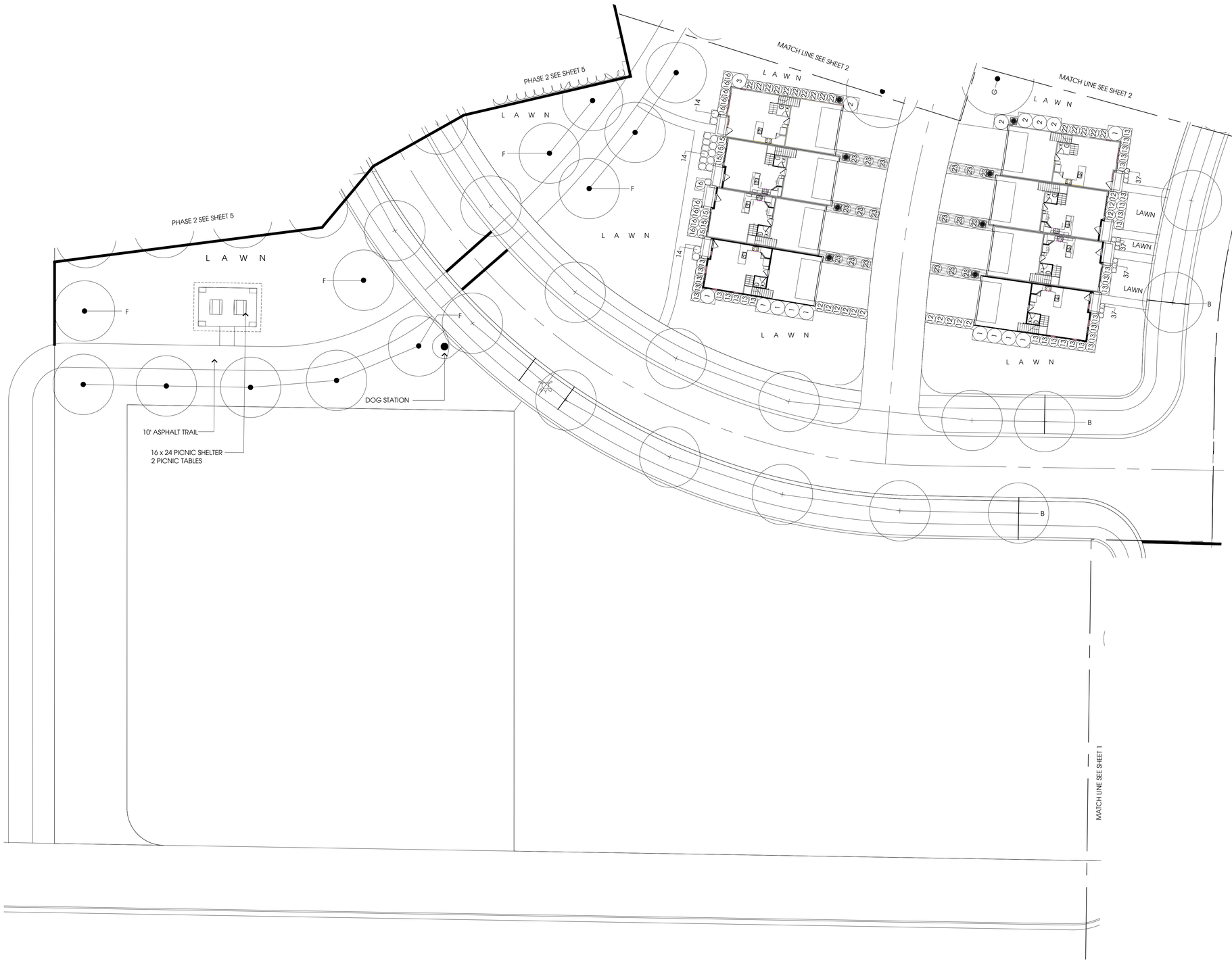
Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | rmkellyconsultants@comcast.net



Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
3		Spiraea vanhouttei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citonella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.

North

Print 34 x 22: 1" = 20 Feet

20 10 0 20 40

SHEET THREE

REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

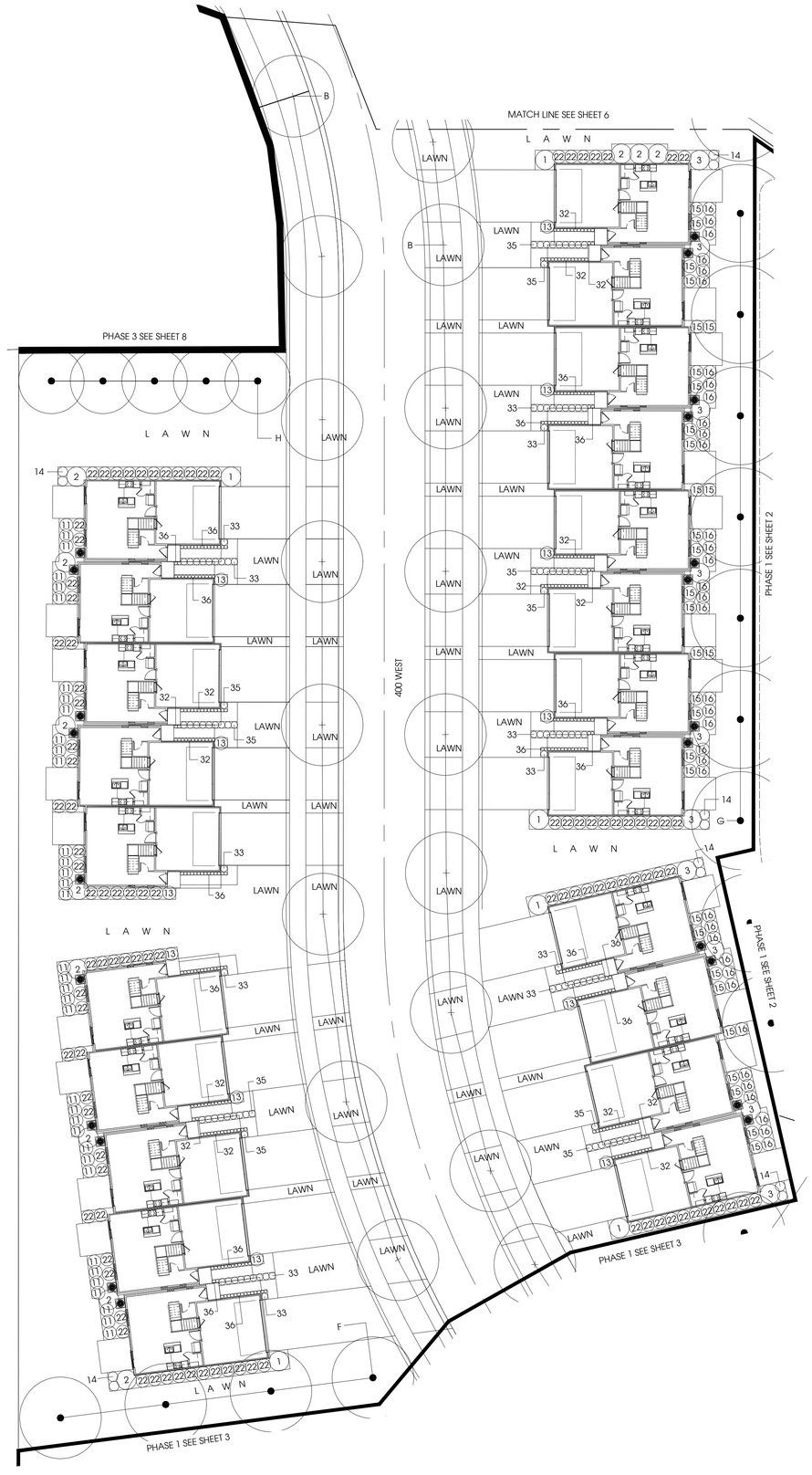
Planting Plan: PHASE ONE

RIDGELINE PARK

Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS
Land Planning | Landscape Architecture
P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | rmkellyconsultants@comcast.net



Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
3		Spiraea vanhouttei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citronella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.

North

Print 34 x 22: 1" = 20 Feet

20 10 0 20 40

SHEET FIVE

REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

Planting Plan: PHASE TWO

RIDGELINE PARK

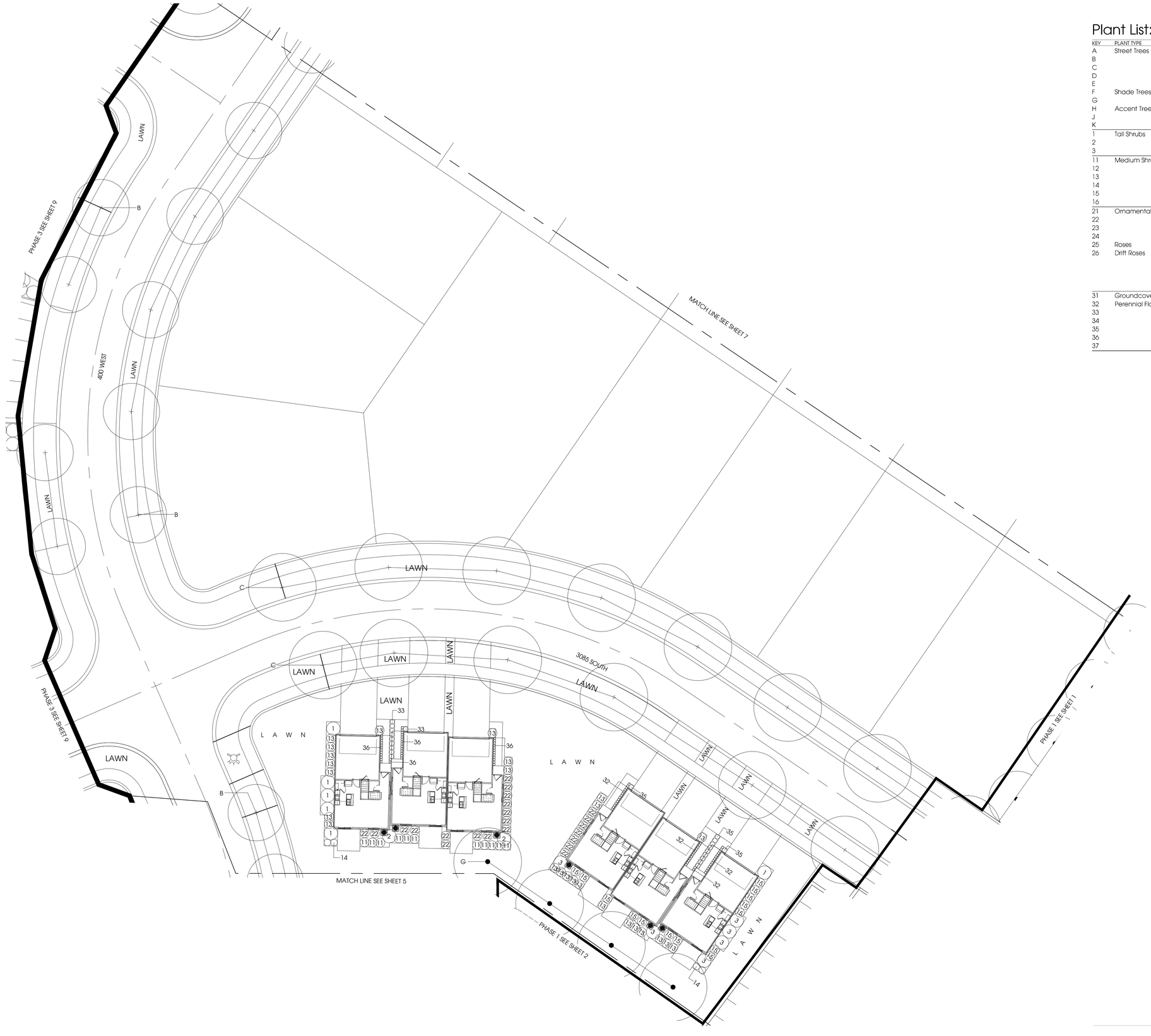
Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net



Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
3		Spiraea vanhoutei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citonella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.

North

Print 34 x 22: 1" = 20 Feet

20 10 0 20 40

SHEET SIX

REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

Planting Plan: PHASE TWO

RIDGELINE PARK

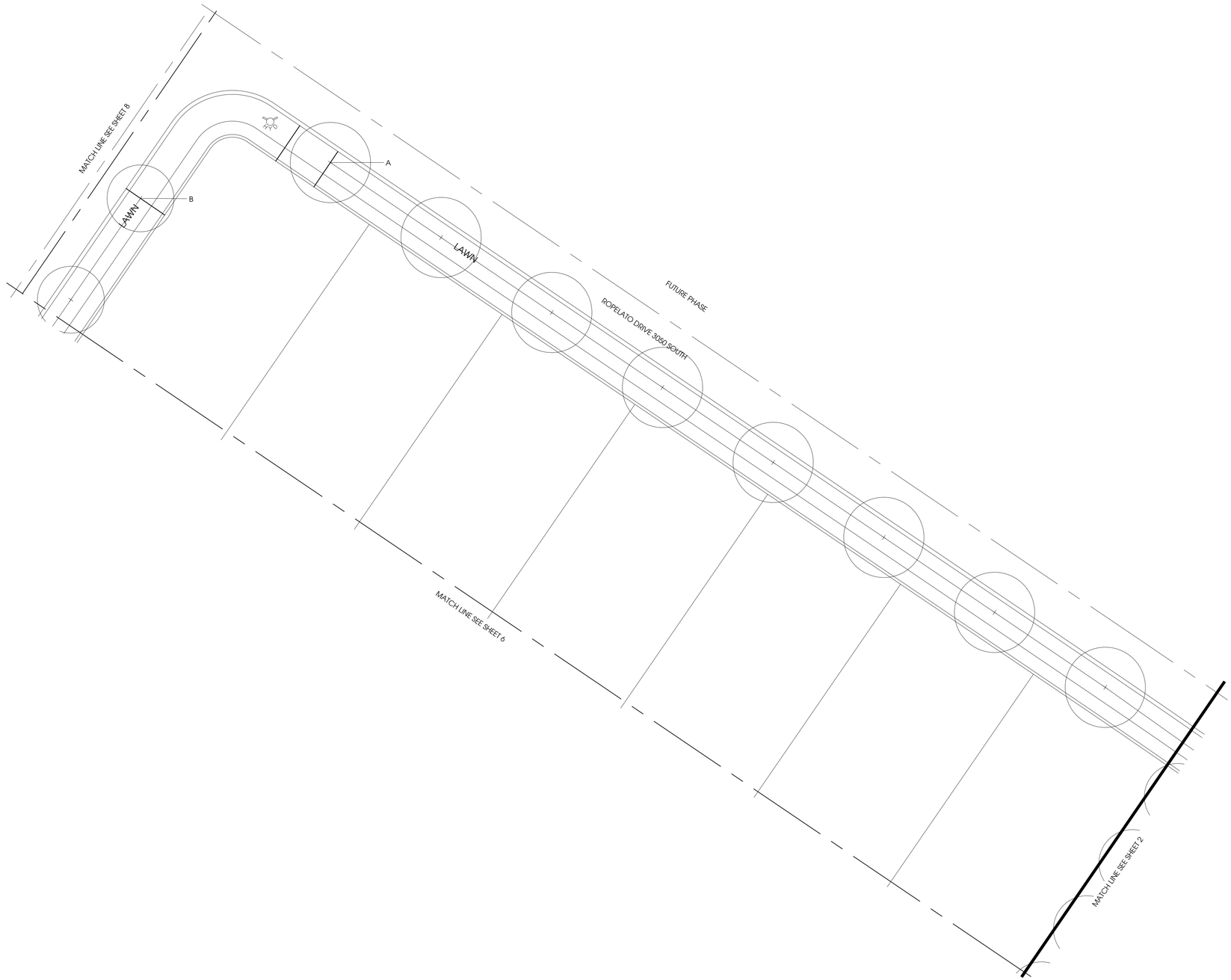
Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net



Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
3		Spiraea vanhoutei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citronella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.

North

Print 34 x 22: 1" = 20 Feet

20 10 0 20 40

SHEET SEVEN

REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

Planting Plan: PHASE TWO

RIDGELINE PARK

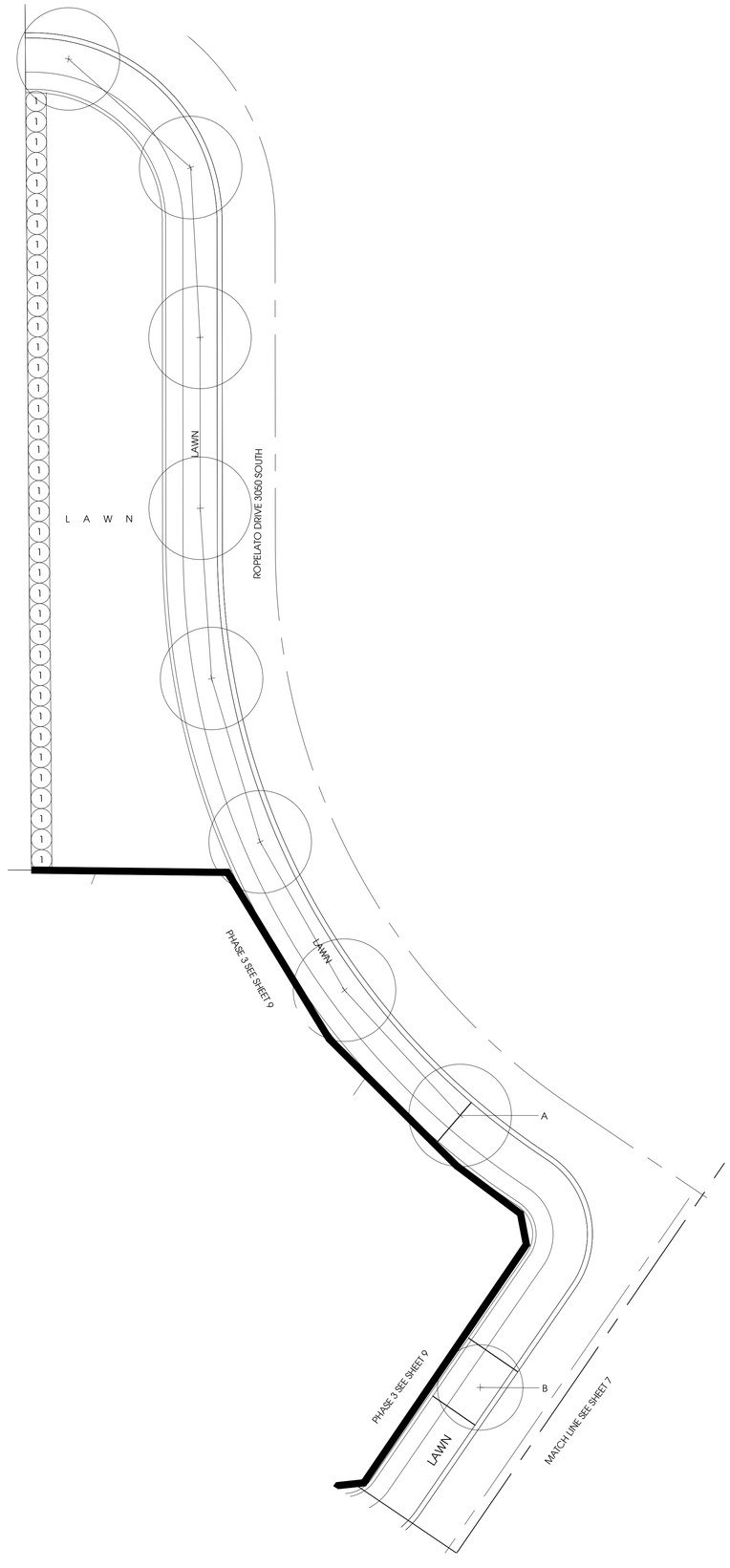
Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | rmkellyconsultants@comcast.net



Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
3		Spiraea vanhoutei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citronella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praefensis: Kentucky Bluegrass* species.

North

Print 34 x 22: 1" = 20 Feet

20 10 0 20 40

SHEET EIGHT

REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

Planting Plan: PHASE TWO

RIDGELINE PARK

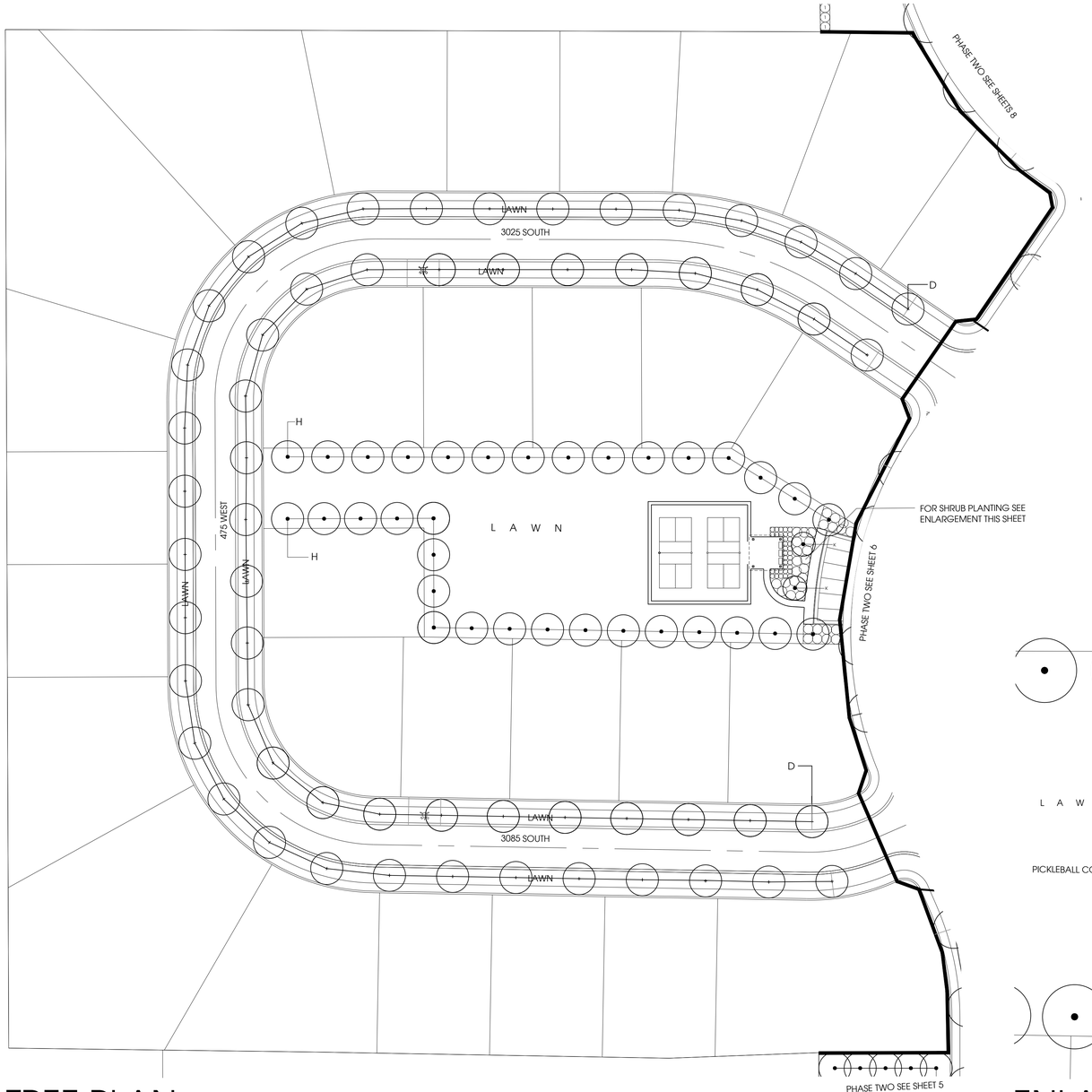
Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

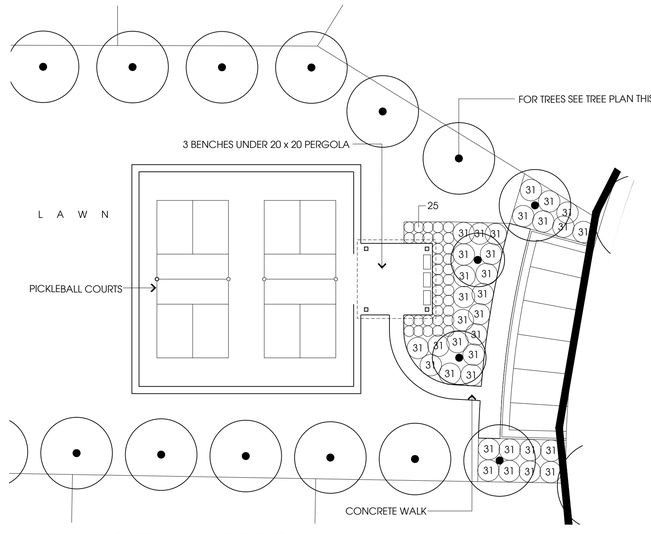
R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | rmkellyconsultants@comcast.net



TREE PLAN
SCALE 1" = 40'



ENLARGEMENT
SCALE 1" = 20'

Plant List: PHASES 1, 2 and 3 . Ridgeline Park, Nibley, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Prunus padus	European Cherry	2" cal.	
B		Acer truncatum	Purple Maple	2" cal.	
C		Carpinus caroliniana	American Hornbeam	2" cal.	
D		Maackia amurensis	Amur Maackia	2" cal.	
E		Alnus tenuifolia	Mountain Alder	2" cal.	
F	Shade Trees	Acer t. x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal.	
G		Ulmus x 'Frontier'	Frontier Elm	2" cal.	
H	Accent Trees	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	
J		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
K		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" cal.	
1	Tall Shrubs	Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
2		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
3		Spiraea vanhoutei	Bridal Wreath	5 gal.	
11	Medium Shrubs	Cotoneaster apiculata	Cranberry Cotoneaster	1 gal.	
12		Ligustrum v. 'Lodense'	Lodense Privet	1 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 gal.	
15		Syringa x 'Bloomerang Dark Purple'	Lilac	1 gal.	
16		Taxus baccata repandens	Spreading English Yew	1 gal.	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Miscanthus s. 'Gracillimus'	Maiden Grass	1 gal.	
23		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
24		Helictrotichon sempervirens	Blue Oat Grass	1 gal.	
25	Roses	Rosa Knockout	Knockout Rose	1 gal.	Pink
26	Drift Roses	Rosa Drift Apricot	Apricot Drift Rose	1 gal.	
		Rosa Drift Lemon	Lemon Drift Rose	1 gal.	
		Rosa Drift Red	Red Drift Rose	1 gal.	
		Rosa Drift Sweet	Sweet (pink) Drift Rose	1 gal.	
		Rosa Drift White	White Drift Rose	1 gal.	
31	Groundcover	Rhus aromatica 'Grow-low'	Grow Low Sumac	1 gal.	
32	Perennial Flowers	Anemone sylvestris	Snow Drop Windflower	4" pot	Plant 12" o.c.
33		Bergenia cordifolia	Bergenia	1 gal.	Plant 24" o.c.
34		Echinacea purpurea	Purple Coneflower	1 gal	Plant 18" o.c.
35		Heuchera 'Wild Rose'	Coral Bells	1 gal.	Plant 24" o.c.
36		Heuchera 'Citronella'	Coral Bells	4" pot	Plant 12" o.c.
37		Perovskia a. 'Lacey Blue'	Dwarf Russian Sage	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. Street trees are to be located at approximately 50 feet on center but not closer than 40 feet from each intersection and not closer than 10 feet from any fire hydrant as shown on the plan.
7. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
8. Street trees shall be located in the park strip off-center by 1 foot toward the sidewalk and away from the curb.
9. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.

North
Print 34 x 22: 1" = 20 Feet
20 10 0 20 40

SHEET NINE
REVISED 22 OCTOBER 2020
REVISED 13 OCTOBER 2020
REVISED 18 SEPTEMBER 2020
6 AUGUST 2020

Planting Plan: PHASE THREE

RIDGELINE PARK

Nibley, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS
Land Planning | Landscape Architecture
P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net

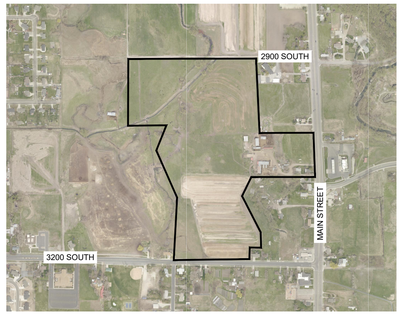
APPENDIX B.2

DRAFT Preliminary Plat Site Layouts Phase 2.1 – 2.6

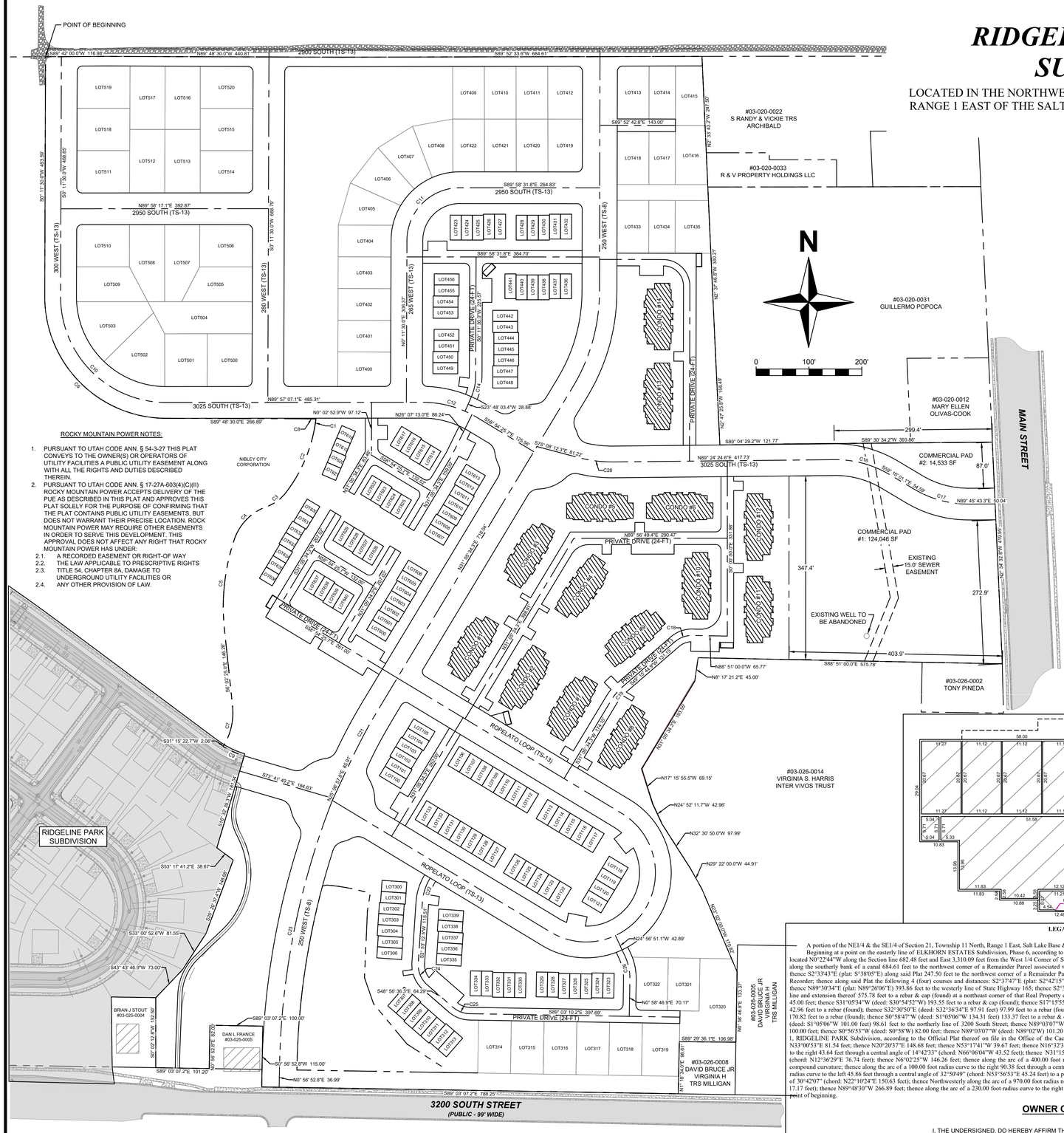
PRELIMINARY PLAT
OF

RIDGELINE PARK EAST SUBDIVISION

LOCATED IN THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH



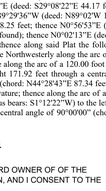
VICINITY MAP



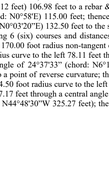
NOTES

- PROPERTY TAX IDENTIFICATION #: 03-025-0001, 03-020-0017, 03-026-0001
- PROPOSED NUMBER OF RESIDENTIAL UNITS: 333
- PROPOSED NUMBER OF PHASES: 6
- TOTAL AREA: 50.53 ACRES
- TOWNHOMES: 137
- CONDOS: 140
- SINGLE FAMILY: 56
- ALL COMMON SPACES AND PRIVATE DRIVES WILL BE MANAGED BY AN HOA.
- ALL COMMON SPACES ARE ALSO BLANKET PUBLIC UTILITY EASEMENTS GRANTED IN FAVOR OF THE FOLLOWING UTILITY COMPANIES: NIBLEY CITY CORPORATION, ROCKY MOUNTAIN POWER, DOMINION ENERGY, COMCAST AND CENTURY LINK.
- THERE IS ONE WELL LOCATED ON THE COMMERCIAL PAD. THIS WELL IS TO BE ABANDONED.
- OPEN SPACE CALCULATION:
  - RAW OPEN SPACE PROVIDED: 16.26-AC (ASSUMES 20% OPEN SPACE ON COMMERCIAL PHASE)
  - DEDICATED RIGHTS-OF-WAY: 11.84-AC
  - TOTAL AREA: 50.53-AC
  - NET DEVELOPABLE LAND: 50.53-11.84 = 38.69-AC
  - OPEN SPACE PERCENTAGE: 16.26/38.69 = 42%
- PARKING FOR TOWNHOMES
  - PRIVATE GARAGE STALLS PROVIDED: 274
  - GUEST STALLS REQUIRED: 46
  - GUEST STALLS PROVIDED: 46
- PARKING FOR CONDOS
  - PRIVATE GARAGE STALLS PROVIDED: 140
  - OFF-STREET SURFACE PARKING PROVIDED (20-FT GARAGE APRONS): 140
  - GUEST STALLS REQUIRED: 47
  - GUEST STALLS PROVIDED: 47
- PARKING FOR CLUBHOUSE
  - GUEST STALLS: 21

TOWNHOME TYPE "A"
LOTS: ALL OTHERS



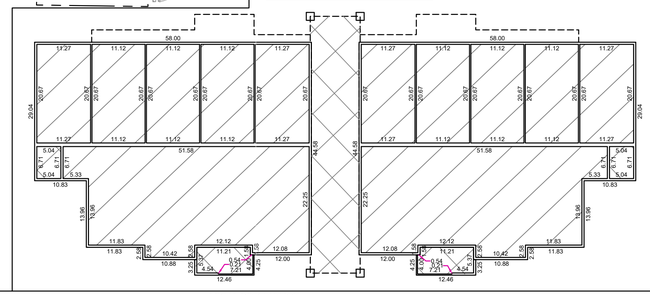
TOWNHOME TYPE "C"
3-STORY REAR-LOAD
LOTS: 600-617, 622-629, 637-640



TOWNHOME TYPE "B"
FRONT-LOAD
LOTS: 100-133

TOWNHOME TYPE "D"
3-STORY REAR-LOAD COMPACT
LOTS: 618-621, 630-636

CONDO DIMENSIONS, TYP. (FEET)



CONTACTS

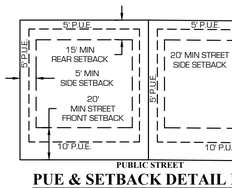
SUBDIVIDER/OWNER: STERLING LAND HOLDINGS LLC
ADDRESS: 50 E 2500 N STE 101, NORTH LOGAN, UT 84341-3090
C/O BEN STEELE, PROJECT MANAGER, 208-559-4016

CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E. TAYLOR, PE
LICENSE #: 8243189-2202
ADDRESS: 498 WEST 100 SOUTH, PROVIDENCE, UTAH, 84332
PHONE #: 435-890-4498

SURVEYOR: CIVIL SOLUTIONS GROUP, DENNIS CARLISLE, PLS
LICENSE #: 172675
ADDRESS: 498 WEST 100 SOUTH, PROVIDENCE, UTAH, 84332
PHONE: 435-753-1910

LEGEND

- PHASE LINE
- PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT - CONSERVATION & CANAL
- SS — EX. SEWER LINE
- W — EX. WATER LINE
- SS — PROPOSED SEWER SERVICE
- W — PROPOSED WATER LINE
- EXISTING EASEMENT LINE
- 5440 — CONTOUR EXISTING
- EXISTING BUILDING
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE



PUBLIC STREET
PUE & SETBACK DETAIL FOR SINGLE-FAMILY HOMES
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

LEGAL DESCRIPTION

A portion of the NE1/4 & the SE1/4 of Section 21, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at a point on the easterly line of ELKHORN ESTATES Subdivision, Phase 6, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed, located N0°22'44"W along the Section line 682.48 feet and East 3,310.09 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.& M.; thence S89°42'00"E 116.98 feet; thence S89°48'30"E 440.81 feet; thence N89°52'34"E along the southerly bank of a canal 684.61 feet to the northwest corner of a Remainder Parcel associated with ARCHIBALD Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, thence S2°33'43"E (plat: S°38'05"E) along said Plat 247.50 feet to the northwest corner of a Remainder Parcel associated with ROCHE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 4 (four) courses and distances: S2°37'47"E (plat: S2°42'15"E) 330.21 feet; thence S2°47'26"E (plat: S2°51'54"E) 158.50 feet; thence N89°04'29"E (plat: N89°00'01"E) 121.78 feet; thence N89°30'34"E (plat: N89°26'06"E) 393.86 feet to the westerly line of State Highway 165; thence S2°34'33"E along said Highway 419.95 feet to the southeast corner of Parcel 03-026-0001; thence N88°51'00"W along a fence line and extension thereof 575.78 feet to a rebar & cap (found) at a northeast corner of that Real Property described in Deed Book 964 Page 333 of the Official Records of Cache County; thence S8°17'21"W (deed: S10°45'34"W) 45.00 feet; thence S31°05'34"W (deed: S30°54'52"W) 193.55 feet to a rebar & cap (found); thence S17°15'55"E (deed: S17°34'41"E 68.99 feet) 69.15 feet to a rebar & cap (found); thence S24°52'12"E (deed: S25°04'55"E 42.82 feet) 42.96 feet to a rebar (found); thence S32°30'50"E (deed: S32°36'34"E 97.91 feet) 97.99 feet to a rebar (found); thence S29°22'00"E (deed: S29°08'22"E 44.17 feet) 44.91 feet; thence S23°03'00"E (deed: S23°16'26"E 171.57 feet) 170.82 feet to a rebar (found); thence S0°58'47"W (deed: S1°05'06"W 134.31 feet) 133.37 feet to a rebar & cap (found); thence N89°29'36"W (deed: N89°02'W 107.12 feet) 106.98 feet to a rebar & cap (found); thence S1°18'34"W (deed: S1°05'06"W 101.00 feet) 98.61 feet to the northerly line of 3200 South Street; thence N89°03'07"W (deed: N89°02'W) 788.25 feet; thence N0°56'53"E (deed: N0°58'E) 115.00 feet; thence N89°03'07"W (deed: N89°02'W) 100.00 feet; thence S0°56'53"W (deed: S0°58'W) 82.00 feet; thence N89°03'07"W (deed: N89°02'W) 101.20 feet to a rebar & cap (found); thence N0°02'13"E (deed: N0°03'20"E) 132.50 feet to the southeast corner of Lot 101, Phase 1, RIDGELINE PARK Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 6 (six) courses and distances: N43°43'47"E 73.00 feet; thence N33°00'53"E 81.54 feet; thence N20°20'37"E 148.68 feet; thence N53°17'41"W 39.67 feet; thence N16°32'39"E 181.54 feet; thence Northwesterly along the arc of a 170.00 foot radius non-tangent curve (radius bears: N16°32'39"E) to the right 43.64 feet through a central angle of 14°42'33" (chord: N66°06'04"W 43.52 feet); thence N31°15'23"E 1.97 feet; thence along the arc of a 120.00 foot radius curve to the left 78.11 feet through a central angle of 37°17'48" (chord: N12°36'29"E 76.74 feet); thence N6°02'25"W 146.26 feet; thence along the arc of a 400.00 foot radius curve to the right 171.92 feet through a central angle of 24°37'33" (chord: N6°16'22"E 170.60 feet) to a point of compound curvature; thence along the arc of a 100.00 foot radius curve to the right 90.38 feet through a central angle of 51°47'09" (chord: N44°28'43"E 87.34 feet) to a point of reverse curvature; thence along the arc of an 80.00 foot radius curve to the left 45.86 feet through a central angle of 32°50'49" (chord: N53°56'53"E 45.24 feet) to a point of compound curvature; thence along the arc of a 284.50 foot radius curve to the left 152.45 feet through a central angle of 30°42'07" (chord: N22°10'24"E 150.63 feet); thence Northwesterly along the arc of a 970.00 foot radius non-tangent curve (radius bears: S1°12'22"W) to the left 17.17 feet through a central angle of 1°00'52" (chord: N89°18'04"W 17.17 feet); thence N89°48'30"W 266.89 feet; thence along the arc of a 230.00 foot radius curve to the right 361.28 feet through a central angle of 90°00'00" (chord: N44°48'30"W 325.27 feet); thence N0°11'30"E 453.59 feet to the point of beginning.

Contains: 50.53+/- acres

OWNER CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT I AM THE RECORD OWNER OF OF THE SUBJECT PROPERTY PROPOSED ON THIS MAP FOR SUBDIVISION, AND I CONSENT TO THE FILING OF THIS PRELIMINARY PLAT MAP.

OWNER _____ DATE _____

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK EAST SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE NW1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

MARK: DATE: DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: M. RIGBY
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/13/2021

PROFESSIONAL ENGINEER
10/13/2021
No. 8243189-2202
MICHAEL E. TAYLOR
STATE OF UTAH

SURVEY PLAN

1 OF 4

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
100	987.00	47.00 21.00 47.00 21.00	N58° 54' 25.65"W S31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W
101	987.00	47.00 21.00 45.00 2.00 21.00	N58° 54' 25.65"W N31° 05' 34.35"E S58° 54' 25.65"E S58° 54' 25.65"E S31° 05' 34.35"W
102	987.00	21.00 47.00 21.00 45.00 2.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N58° 54' 25.65"W
103	987.00	47.00 21.00 2.00 45.00 21.00	N58° 54' 25.65"W N31° 05' 34.35"E S58° 54' 25.65"E S58° 54' 25.65"E S31° 05' 34.35"W
104	987.00	21.00 47.00 21.00 2.00 45.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N58° 54' 25.65"W
105	987.00	47.00 21.00 47.00 21.00	N58° 54' 25.65"W N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W
106	1050.00	42.00 25.00 42.00 25.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
107	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
108	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
109	1050.00	42.00 25.00 42.00 25.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W
110	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
111	1050.00	42.00 25.00 42.00 25.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W
112	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
113	1050.00	42.00 25.00 42.00 25.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
114	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
115	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
116	1050.00	42.00 25.00 42.00 25.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W
117	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
118	1050.00	42.00 25.00 42.00 25.00	N31° 05' 34.35"E S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W
119	1050.00	25.00 42.00 25.00 42.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E
120	1050.00	25.00 42.00 25.00 42.00	S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E S58° 54' 25.65"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
121	1050.00	25.00 42.00 25.00 42.00	S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E S58° 54' 25.65"E
122	1050.00	25.00 42.00 25.00 42.00	N58° 54' 40.88"W N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W
123	1050.00	42.00 25.00 42.00 25.00	N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W N58° 54' 40.88"W
124	1050.00	25.00 42.00 25.00 42.00	N58° 54' 40.88"W N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W
125	1050.00	25.00 42.00 25.00 42.00	N58° 54' 40.88"W N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W
126	1050.00	42.00 25.00 42.00 25.00	N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W N58° 54' 40.88"W
127	1050.00	25.00 42.00 25.00 42.00	N58° 54' 40.88"W N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
128	1050.00	42.00 25.00 42.00 25.00	N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W N58° 54' 40.88"W
129	1050.00	25.00 42.00 25.00 42.00	N58° 54' 40.88"W N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W
130	1050.00	42.00 25.00 42.00 25.00	N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W N58° 54' 40.88"W
131	1050.00	25.00 42.00 25.00 42.00	N58° 54' 40.88"W N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W
132	1050.00	25.00 42.00 25.00 42.00	N58° 54' 40.88"W N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W
133	1050.00	42.00 25.00 42.00 25.00	N31° 05' 19.12"E S58° 54' 40.88"E S31° 05' 19.12"W N58° 54' 40.88"W
300	987.00	47.00 21.00 47.00 21.00	N86° 06' 47.54"W N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
301	987.00	21.00 47.00 21.00 2.00 45.00	N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W N86° 06' 47.54"W N86° 06' 47.54"W
302	987.00	47.00 21.00 2.00 45.00 21.00	N86° 06' 47.54"W N3° 53' 12.46"E S86° 06' 47.54"E S86° 06' 47.54"E S3° 53' 12.46"W
303	987.00	21.00 47.00 21.00 47.00	N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W N86° 06' 47.54"W
304	987.00	21.00 47.00 21.00 45.00 2.00	N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W N86° 06' 47.54"W N86° 06' 47.54"W
305	987.00	47.00 21.00 45.00 2.00 21.00	N86° 06' 47.54"W N3° 53' 12.46"E S86° 06' 47.54"E S86° 06' 47.54"E S3° 53' 12.46"W
306	987.00	47.00 21.00 47.00 21.00	N86° 06' 47.54"W N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W
307	987.00	47.00 21.00 47.00 21.00	S41° 03' 23.74"W N48° 56' 36.26"W N41° 03' 23.74"E S48° 56' 36.26"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
308	987.00	21.00 47.00 21.00 2.00 45.00	N48° 56' 36.26"W N41° 03' 23.74"E S48° 56' 36.26"E S41° 03' 23.74"W S41° 03' 23.74"W
309	987.00	47.00 21.00 2.00 45.00 21.00	S41° 03' 23.74"W N48° 56' 36.26"W N41° 03' 23.74"E S41° 03' 23.74"W S48° 56' 36.26"E
310	987.00	21.00 47.00 21.00 47.00	N48° 56' 36.26"W N41° 03' 23.74"E S48° 56' 36.26"E S41° 03' 23.74"W
311	987.00	21.00 47.00 21.00 45.00 2.00	N48° 56' 36.26"W N41° 03' 23.74"E S41° 03' 23.74"W S41° 03' 23.74"W N48° 56' 36.26"W
312	987.00	47.00 21.00 45.00 2.00 21.00	S41° 03' 23.74"W N48° 56' 36.26"W N41° 03' 23.74"E S48° 56' 36.26"E S41° 03' 23.74"W
313	987.00	47.00 21.00 47.00 21.00	S41° 03' 23.74"W N48° 56' 36.26"W N41° 03' 23.74"E S48° 56' 36.26"E
314	6200.02	100.00 62.00 100.00 62.00	S0° 56' 49.78"W N89° 03' 07.19"W N0° 56' 49.78"E S89° 03' 10.22"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
315	6200.08	100.00 62.00 100.00 62.00	S0° 56' 49.78"W N89° 03' 07.19"W N0° 56' 49.78"E S89° 03' 10.22"E
316	6200.13	100.00 62.00 100.00 62.00	S0° 56' 49.78"W N89° 03' 07.19"W N0° 56' 49.78"E S89° 03' 10.22"E
317	6200.19	100.00 62.00 100.00 62.00	S0° 56' 49.78"W N89° 03' 07.19"W N0° 56' 49.78"E S89° 03' 10.22"E
318	6200.24	100.00 62.00 100.00 62.00	S0° 56' 49.78"W N89° 03' 07.19"W N0° 56' 49.78"E S89° 03' 10.22"E
319	7052.97	34.40 65.61 70.21 100.00 70.64	S1° 18' 34.00"W S1° 18' 34.00"W N89° 03' 07.19"W N0° 56' 49.78"E S89° 03' 10.22"E
320	13127.63	133.37 106.98 34.40 24.00 35.99 100.00 59.86 26.49	S0° 56' 46.87"W N89° 29' 36.08"W N1° 18' 34.00"E N1° 18' 34.00"E S89° 03' 10.22"E N0° 56' 00.62"E S89° 03' 10.22"E S23° 03' 00.00"E
321	5999.66	24.00 100.00 60.00 100.00 35.99	N89° 03' 10.22"W N0° 56' 46.87"E S89° 03' 10.22"E S0° 59' 00.92"W N89° 03' 10.22"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
322	6089.87	49.99 15.71 48.16 42.87 68.11	N89° 03' 10.22"W N44° 02' 11.67"W N0° 58' 46.87"E N0° 59' 10.12"W S89° 03' 22.74"E
323	987.00	100.00 47.00 21.00 47.00 21.00	S0° 56' 49.78"W N0° 56' 49.78"E S89° 03' 10.22"E S0° 56' 49.78"W N89° 03' 10.22"W
324	987.00	21.00 47.00 21.00 45.00 2.00	S89° 03' 10.22"W S0° 56' 49.78"W N89° 03' 10.22"W N0° 56' 49.78"E N0° 56' 49.78"E
325	987.00	2.00 21.00 47.00 21.00 45.00	S0° 56' 49.78"W N89° 03' 10.22"W N0° 56' 49.78"E S89° 03' 10.22"E S0° 56' 49.78"W
326	987.00	21.00 47.00 21.00 47.00	N89° 03' 10.22"W S0° 56' 49.78"W S89° 03' 10.22"E N0° 56' 49.78"E
327	987.00	47.00 21.00 2.00 45.00 21.00	S0° 56' 49.78"W N89° 03' 10.22"W N0° 56' 49.78"E N0° 56' 49.78"E S89° 03' 10.22"E
328	987.00	21.00 47.00 21.00 2.00 45.00	N89° 03' 10.22"W N0° 56' 49.78"E S89° 03' 10.22"E S0° 56' 49.78"W N0° 56' 49.78"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
329	987.00	47.00 21.00 47.00 21.00	S0° 56' 49.78"W N89° 03' 10.22"W N0° 56' 49.78"E S89° 03' 10.22"E
330	987.00	47.00 21.00 47.00 21.00	S0° 56' 49.78"W N89° 03' 10.22"W N0° 56' 49.78"E S89° 03' 10.22"E
331	987.00	21.00 47.00 21.00 45.00 2.00	N89° 03' 10.22"W N0° 56' 49.78"E S89° 03' 10.22"E S0° 56' 49.78"W S0° 56' 49.78"W
332	987.00	47.00 21.00 45.00 21.00	S0° 56' 49.78"W N89° 03' 10.22"W N0° 56' 49.78"E N0° 56' 49.78"E S89° 03' 10.22"E
333	987.00	21.00 47.00 2.00 45.00	N89° 03' 10.22"W N0° 56' 49.78"E S89° 03' 10.22"E S0° 56' 49.78"W N0° 56' 49.78"E
334	987.00	47.00 21.00 47.00 21.00	S0° 56' 49.78"W N89° 03' 10.22"W N0° 56' 49.78"E S89° 03' 10.22"E
335	987.00	47.00 21.00 47.00 21.00	N86° 06' 47.54"W N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
336	987.00	47.00 21.00 47.00 21.00	N86° 06' 47.54"W N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W
337	987.00	21.00 45.00 2.00 21.00 47.00	N3° 53' 12.46"E S86° 06' 47.54"E S86° 06' 47.54"E S3° 53' 12.46"W N86° 06' 47.54"W
338	987.00	21.00 47.00 21.00 45.00 2.00	N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W N86° 06' 47.54"W N86° 06' 47.54"W
339	987.00	47.00 21.00 47.00 21.00	N86° 06' 47.54"W N3° 53' 12.46"E S86° 06' 47.54"E S3° 53' 12.46"W
400	6499.72	55.04 15.67 90.04 65.42 100.00	S0° 11' 30.00"W S45° 04' 18.58"W S89° 57' 07.12"W N0° 11' 30.00"E S89° 48' 30.00"E
401	6000.00	60.00 100.00 60.00 100.00	S0° 11' 30.00"W N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E
402	6000.00	100.00 60.00 100.00 60.00	S89° 48' 30.00"E S0° 11' 30.00"W N89° 48' 30.00"W N0° 11' 30.00"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
403	6000.00	60.00 100.00 60.00 100.00	S0° 11' 30.00"W N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E
404	6029.91	28.74 31.50 100.00 60.00 103.16	S6° 31' 27.37"W S0° 11' 30.00"W N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E
405	6171.26	90.13 65.43 100.00 50.81 15.75	S0° 07' 17.19"W N89° 31' 52.81"W N0° 07' 26.42"W N89° 52' 28.58"E S45° 04' 04.61"E
406	6308.66	40.49 104.39 84.54 104.00	S39° 37' 22.93"W N65° 58' 01.13"W N38° 08' 17.25"E S41° 27' 17.68"E
407	5978.37	40.49 104.00 77.32 104.06	S57° 28' 01.72"W N41° 27' 17.68"W N58° 03' 15.60"E S20° 58' 09.35"E
408	5871.25	40.49 104.06 77.26 100.66	S75° 18' 40.49"W N20° 58' 09.35"W N79° 46' 17.34"E S0° 07' 26.42"E
409	5976.61	60.00 99.53 60.00 99.69	N89° 58' 31.82"W N0° 07' 26.42"W S89° 58' 31.82"E S0° 07' 26.42"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
410	5985.95	60.00 99.69 60.00 99.84	N89° 58' 31.82"W N0° 07' 26.42"W N89° 52' 33.58"E S0° 07' 26.42"E
411	5995.28	60.00 99.84 60.00 100.00	N89° 58' 31.82"W N0° 07' 26.42"W N89° 52' 33.58"E S0° 07' 26.42"E
412	6548.13	90.13 65.43 100.00 50.81 15.75	S0° 07' 17.19"W N89° 31' 52.81"W N0° 07' 26.42"W N89° 52' 28.58"E S45° 04' 04.61"E
413	5986.52	60.00 90.04 15.67 50.04 100.26	N89° 52' 42.81"W N0° 07' 17.19"W N44° 59' 55.39"E S89° 52' 42.81"E S0° 07' 17.19"W
414	5018.25	100.47 50.00 100.26 50.00	S0° 07' 17.19"W N89° 52' 42.81"W N0° 07' 17.19"E S89° 52' 33.58"E
415	6024.70	112.81 56.15 12.00 100.47 50.87	S2° 33' 43.22"E N89° 52' 42.81"W N0° 07' 17.19"E N0° 07' 17.19"E N89° 52' 33.58"E
416	6583.05	112.12 61.40 12.00 56.15	S2° 33' 43.22"E N89° 52' 42.81"W N0° 07' 17.19"E S89° 52' 42.81"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
417	5000.00	100.00 50.00 100.00 50.00	S0° 07' 17.19"W N89° 48' 30.00"W N0° 07' 17.19"E S89° 52' 42.81"E
418	6000.00	100.00 60.00 100.00 60.00	S0° 07' 17.19"W N89° 52' 42.81"W N0° 07' 17.19"E S89° 52' 42.81"E
419	6500.05	90.02 15.69 55.02 100.00 65.43	S0° 07' 17.19"W S45° 04' 04.61"W N89° 58' 31.82"W N0° 07' 26.42"W S89° 58' 31.82"E
420	6000.02	60.00 100.00 60.00 100.00	N89° 58' 31.82"W N0° 07' 26.42"W S89° 58' 31.82"E S0° 07' 26.42"E
421	6000.02	60.00 100.00 60.00 100.00	N89° 58' 31.82"W N0° 07' 26.42"W S89° 58' 31.82"E S0° 07' 26.42"E
422	6002.92	46.88 13.14 100.66 60.00 100.00	N89° 58' 31.82"W S87° 07' 44.03"W N0° 07' 26.42"W S89° 58' 31.82"E S0° 07' 26.42"E
423	987.00	47.00 21.00 47.00 21.00	S0° 01' 28.18"W N0° 07' 26.18"E N0° 01' 28.18"E S89° 58' 31.82"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
424	987.00	21.00 47.00 21.00 47.00 21.00	N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S0° 01' 28.18"W S89° 58' 31.82"E
425	987.00	47.00 21.00 47.00 45.00 2.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S0° 01' 28.18"W S0° 01' 28.18"W
426	987.00	47.00 21.00 45.00 2.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S0° 01' 28.18"W S89° 58' 31.82"E
427	987.00	47.00 21.00 47.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W S89° 58' 31.82"E S89° 58' 31.82"E
428	987.00	47.00 21.00 47.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E
429	987.00	21.00 47.00 21.00 47.00	N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S0° 01' 28.18"W
430	987.00	21.00 47.00 45.00 2.00	N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S0° 01' 28.18"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
431	987.00	47.00 21.00 45.00 21.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S89° 58' 31.82"E
432	987.00	47.00 21.00 47.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E
433	6000.00	60.00 100.00 60.00 100.00	N89° 52' 42.81"W N0° 07' 17.19"E S89° 52' 42.81"E S0° 07' 17.19"W
434	5000.00	50.00 100.00 50.00 100.00	N89° 52' 42.81"W N0° 07' 17.19"E S89° 52' 42.81"E S0° 07' 17.19"W
435	6524.08	100.12 67.64 100.00 62.84	S2° 37' 46.82"E N89° 52' 42.81"W N0° 07' 17.19"E S89° 52' 42.81"E
436	987.00	47.00 21.00 47.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E
437	987.00	47.00 21.00 45.00 2.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
438	987.00	21.00 47.00 21.00 45.00 2.00	N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S89° 58' 31.82"E S0° 01' 28.18"W
439	987.00	21.00 47.00 21.00 45.00 2.00	N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S0° 01' 28.18"W S0° 01' 28.18"W
440	987.00	47.00 21.00 2.00 45.00 21.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S0° 01' 28.18"W S89° 58' 31.82"E
441	987.00	21.00 47.00 2.00 45.00 21.00	N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S0° 01' 28.18"W S0° 01' 28.18"W
442	987.00	47.00 21.00 47.00 21.00	S89° 58' 31.82"E S0° 01' 28.18"W S89° 58' 31.82"E N0° 01' 28.18"E
443	987.00	47.00 21.00 45.00 2.00 21.00	S89° 58' 31.82"E S0° 01' 28.18"W S89° 58' 31.82"E N0° 01' 28.18"E N89° 58' 31.82"W
444	987.00	21.00 47.00 21.00 45.00 2.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E S89° 58' 31.82"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
445	987.00	21.00 47.00 21.00 47.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E
446	987.00	47.00 21.00 45.00 21.00	S89° 58' 31.82"E S0° 01' 28.18"W N89° 58' 31.82"W N89° 58' 31.82"W N0° 01' 28.18"E
447	987.00	21.00 47.00 21.00 45.00	S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E S89° 58' 31.82"E
448	987.00	47.00 21.00 47.00 21.00	S89° 58' 31.82"E S0° 01' 28.18"W N89° 58' 31.82"W N0° 01' 28.18"E
449	987.00	47.00 21.00 47.00 21.00	N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W
450	987.00	47.00 21.00 2.00 45.00 21.00	N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W
451	987.00	2.00 45.00 21.00 47.00 21.00	N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W N89° 48' 30.00"W

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
452	987.00	47.00 21.00 47.00 21.00	N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W
453	987.00	47.00 21.00 47.00 21.00	N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W
454	987.00	47.00 21.00 2.00 45.00 21.00	N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W
455	987.00	21.00 47.00 21.00 2.00 45.00	N0° 11' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W N89° 48' 30.00"W N89° 48' 30.00"W
456	987.00	47.00 21.00 47.00 21.00	N89° 48' 30.00"W N0° 11' 30.00"E S89° 48' 30.00"E S0° 11' 30.00"W
500	8476.91	84.97 90.04 15.67 75.01 100.03	N89° 58' 29.11"E S0° 11' 30.00"W S45° 04' 18.56"W S89° 57' 07.12"W N0° 11' 30.00"E
501	8048.46	100.03 78.02 2.25 100.04 80.63	S0° 11' 30.00"W S89° 57' 07.12"W N89° 23' 26.94"W N0° 01' 03.46"W N89° 58' 29.11"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
639	924.00	22.00 42.00 22.00 2.00 40.00	S58° 54' 25.65"E S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E N31° 05' 34.35"E
640	924.00	42.00 22.00 42.00 22.00	S31° 05' 34.35"W N58° 54' 25.65"W N31° 05' 34.35"E S58° 54' 25.65"E

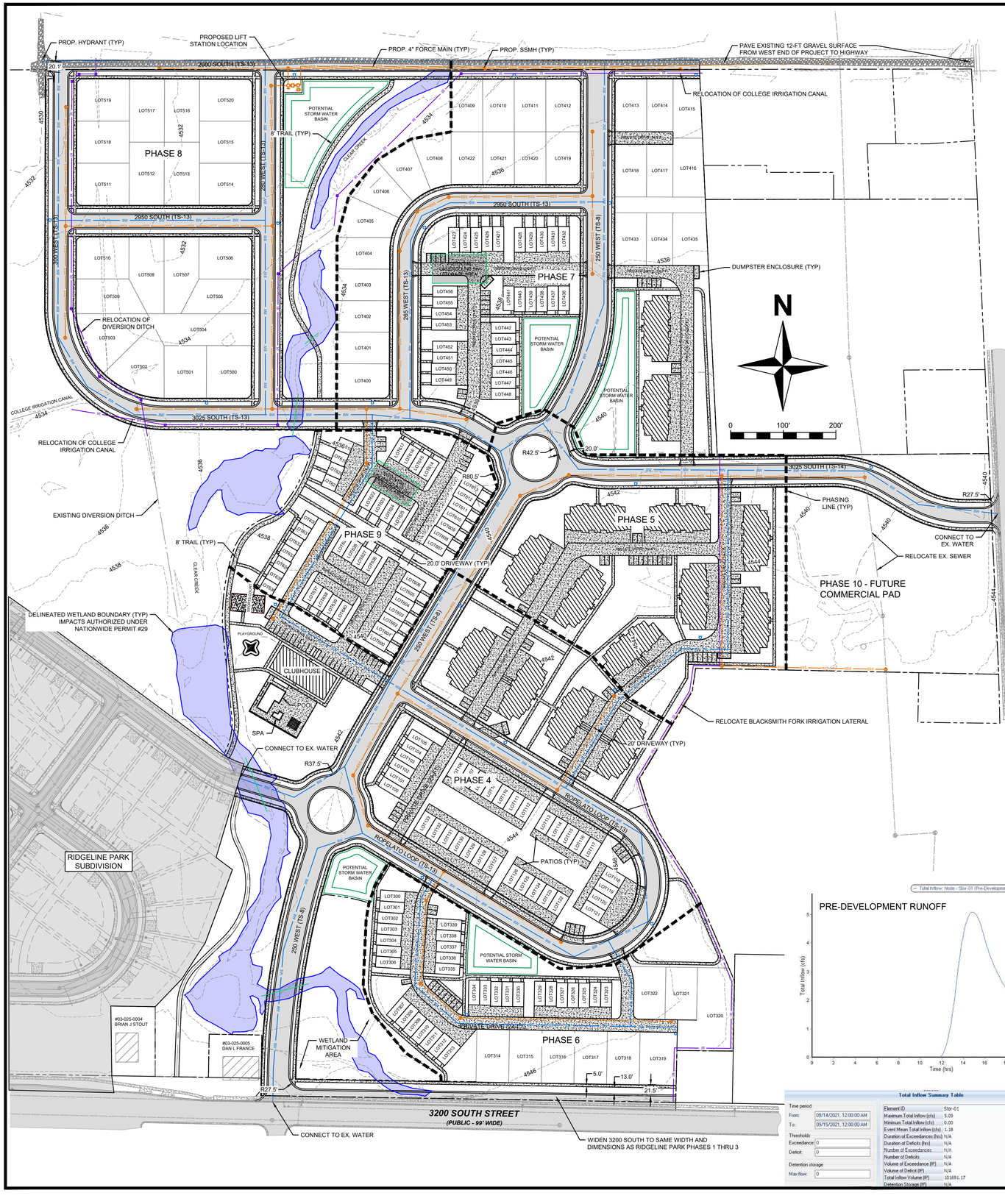
Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
502	9584.35	100.04 127.41 131.74 45.11	S0° 01' 03.46"E N67° 32' 27.07"W N43° 26' 16.91"E S27° 50' 18.79"E
503	10088.44	23.43 131.74 127.41 134.78	S27° 50' 09.82"E S45° 26' 16.91"W N24° 35' 51.89"W S89° 58' 31.82"E
504	10997.63	60.45 84.97 80.63 45.11 23.43 31.99 31.99 33.88 99.95	S0° 11' 30.00"W S89° 58' 29.11"W S89° 58' 29.11"W N27° 50' 18.79"W N27° 50' 09.82"W S89° 58' 31.82"E S89° 58' 31.82"E S89° 58' 31.82"E S89° 58' 31.82"E
505	7715.40	66.00 99.95 33.88 74.26 99.97	S0° 11' 30.00"W N89° 58' 31.82"W N89° 58' 31.82"W N27° 18' 45.70"E S89° 58' 31.82"E
506	7988.01	70.12 99.97 80.06 89.96 15.75	S0° 11' 30.00"W N89° 58' 31.82"W N0° 10' 17.37"E N89° 58' 17.13"E S44° 50' 06.43"E
507	8535.71	80.06 74.26 31.99 146.00 66.35	S0° 10' 17.37"W S27° 18' 45.70"W N89° 58' 31.82"W N0° 01' 03.46"W N89° 58' 17.13"E
508	8593.78	146.00 31.99 74.65 79.94 66.55	S0° 01' 03.46"E N89° 58' 31.82"W N27° 50' 09.82"W N0° 10' 39.32"E N89° 58' 17.13"E

Parcel Area Table			
Parcel #	Area	Segment Lengths	Segment Bearings
509	7755.81	74.65 134.78 9.84 56.16 99.99	S27° 50' 09.82"E N89° 58' 31.82"W N1° 26' 02.15"W N0° 11' 30.00"E S89° 58' 31.82"E
510	7966.06

PRELIMINARY PLAT
OF

RIDGELINE PARK EAST SUBDIVISION

LOCATED IN THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH



PHASING GENERAL NOTES

1. TEMPORARY TURN-AROUNDS WILL BE INSTALLED AS NEEDED AT PHASING BOUNDARIES.

DIMENSION GENERAL NOTES

1. ALL CONDO AND TOWNHOME DRIVEWAY APRONS ARE 20-FT MIN.
2. ALL SIDEWALKS ARE 5-FT IN WIDTH UNLESS OTHERWISE NOTED.
3. ALL GUEST PARKING STALLS ARE 9'X18'.
4. SEE SURVEY PLAN FOR SETBACK INFORMATION.
5. ALL CURB RADII ARE 12-FT IN RADIUS UNLESS OTHERWISE NOTED.

UTILITY GENERAL NOTES

1. EACH INDIVIDUAL SINGLE=FAMILY LOT WILL BE WILL BE SERVICED BY A 1" WATER METER AND 4" SANITARY SEWER LATERAL.
2. EVERY 2 TOWN HOUSE BUILDINGS WILL BE SERVICED BY 2"Ø WATER METER.
3. EACH TOWN HOUSE BUILDING WILL BE SERVICED BY A 6"Ø SANITARY SEWER SERVICE.
4. EVERY CONDO BUILDING WILL BE SERVICED BY 2"Ø WATER METER AND A 6"Ø SANITARY SEWER SERVICE TOGETHER WITH A 6"Ø FIRE LINE.
5. THE COMMERCIAL LOT WILL BE SERVICED BY 2"Ø WATER METER AND A 6"Ø SANITARY SEWER SERVICE TOGETHER WITH A 6"Ø FIRE LINE.
6. THE CLUBHOUSE LOT WILL BE SERVICED BY 2"Ø WATER METER AND A 6"Ø SANITARY SEWER SERVICE TOGETHER WITH A 6"Ø FIRE LINE.
7. FIRE HYDRANTS HAVE BEEN PLACED WITHIN 150-FT OF ALL CONDO BUILDINGS FDC LOCATIONS. ADDITIONAL HYDRANTS MAY BE REQUIRED BY COMMERCIAL PROJECTS IN THE FUTURE.
8. PHASES 1 THRU 3 OF THE PROJECT WILL SEWER TO THE EXISTING SEWER MAIN ON THE EAST SIDE. THE REMAINDER WILL SEWER TO THE PROPOSED LIFT STATION.
9. ANY EXISTING LAND DRAINS ENCOUNTERED ON THE PROPERTY WILL NEED TO BE REMOVED OR RELOCATED.

STORMWATER NARRATIVE

THIS PROJECT WILL DETAIN THE 100-YR 24-HR STORM AND RETAIN THE 80TH-PERCENTILE STORM. ALL STORM WATER WILL BE COLLECTED VIA CATCH BASINS AND WILL BE CONVEYED THROUGH A NETWORK OF UNDERGROUND PIPING TO ABOVE-GROUND OR UNDERGROUND RETENTION/DETENTION FACILITIES. EACH FACILITY WILL RELEASE THE STORM WATER AT A CONTROLLED RATE (0.12 CFS/ACRE, THE PRE-DEVELOPMENT RUNOFF RATE) THROUGH AN ORIFICE PLATE, OR OTHER FLOW CONTROL DEVICE, AFTER THE REQUIRED 80TH PERCENTILE STORM WATER RETENTION IS ACHIEVED. 1-FT MIN. VERTICAL SEPARATION BETWEEN THE SEASONAL HIGH WATER TABLE AND THE STORAGE FACILITIES WILL BE MAINTAINED.

REQUIRED RETENTION STORAGE = 77,095 CF
REQUIRED DETENTION STORAGE = 118,165 CF

STORM WATER WILL ULTIMATELY BE DISCHARGED TO CLEAR CREEK.

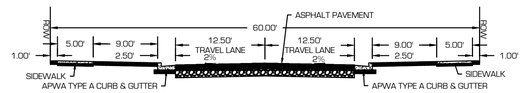
THE COMMERCIAL PADS WILL DETAIN/RETAIN THEIR OWN STORMWATER WHEN THEY DEVELOP.

THE SITE IS INTENDED TO DISCHARGE CONTROLLED RUNOFF INTO CLEAR CREEK AT LOCATIONS CONSISTENT WITH THE SITE STORM DRAIN OUTFALL SYSTEM(S).

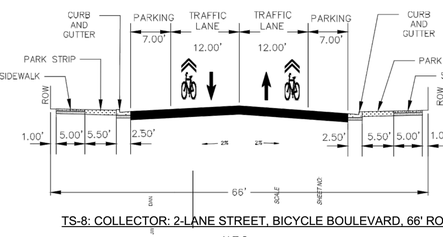
WETLAND NARRATIVE

TOTAL DELINEATED WETLAND: 100,928.85 SF (2.32 ACRE)
PERMANENTLY IMPACTED WETLAND (PROPOSED): 12,717.70 SF (0.29 ACRE)

PROPSED WETLAND MITIGATION AREA IS EAST OF THE SOUTHERN ENTRANCE TO THE SITE (INTERSECTION OF 250 WEST AND 3200 SOUTH)



TS-13:LOCAL: 2-LANE LOCAL, 60' ROW
N.T.S.



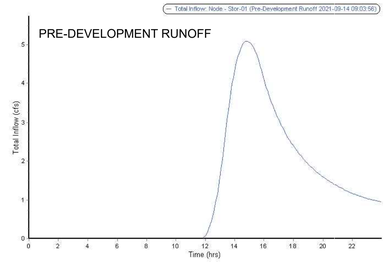
TS-8: COLLECTOR: 2-LANE STREET, BICYCLE BOULEVARD, 66' ROW
N.T.S.

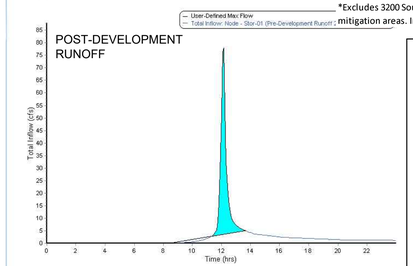
STORMWATER CALCULATIONS
Ridgeline Park Eastside

Description	Area (sq ft)	Area (ac)	CN (Group 32% B, 68% C)	(SubArea / TotalArea)*CN
Single-Family Yards	394,797	9.06	70	15
Open Space (Other)	499,586	11.47	70	19
Single-Family House (1,600sf) + Driveway	117,600	2.70	98	6
Impervious Area (Other)	838,298	19.24	98	44
Total Area*:	1,850,281	42.48	84	

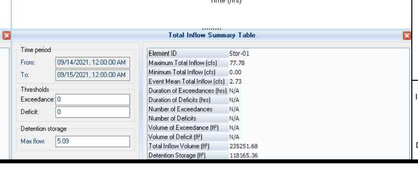
80th-Percentile Storm Volume (0.5-in):	77,095	cu-ft			
Initial Abstraction		0.37	inches		
Precipitation (10 Yr)	24 hour storm	2.04	inches		
Precipitation (25 Yr)	24 hour storm	2.41	inches		
Precipitation (100 Yr)	24 hour storm	3.02	inches		
Direct Runoff (10 Yr)	24 hour storm	0.79	total runoff depth		
Direct Runoff (25 Yr)	24 hour storm	1.07	total runoff depth		
Direct Runoff (100 Yr)	24 hour storm	1.56	total runoff depth		
Post Development					
10-Year Direct Runoff		2.80	acre-ft	122,164	ft3
25-Year Direct Runoff		3.79	acre-ft	164,955	ft3
100-Year Direct Runoff		5.52	acre-ft	240,621	ft3

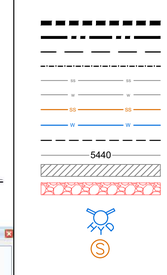
*Excludes 3200 South, commercial pieces, Clear Creek bed, and mitigation areas. Includes the half-width of 2900S.











THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

RIDGELINE PARK EAST SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE NW1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

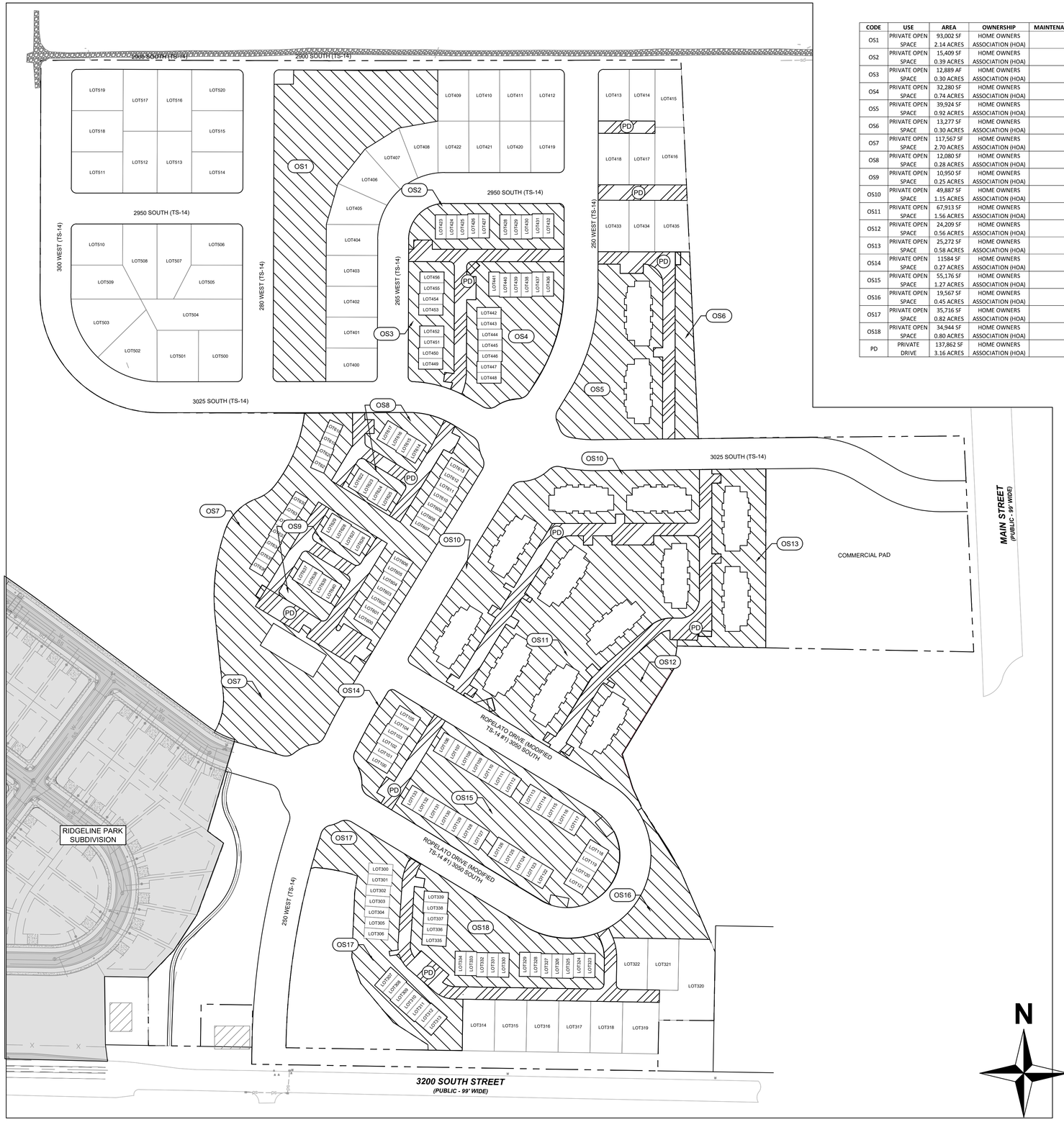
MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: M. RIGBY
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/13/2021

PROFESSIONAL ENGINEER
10/13/2021
No. 8243169-2202
MICHAEL E. TAYLOR
STATE OF UTAH

CIVIL PLAN

3 OF 4



CODE	USE	AREA	OWNERSHIP	MAINTENANCE RESPONSIBILITY
OS1	PRIVATE OPEN SPACE	93,002 SF 2.14 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS2	PRIVATE OPEN SPACE	15,409 SF 0.39 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS3	PRIVATE OPEN SPACE	12,889 AF 0.30 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS4	PRIVATE OPEN SPACE	32,280 SF 0.74 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS5	PRIVATE OPEN SPACE	39,924 SF 0.92 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS6	PRIVATE OPEN SPACE	13,277 SF 0.30 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS7	PRIVATE OPEN SPACE	117,567 SF 2.70 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS8	PRIVATE OPEN SPACE	12,080 SF 0.28 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS9	PRIVATE OPEN SPACE	10,950 SF 0.25 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS10	PRIVATE OPEN SPACE	49,887 SF 1.15 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS11	PRIVATE OPEN SPACE	67,913 SF 1.56 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS12	PRIVATE OPEN SPACE	24,209 SF 0.56 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS13	PRIVATE OPEN SPACE	25,272 SF 0.58 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS14	PRIVATE OPEN SPACE	11584 SF 0.27 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS15	PRIVATE OPEN SPACE	55,176 SF 1.27 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS16	PRIVATE OPEN SPACE	19,567 SF 0.45 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS17	PRIVATE OPEN SPACE	35,716 SF 0.82 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
OS18	PRIVATE OPEN SPACE	34,944 SF 0.80 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA
PD	PRIVATE DRIVE	137,862 SF 3.16 ACRES	HOME OWNERS ASSOCIATION (HOA)	HOA

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

RIDGELINE PARK EAST SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE NW1/4 OF SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: M. RIGBY
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/13/2021

PROFESSIONAL ENGINEER
10/13/2021
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

NON-LOT & ROW TRACTS

4 OF 4

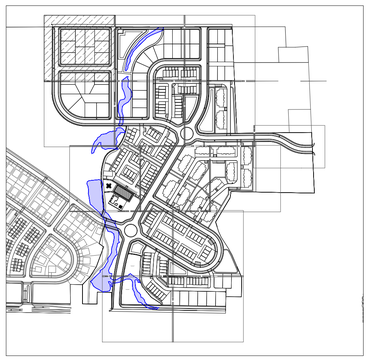
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf

SHEET L5.02
SHEET L5.03
SHEET L5.01
SHEET L5.04
SHEET L5.01
SHEET L5.04



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

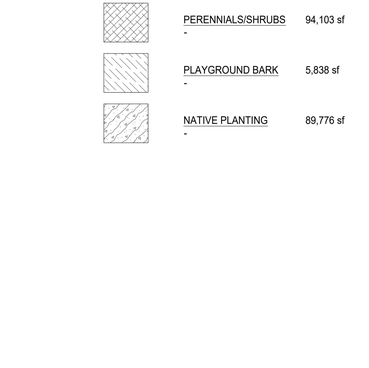
PLANTING PLAN

L5.01

Oct 12, 2021 - 4:31pm
\\loci-server\Dropbox (loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40

SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4–10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater

Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

L5.02

Oct 12, 2021 - 4:31pm
\\Vdc-server\Dropbox (Loci)\P-Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.02

SHEET L5.03

SHEET L5.03

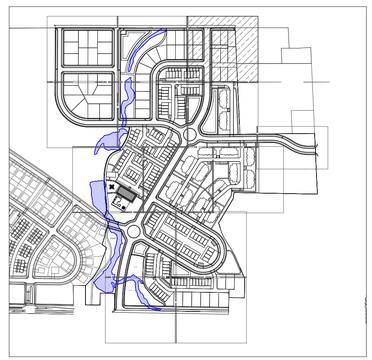
SHEET L5.06

SHEET L5.03

SHEET L5.06

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40

SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4–10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater

Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

L5.03

Oct 12, 2021 – 4:31pm
\\Vboxsvr\Dropbox (loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 – L5 – Planting Plan.dwg

SHEET L5.04

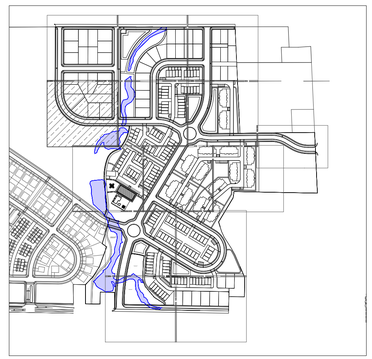
SHEET L5.04

SHEET L5.05

SHEET L5.04

CONCEPT PLANT SCHEDULE

	LARGE TREE -	263
	MEDIUM TREE -	245
	SMALL TREE -	15
	LAWN -	447,483 sf
	PERENNIALS/SHRUBS -	94,103 sf
	PLAYGROUND BARK -	5,838 sf
	NATIVE PLANTING -	89,776 sf



NORTH

0 5 10 20 40

SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater

Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

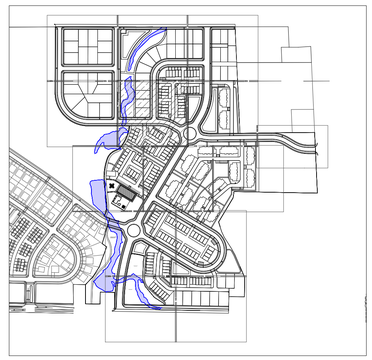
L5.04

Oct 12, 2021 - 4:31pm
\\Ver-server\Dropbox (loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg



CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4–10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

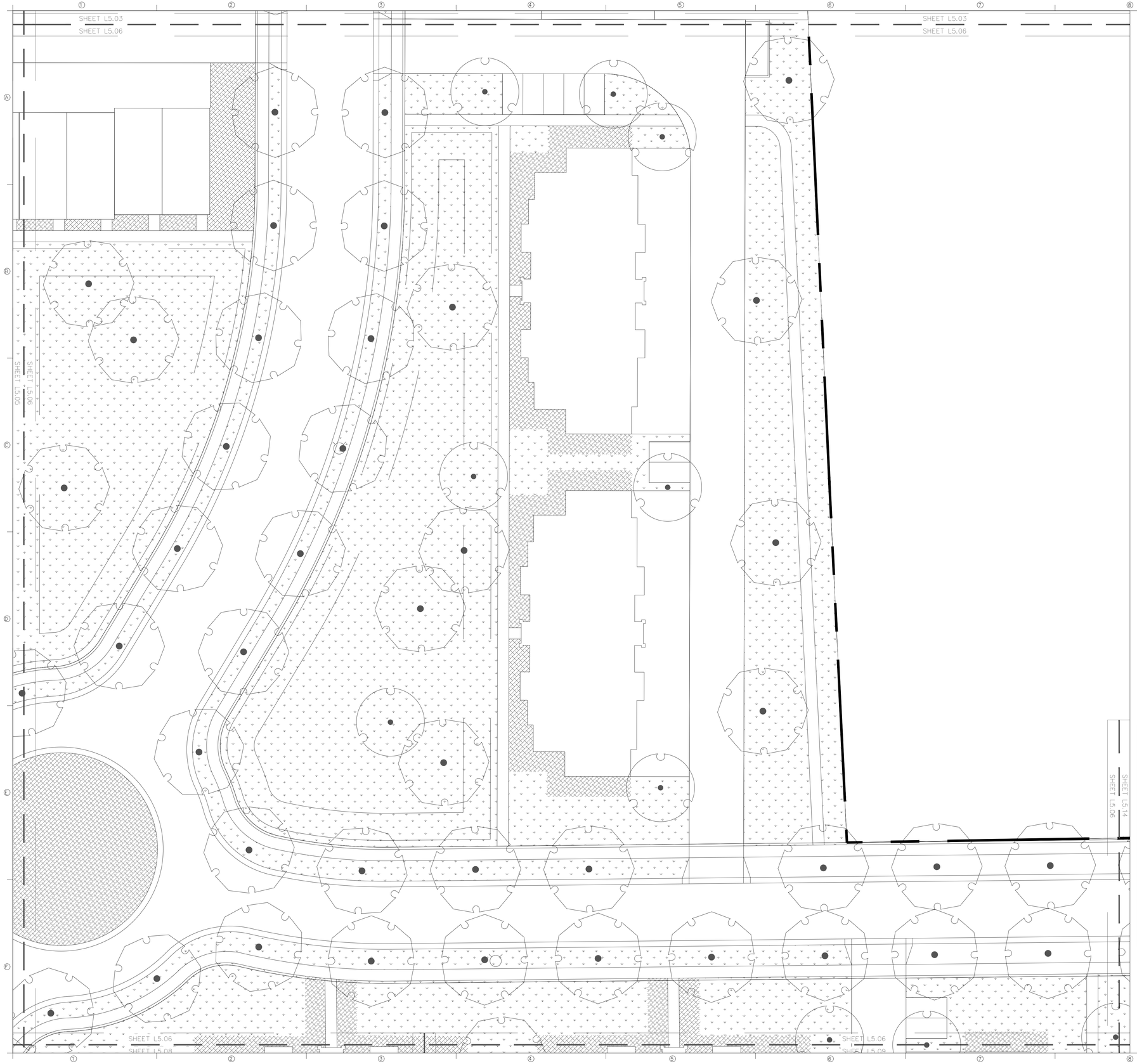
Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

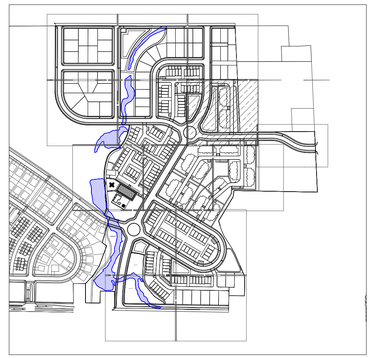
L5.05

Oct 12, 2021 – 4:32pm
\\Vboi-server\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 – L5 – Planting Plan.dwg



CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater

Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

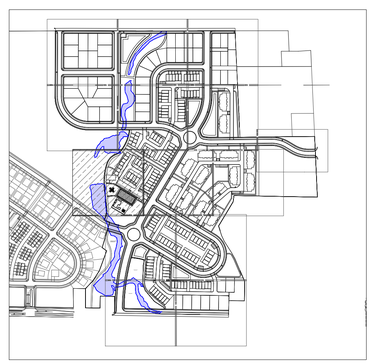
L5.06

Oct 12, 2021 - 4:32pm
\\Client-server Dropbox (Loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.05
SHEET L5.07
SHEET L5.12
SHEET L5.08
SHEET L5.07
SHEET L5.10

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4–10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

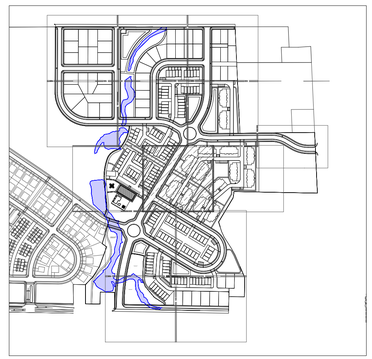
L5.07

Oct 12, 2021 - 4:32pm
\\Vboi-server\Projects (loci)\0132-Ridgeline Park East\0-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.05
SHEET L5.08
SHEET L5.06
SHEET L5.08
SHEET L5.07
SHEET L5.08
SHEET L5.08
SHEET L5.09
SHEET L5.08
SHEET L5.11

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4–10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

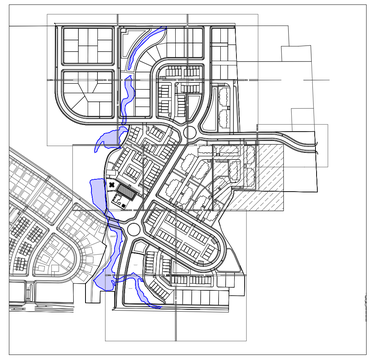
L5.08

Oct 12, 2021 - 4:32pm
\\Vboi-server\Projects (loci)\0132-Ridgeline Park East\0-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.06
SHEET L5.09
SHEET L5.08
SHEET L5.09

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

L5.09

Oct 12, 2021 - 4:32pm
\\Ger-server\Dropbox (Loci)\Projects (loci)\0132-Ridgeline Park East\01-CAD\02 Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.07
SHEET L5.10

SHEET L5.10
SHEET L5.11

BIONATIVE SOD OR SEED AS NEEDED TO REPAIR DISTURBED AREAS

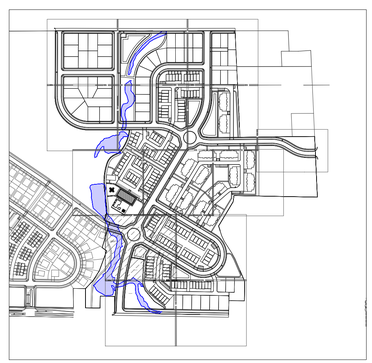
CONSTRUCTED WETLAND MITIGATION AREA

SHEET L5.10
SHEET L5.12

SHEET L5.10
SHEET L5.12

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

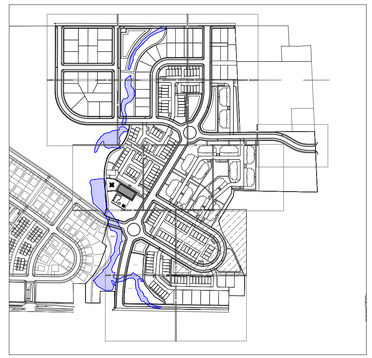
L5.10

Oct 12, 2021 - 4:32pm
\\Visionary\Shared Drives\Projects (loci)\Projects (loci)\0132-Ridgeline Park East\0-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.08
SHEET L5.11
SHEET L5.10
SHEET L5.11
SHEET L5.11
SHEET L5.13

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

L5.11

Oct 12, 2021 - 4:33pm
\\Ver-server\projects (ext)\Projects (ext)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.10
SHEET L5.12

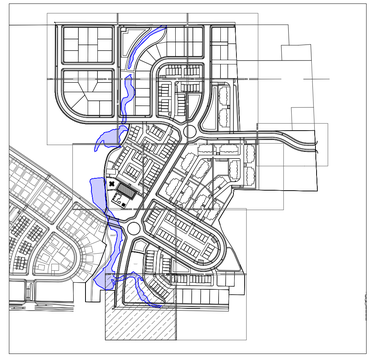
CONSTRUCTED WETLAND MITIGATION AREA

SHEET L5.10
SHEET L5.12

SHEET L5.13
SHEET L5.12

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40
SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater

Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

L5.12

Oct 12, 2021 - 4:33pm
\\Ucn-server\Dropbox (Loci)\Projects (loci)\0132-Ridgeline Park East\10-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

SHEET L5.11

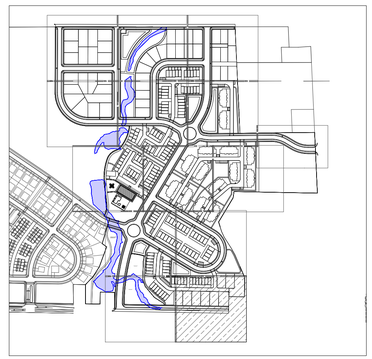
SHEET L5.13

SHEET L5.13

SHEET L5.12

CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40

SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4-10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

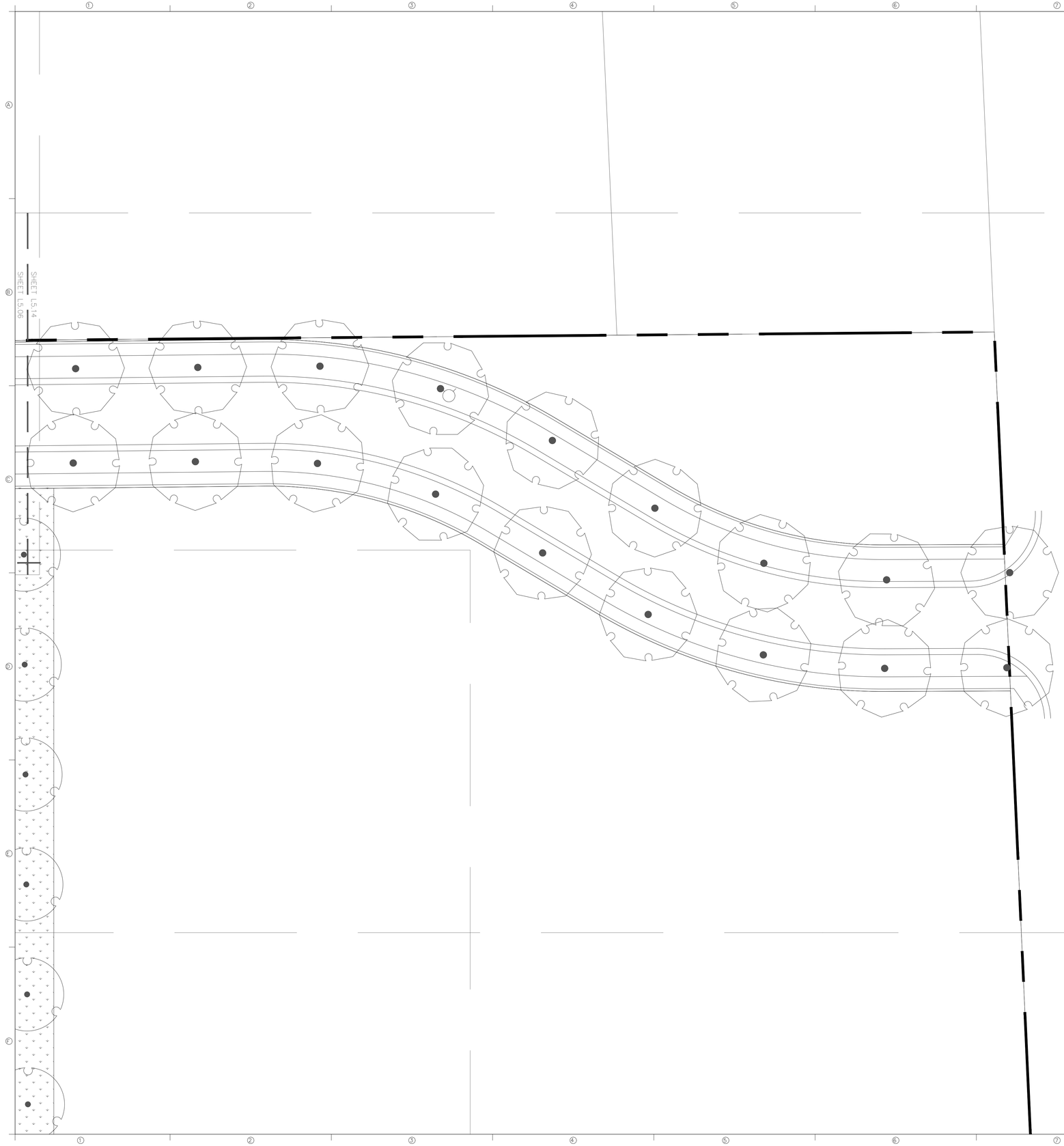
Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

PLANTING PLAN

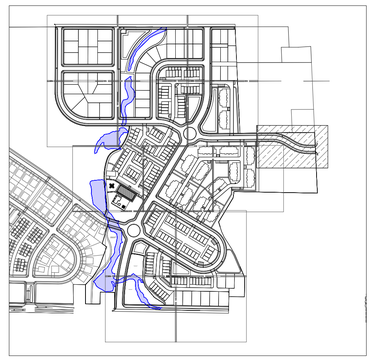
L5.13

Oct 12, 2021 - 4:33pm
\\Ver-server\Graphics (Loci)\Projects (Loci)\0132-Ridgeline Park East\0-CAD\02 Sheets\0131 - L5 - Planting Plan.dwg



CONCEPT PLANT SCHEDULE

LARGE TREE	-	263
MEDIUM TREE	-	245
SMALL TREE	-	15
LAWN	-	447,483 sf
PERENNIALS/SHRUBS	-	94,103 sf
PLAYGROUND BARK	-	5,838 sf
NATIVE PLANTING	-	89,776 sf



NORTH

0 5 10 20 40

SCALE: 1" = 20'

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 4–10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater

Job No.
Creation Date
Edit Date Oct 12, 2021

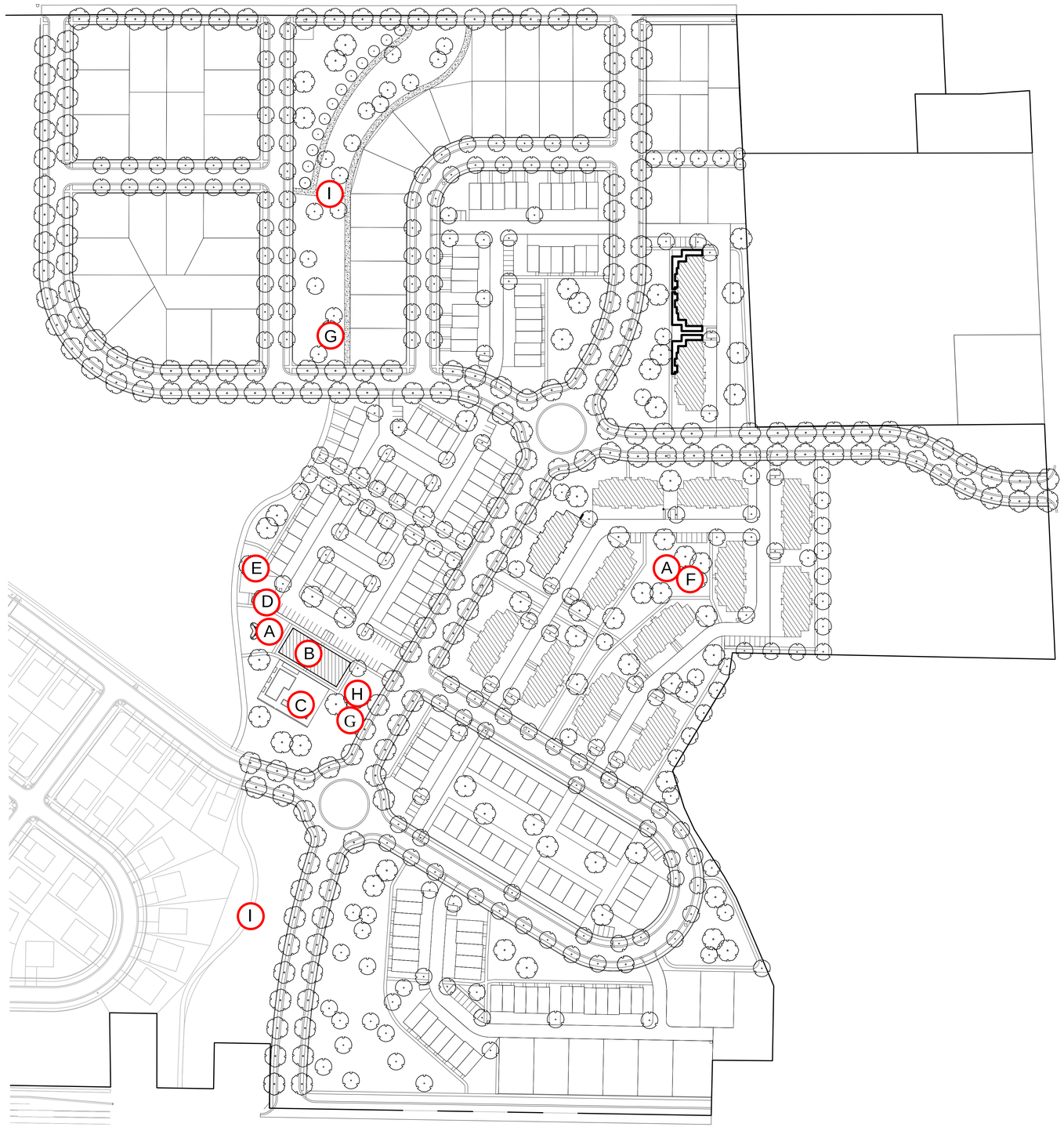
Preliminary Landscape Plans

PLANTING PLAN

L5.14

Oct 12, 2021 - 4:33pm
\\Ven-server\Dropbox (loci)\Projects (loci)\0132-Ridgeline Park East\D-CAD\02. Sheets\0131 - L5 - Planting Plan.dwg

Ridgeline Park East Preliminary Amenity Map



CONCEPT PLANT SCHEDULE



LARGE TREE	250
MEDIUM TREE	234
SMALL TREE	15

- (A) Playground (2)
- (B) Clubhouse
- (C) Pool
- (D) Pavilion
- (E) Sport Court
- (F) Swing-set
- (G) Dog Station
- (H) Mini Dog Park
- (I) Clear Creek Trail

NORTH

visionary HOMES

PROJECT NAME:
Ridgeline Park East
Phases 1–6
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 06, 2021

Preliminary Landscape Plans

Oct 06, 2021 – 8:31pm
\\Shared Projects (loci)\Projects (loci)\2132-Ridgeline Park East\V3-CAD\02 Sheets\2121 - LS - Planting Plan.dwg

CONCEPT PLANT SCHEDULE

LARGE TREE	263
MEDIUM TREE	245
SMALL TREE	15

NORTH

visionary HOMES

PROJECT NAME:
Ridgeline Park East Phases 4–10
Nibley, Utah

loci
801 906 0399
www.loci-slc.com
569 East 2nd Avenue
Building B
SLC, UT 84103

Principal T. Budge
Project Manager M. Budge
Drawn By A. Rhodes
D. Slater
Job No.
Creation Date
Edit Date Oct 12, 2021

Preliminary Landscape Plans

Oct 13, 2021 – 9:39am
\\Visionary Shared (Lacy)\Projects (Lacy)\0122-Ridgeline Park East\D-CAD\02. Sheets\0121 – L5 – Planting Plan.dwg

APPENDIX C

Wetlands Information

civilsolutionsgroup inc.

Ridgeline Park Subdivision Project: Wetland Mitigation Plan

Located Approximately at:

200 West 3200 South

Nibley, Utah 84321

Submitted to:

US Army Corps of Engineers

Sacramento Region

Michael Pectol, Project Manager

533 West 2600 South

Bountiful, Utah 84010

Original Submission: May 2021

Contents

1.0 INTRODUCTION 2

1.1 Responsible Parties 2

2.0 PROJECT LOCATION AND DESCRIPTION 2

2.1 Project Location 2

2.2 Project Description 2

3.0 MITIGATION OBJECTIVES 5

4.0 DETERMINATION OF CREDIT 5

5.0 SITE SELECTION CRITERIA 5

6.0 BASELINE INFORMATION 7

6.1 Existing Hydrology 7

6.2 Existing Soils 7

7.0 MITIGATION WORK PLAN 7

7.1 Hydrology Plan 7

7.2 Soils Plan 9

7.3 Vegetation Plan 9

7.4 Construction Cost Estimate 10

8.0 SITE PROTECTION INSTRUMENT 10

9.0 MAINTENANCE PLAN 11

10.0 ECOLOGICAL PERFORMANCE STANDARDS 11

11.0 MONITORING REQUIREMENTS 12

12.0 LONG-TERM FUNDING 12

13.0 ADAPTIVE MANAGEMENT PLAN 12

13.1 Hydrology Considerations 12

13.2 Vegetation Considerations 14

14.0 CONCLUSION 14

1.0 INTRODUCTION

On behalf of Visionary Homes (applicant), Civil Solutions Group, Inc. proposes a compensatory mitigation plan for the proposed Ridgeline Park Subdivision Project (Project Area) in Nibley, Cache County, Utah (Figure 1).

The Project Area is an approximately 95.3-acre subdivision consisting of residential homes and mixed-use lots. As found in the Nationwide Permit (NWP) 29 application, the proposed Project would permanently impact 0.291 acres of emergent marsh, 0.097 acres of wet meadow, and 385 linear feet of the Clear Creek stream channel across 7 impact areas.

As of Winter 2021, the proposed Project location does not fall within any mitigation bank or in-lieu fee program service areas. The applicant therefore proposes on-site permittee responsible mitigation (PRM) to account for the permanent losses of WoUS associated with the Project. Three mitigation areas establishing new wetland habitat are proposed near the southern Project Area boundary.

1.1 Responsible Parties

1. Applicant/permittee
   Visionary Homes
   Benjamin Steele, Project Manager
   50 East 2500 North
   North Logan, UT 84341
   (208)559-4016
   bsteele@visonaryhomes.com

2. Applicants Designated Agent
   Civil Solutions Group, Inc.

3. Preparers of the Proposal/Plan
   Civil Solutions Group, Inc.

2.0 PROJECT LOCATION AND DESCRIPTION

2.1 Project Location

The proposed Project is located along 3200 South in Section 21 Township 11 North Range 1 East Salt Lake Base and Meridian in Nibley, Cache County, Utah (Figure 1). The Project Area was historically flood irrigated pasture and farmland with numerous flood irrigation ditches and canals throughout the property. The proposed mitigation areas are located along the existing Clear Creek/ wetland corridor near the southern Project Area boundary (Figure 2).

2.2 Project Description

The proposed Project will result in the permanent loss of 0.388 ac of WoUS. The applicant is therefore proposing an on-site PRM project to offset the proposed loss of WoUS. Freshwater emergent marshes and freshwater meadows are the impacted resources, therefore freshwater emergent marshes and freshwater meadows will be created. This is an in-kind mitigation effort. Three mitigation areas (Mitigation Area 1-3) are proposed along either side of the existing Clear Creek corridor and will directly tie-in to existing emergent marshes on-site.

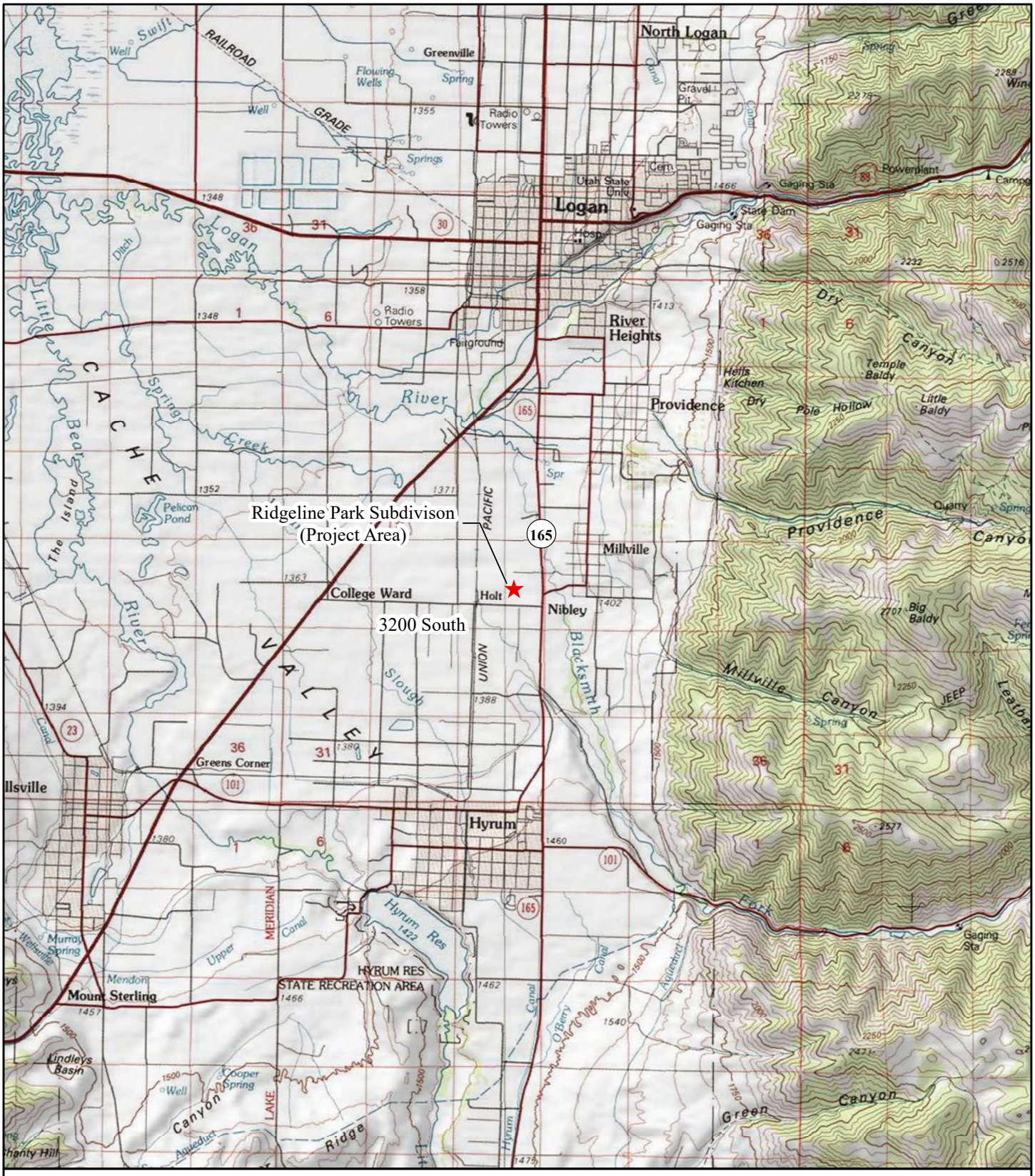
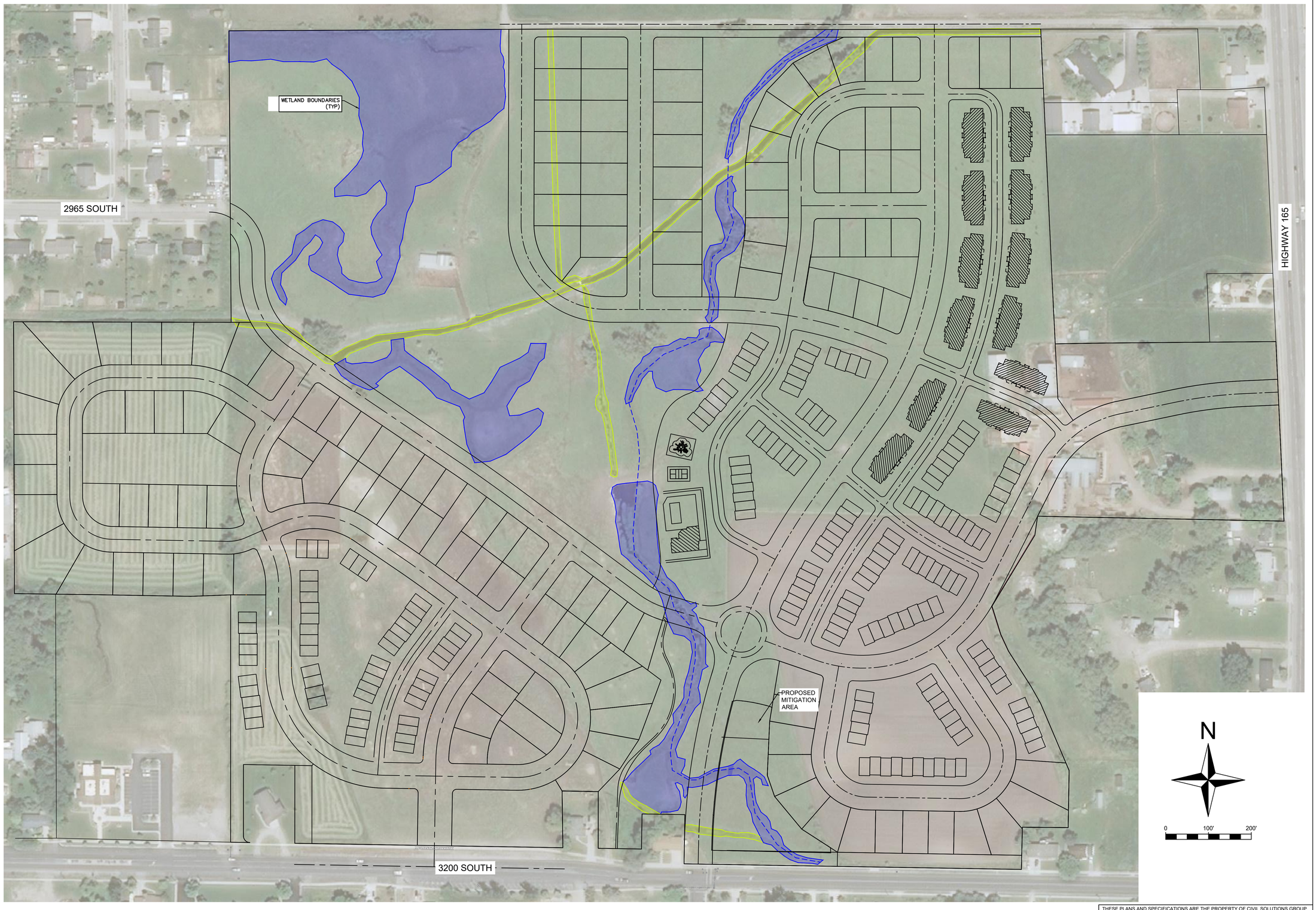


Figure 1. Project Location Map

Base layer: USGS Topo

★ Project Area



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

WETLAND MITIGATION PLAN

RIDGELINE PARK
NIBLEY, UTAH

MARK	DATE:	DESCRIPTION:

PROJECT #:	19-384
DRAWN BY:	L. CHUGG
PROJECT MANAGER:	M. TAYLOR
ISSUED:	5/20/2021

VICINITY

FIGURE 2

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

Because the mitigation areas will need to establish both emergent marsh and wet meadow conditions (i.e. different wetland hydrology, plant communities, etc.), two separate, topographically distinct areas will be graded within the newly established wetland areas. Newly established marshes will be graded down to match the average elevation of the existing emergent marshes along Clear Creek. The newly established freshwater wet meadows will be located above the marshes on an elevated bench (approximately 6 inches above proposed marsh grade). A tolerance of +/- 3 inches is proposed for each prescribed mitigation area elevation to allow for microtopography often found in naturally occurring wetlands. A shrubby plant buffer (i.e. dogwoods) will be planted along the outside extents of the mitigation areas. Lastly, the mitigation area will be fenced to discourage human encroachment, unintentional filling to mitigation area, etc.

3.0 MITIGATION OBJECTIVES

The objective of this proposed plan is to successfully perform a PRM project within the boundaries of the proposed Ridgeline Park Subdivision Project. The proposed mitigation areas will provide an on-site in-kind establishment of emergent marsh and freshwater wet meadows to replace proposed permanent impacts to existing WoUS. The proposed mitigation areas are intended to be low maintenance after initial establishment and do not require complex, over-engineered structures to maintain wetland hydrology, hydric soils, and hydrophytic vegetation.

4.0 DETERMINATION OF CREDIT

The permittee proposes a 2:1 mitigation ratio for the establishment of wetlands on-site. The 0.388 acres of permanent WoUS impact is proposed to be replaced with 0.778 acres of newly established wetlands. Proposed permanent impacts are broken down as 0.291 acres of emergent marsh, 0.097 acres of wet meadow, and 385 linear feet of Clear Creek. New wetland establishment (mitigation areas) is broken down as 0.584 acres of freshwater emergent marsh and 0.194 acres of freshwater wet meadow.

The applicant acknowledges the project uncertainty and temporal loss associated with this PRM plan. Project risk has been reduced by selecting a site with sufficient groundwater hydrology, grading months prior to wetland planting to ensure proper grading elevations, as well as planting already established wetland sod in order to gain a vegetative advantage over aggressive invasive and noxious plant species. The Project has also been designed with simplicity in mind. There are no complicated, highly engineered solutions needed to preserve and maintain the newly established wetlands. Based upon this rationale, we believe that a 2:1 mitigation ratio is a fair and acceptable proposal for this proposed mitigation plan.

5.0 SITE SELECTION CRITERIA

Per rule 33 CFR 332.3, mitigation sites utilizing the watershed approach should provide a similar “suite of functions typically provided by the affected aquatic resource”. The proposed mitigation areas were selected due to their proximity to existing wetlands that have an elevated water table.

The majority of the proposed WoUS impacts occur in wetlands abutting Clear Creek, therefore establishing wetlands along the Clear Creek corridor was a logical choice. The establishment of new wetlands along the existing Clear Creek corridor should replace the environmental services lost by impacted wetlands. The exact locations of the mitigation areas along the Clear Creek stream corridor were selected based upon constraints on-site (Figure 3).



N

0 30' 60'

WETLAND MITIGATION PLAN

RIDGELINE PARK
NIBLEY, UTAH

MARK	DATE	DESCRIPTION

PROJECT #:	19-384
DRAWN BY:	L. CHUGG
PROJECT MANAGER:	M. TAYLOR
ISSUED:	5/20/2021

EXISTING CONDITIONS

FIGURE 3

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

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

6.0 BASELINE INFORMATION

6.1 Existing Hydrology

Hydrology is arguably the most crucial aspect of wetland mitigation. Without proper wetland hydrology, no wetlands will form or able to sustain themselves. The proposed mitigation areas will primarily rely on groundwater as the source of wetland hydrology.

Nibley is known for having a shallow groundwater table. Groundwater and saturated soils were observed during the 2019 aquatic resources delineation fieldwork for the site, and signs of a seasonally elevated groundwater table such as saturated soils, redoximorphic features, and depleted soil matrices can be observed when the groundwater has seasonally dropped. In early March 2021, Saturated soils, redoximorphic features, and depleted soil matrices were generally observed 12 to 24 inches below the existing grade in the existing uplands where mitigation areas are proposed. Soils remain saturated in the existing wetlands on-site throughout most, if not all, of the year.

6.2 Existing Soils

Uplands are widely loams and silty loams on top of a saturated clay layer. The wetlands along the Clear Creek corridor are primarily saturated clayey soils

7.0 MITIGATION WORK PLAN

The overall construction timeline for the proposed mitigation area establishment is Fall 2021 to Spring 2022. Initial grading using heavy machinery of the mitigation areas will take place Fall 2021. Planting will occur in Spring of 2022. This schedule allows for time to evaluate the hydrologic condition of the graded mitigation areas. If changes to grading need to occur, they will be coordinated with the USACE and can be made prior to planting vegetation.

This grading/planting timeline is intended to reduce the overall project risk by confirming the proper design elevations that create wetland hydrology prior to planting. Identifying any grading changes prior to wetland planting will save time, reduce the risk of further temporal wetland loss, and improve the likelihood of a successful mitigation project.

The proposed mitigation work will occur along the existing wetland boundaries that shall not impact the existing wetlands. In order to avoid any unintentional impacts, silt fence will be installed along the existing wetland boundaries. In areas where mitigation construction will occur and “tie-in” to an existing wetland boundary, the silt fence will be staked in place directly on the existing wetland boundary so that no impacts are made to the existing wetland. Some adaptive management techniques discussed below in Section 13.0 would impact existing wetland areas if proper wetland hydrology is not achieved. See Figure 4 for proposed conditions and planting plan.

7.1 Hydrology Plan

Wetland hydrology will be achieved within the mitigation areas by grading with heavy machinery. As previously stated, the mitigation areas will consist of two topographically distinct areas: 1) A low lying marsh located slightly below grade of existing wetlands along the Clear Creek corridor and 2) a slightly elevated wet meadow bench, approximately at-grade with existing wetlands along the Clear Creek corridor. The wet meadow area (Mitigation Area 3) is located further away from the Clear Creek corridor and has a slightly increased depth to saturated soils than Mitigation areas closer to the corridor. This design relies primarily on intercepting the fluctuating water table on-site. The proposed design elevations



Plant Community	Target Plant Species	Area (ac)
Freshwater Emergent Marsh (Wetland Sod)	panicled bulrush (*Scirpus microcarpus*)	0.584
Freshwater Wet Meadow (Wetland Sod)	Baltic rush (*Juncus arcticus*) beaked sedge (*Carex utriculata*) woolly sedge (*Carex pellita*)	0.194
Woody Buffer (5-Gallon Plantings)	Redosier dogwood (*Cornus sericea*)	0.214

GENERAL NOTES:

1. MITIGATION AREAS WILL BE RECORDED IN DEED RESTRICTION.
2. PROVIDE TEMPORARY IRRIGATION TO ESTABLISH WOODY BUFFER PLANTS IN YEAR 1.
3. FENCING WILL BE INSTALLED AROUND THE PERIMETER OF THE WOODY BUFFER.
4. PROPOSED MARSH AND MEADOW AREAS SHALL MATCH PROPOSED ELEVATIONS ±3" TO ALLOW FOR MICROTOPOGRAGHY.
5. EXISTING WETLANDS SHALL BE LEFT UNDISTURBED. MITIGATION AREAS SHALL TIE INTO EXISTING WETLAND BOUNDARY.
6. WETLAND SOD AND 5-GALLON PLANTINGS SHALL BE INSTALLED PER MITIGATION AREA PLANTING TABLE.

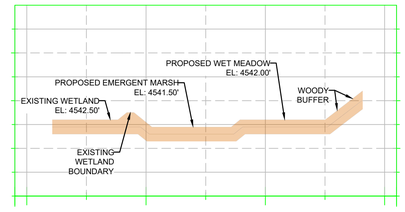
LEGEND:

PROPOSED WET MEADOW [0.194 AC]

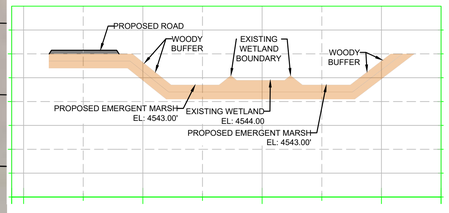
PROPOSED EMERGENT MARSH [0.584 AC]

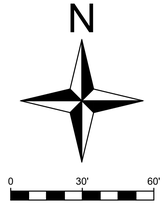
PROPOSED WOODY BUFFER [0.214 AC]

WL - CROSS SECTION A



WL - CROSS SECTION B





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

WETLAND MITIGATION PLAN

RIDGELINE PARK
NIBLEY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 19-384
DRAWN BY: L. CHUGG
PROJECT MANAGER: M. TAYLOR
ISSUED: 5/20/2021

PROPOSED CONDITIONS & PLANTING PLAN

FIGURE 4

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

for the mitigation areas are based off of elevations observed and surveyed in the existing Clear Creek corridor wetlands.

7.2 Soils Plan

The proposed design elevation of the mitigation areas are predominately clay soils. In order to ensure the proper r oot establishment of the proposed wetland sod, the mitigation areas will be over excavated by six inches and backfilled with six inches of loamy topsoil excavated on-site. The loamy topsoil layer will provide better soil conditions for root establishment than the existing clay soils.

Microtopography shall be included in the proposed mitigation areas. The microtopography will mimic hummocks and natural undulation that naturally occurs in many wetland environments. This will give the wetlands a more aesthetically pleasing look, along with fulfilling critical functions such as varied habitat and a potential for more water retention by reducing evaporation of surface water. The microtopography will vary +/- 3 inches from the prescribed design elevations.

7.3 Vegetation Plan

Plantings will be installed in early Spring of 2022. Installation materials will likely be purchased from North Fork Native Plants and consist of wetland sods for the newly established marsh and meadow areas. Quickly establishing native species in the mitigation areas is a primary goal because managing invasive species in mitigation areas is often difficult, time consuming, and costly. Wetland sod establishes its roots quickly, will provide almost immediate erosion control functions, and will provide pleasing wetland aesthetics much more quickly than the application of root wads and/or hydroseeding alternatives. 5-gallon plantings of redosier dogwood will be installed within the woody buffer area to provide a natural buffer between the proposed subdivision and proposed mitigation areas.

Table 1. Mitigation Area Planting Table

Plant Community	Target Plant Species	Area (ac)
Freshwater Emergent Marsh (Wetland Sod)	panicled bulrush (*Scirpus microcarpus*)	0.584
Freshwater Wet Meadow (Wetland Sod)	Baltic rush (*Juncus arcticus*) beaked sedge (*Carex utriculata*) woolly sedge (*Carex pellita*)	0.194
Woody Buffer (5-Gallon Plantings)	Redosier dogwood (*Cornus sericea*)	0.214

The proposed planting schedule for each community type is as follows:

Freshwater Emergent Marsh Community: The newly established marsh wetlands will be planted with a wetland sod consisting of panicled bulrush (*Scirpus microcarpus*). Panicled bulrush is an excellent species for the marshy environments because of its tolerance to changing water levels, potential habitat, and its aesthetically pleasing flowers in the spring. It also is a rhizomatously spreading plant that is excellent for erosion control purposes. Depending on the depth of the groundwater and baseflows in Clear Creek, temporary irrigation may also be necessary through the fall of the first growing season. Considering the dry year of 2020 and 2021, temporary irrigation may be necessary for initial plant establishment.

Freshwater Wet Meadow Community: The newly established wet meadows will be planted with a wetland sod consisting of woolly sedge (*Carex pellita*), beaked sedge (*Carex utriculata*), and arctic rush (*Juncus arcticus).* Considering the dry year of 2020 and 2021, temporary irrigation may also likely be a necessity for initial plant establishment.

Woody Buffer Community: Plant with redosier dogwood (*Cornus sericea*) in 5-gallon buckets, planted at 8-ft spacing along the edge of the established wetland mitigation areas. Redosier dogwood is a multi-stemmed shrub generally growing from 4 to 20 feet tall. The dogwood will act as a natural barrier between the proposed subdivision and mitigation areas (i.e people and pets). Soils will be amended with compost and fertilized at planting time. Temporary irrigation will likely need to be established for the woody buffer plants in year 1.

Any modification to the suggested planting plan above must be approved by the USACE.

7.3 Construction Cost Estimate

Construction cost estimates are based upon 2020 pricing from North Fork Native Plants. See table below for approximate construction estimates.

Table 2. Approximate Wetland Mitigation and Establishment Estimate

APPROXIMATE WETLAND MITIGATION & ESTABLISHMENT ESTIMATE				
ITEM	**UNIT**	**QUANTITY**	**UNIT COST**	**ITEM TOTAL**
Site Excavation to Finished Grade	CU YD	2,325	$6	$13,950
Wetland Plants & Installation*	LUMP	1	$174,060	$174,060
Wetland Construction Administration	EA	1	$3,500	$3,500
Annual Wetland Mitigation Area Monitoring and Report	EA	5	$8,000	$40,000
Fencing	LF	1,200	$20	$24,000
As-built Topographic Survey	LUMP	1	$2,800	$2,800
Contingency (10%)				$25,551
GRAND TOTAL:				**$283,861**

*This fee is based on estimate from 2020 Intermountain Aquatics bid provided for the Noorda Medical College Mitigation Project.

8.0 SITE PROTECTION INSTRUMENT

The mitigation areas will be protected by a deed restriction instrument which will be recorded against the property as directed by the anticipated Section 404 permit. The approximately 1.162-acre deed restriction area includes 0.778 acres of newly established wetlands (Mitigation Areas 1-3), 0.214 acres of woody buffer surrounding the mitigation areas, and approximately 0.170 acres of the existing wetlands which the mitigation areas are built around. A legal description and deed restriction exhibit is provided in Appendix A. After the deed restriction is recorded, a copy will be sent to the USACE for their records.

9.0 MAINTENANCE PLAN

Maintenance and management of the mitigation areas will be undertaken by the Ridgeline Park Homeowner's Association (HOA). The HOA will ensure the replacement and installation of plants, trash removal, and noxious weed spraying as necessary.

It is estimated that the annual budget to maintain the wetland mitigation area is approximately $2,036. This cost will be included into the HOA fees associated with the proposed subdivision project. This is based on an annual plant replacement of approximately 1% of the wetland area and annual noxious weed spray for approximately 25% of the site at a cost of $1,000 per acre. An itemized list follow:

- Plant Replacement and Installation (1% of planting estimate): $1,741
- Trash Removal (roughly 4-man hours): $100
- Noxious Weed Spray ($1,000 per acre, 25% of total mitigation area of 0.778-ac): $195
  - **TOTAL: $2,036**

10.0 ECOLOGICAL PERFORMANCE STANDARDS

Table 3. Ecological Performance Standards

Site functions	Mitigation Activity	Performance Standard	Applicable Target Communities
Physical-1	Grade proposed mitigation areas per proposed Grading Plan to ensure proper hydrologic function	GPS as-built topographic survey to ensure compliance	Woody Buffer, Freshwater Marsh, Freshwater Wet Meadow
Physical-2	Install wetland sod in mitigation areas	>85% vegetation cover by year 5 of implementation	Freshwater Marsh, Freshwater Wet Meadow
Physical-3	Woody buffer along mitigation areas	Stem density (150 stems/acre) and height requirements (5' minimum)	Woody Buffer
Hydrologic-1	Ensure proper wetland hydrology for all three mitigation areas	Hydrophytic vegetation will be observed for signs of proper hydrology and/ or stressors (i.e insufficient hydrology).	Freshwater Marsh, Freshwater Wet Meadow
Flora-1	Ensure target of 80% total native vegetation cover across the entirety of mitigation areas	With sod install, coverage will have to be maintained and demonstrated for 5 years.	Woody Buffer, Freshwater Marsh, Freshwater Wet Meadow
Flora-2	Ensure target of >75% of relative cover of native wetland species (OBL, FACW, or FAC) by end of year 5.	75% wetland species must be reached by year 5 of implementation.	Freshwater Marsh, Freshwater Wet Meadow

Site functions	Mitigation Activity	Performance Standard	Applicable Target Communities
Flora-3	Control of Utah noxious plant species by the end of year 5.	<5% relative cover of noxious plant species by year 5 of implementation. Owner will contract for noxious weed spraying services on an annual basis for 5 years via contract. After year 5 spraying may have to continue.	Woody Buffer, Freshwater Marsh, Freshwater Wet Meadow

11.0 MONITORING REQUIREMENTS

A five-year monitoring plan is being proposed to the Corps. Monitoring will occur on a yearly basis, and a yearly monitoring report will be completed per the Corps monitoring report standards. Vegetation transects using the Point Intercept Method, as well as assigned photo locations allowing for the reviewer to easily track changes to the mitigation area over time. Presence/absence of hydrology and noxious weeds will also be recorded throughout the mitigation area. Photo location coordinates shall be recorded during the year 1 monitoring report for repeatable yearly photographs. Sample points and photo locations will also be accompanied by the South Pacific Division mitigation monitoring report form. See Figure 5 for the proposed photo locations and transect locations.

The applicant's mitigation requirements will not be considered fulfilled until the permittee has received written concurrence from the district engineer. The permittee may request an early concurrence from the district engineer if performance standards are met for two consecutive years without human intervention. Intervention does not include routine maintenance of the mitigation areas.

12.0 LONG-TERM FUNDING

Rather than a non-wasting endowment, the applicant proposes long-term funding for the maintenance of the mitigation areas is raised through HOA fees in the Ridgeline Park Subdivision. The anticipated yearly budget for maintenance is $2,036, which includes vegetation replacement, trash removal, and noxious weed spraying as needed.

13.0 ADAPTIVE MANAGEMENT PLAN

Adaptive management considerations are important with any mitigation plan. Clearly every potential problem cannot be identified as part of a project, but key considerations can be identified and discussed.

Key considerations as part of this project include hydrology, vegetation, and other assorted situations. Potential problems with the wetland mitigation areas can be identified during construction, yearly monitoring fieldwork, and post-construction maintenance. After identification of the problem, an adaptive management approach can be implemented.

13.1 Hydrology Considerations

Hydrology is a critical component of any wetlands. Although an adaptive management mindset will need to be applied to the hydrology aspect of the mitigation areas, a proactive approach which ensures



GENERAL NOTES:

1. OBSERVATION & MONITORING TO FOLLOW THE POINT-INTERCEPT METHOD. TRANSECT LINES ARE SHOWN ON THIS PLAN FOR THE MITIGATION AREAS 1-3. DATA POINTS WILL BE COLLECTED EVERY 10-FT ALONG TRANSECT LINE.

(1) PHOTO POINTS:

1. YEARLY PHOTOGRAPHS WILL ALSO BE TAKEN AT AREAS SHOWN ON PLAN AND INCLUDED IN YEARLY MONITORING REPORT. APPROXIMATE PHOTO POINT COORDINATES AND VIEW DIRECTION WILL BE ADDED TO INITIAL ANNUAL MONITORING REPORT AND REPEATED EACH YEAR.

LEGEND:

- PROPOSED WET MEADOW [0.194 AC]
- PROPOSED EMERGENT MARSH [0.584 AC]
- PROPOSED WOODY BUFFER [0.214 AC]

N

0 30' 60'

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

WETLAND MITIGATION PLAN

RIDGELINE PARK
NIBLEY, UTAH

MARK	DATE	DESCRIPTION

PROJECT #:	19-384
DRAWN BY:	L. CHUGG
PROJECT MANAGER:	M. TAYLOR
ISSUED:	5/20/2021

OBSERVATION & MONITORING PLAN

FIGURE 5

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

hydrology is correct the first time will save time and reduce the risk of costly corrections. The key aspect of this approach is completing the necessary grading for both mitigation areas in the fall and then planting in the spring. This allows for inspection of elevations in regards to wetland hydrology prior to the planting of wetland sod in the spring. If acceptable wetland hydrology is not observed throughout the graded mitigation areas, there will be opportunities for the appropriate regrading to occur.

Additionally, if the groundwater component does not provide enough wetland hydrology to the mitigation areas, small swales can be cut through the outside extents of the existing wetland into the proposed mitigation areas. Swales would be able to convey additional surface water flows into the mitigation areas and improve wetland hydrology.

In the unlikely instance where the grading does not correctly meet the hydrology needs of the mitigation areas after wetland sod installation, the area would like need to be regraded. This is costly and delays the completion of the mitigation requirements and would therefore be an absolute last resort in terms of corrective action.

13.2 Vegetation Considerations

The installation of wetland sod in the proposed mitigation areas is beneficial for a number of reasons. Rooting occurs within a matter of a few weeks, the mitigation areas are established from an erosion control perspective, and it makes the establishment of invasive species less likely.

Should invasive or noxious species be identified in the mitigation area, spraying of herbicide, etc by a qualified professional may need to occur.

If the wetland sod does not root and take within the mitigation areas, re-planting of wetland vegetation will need to occur; however, this is unlikely if proper wetland hydrology and soil conditions are established.

Overall, any large-scale adaptive management decisions will be discussed with the USACE prior to implementation.

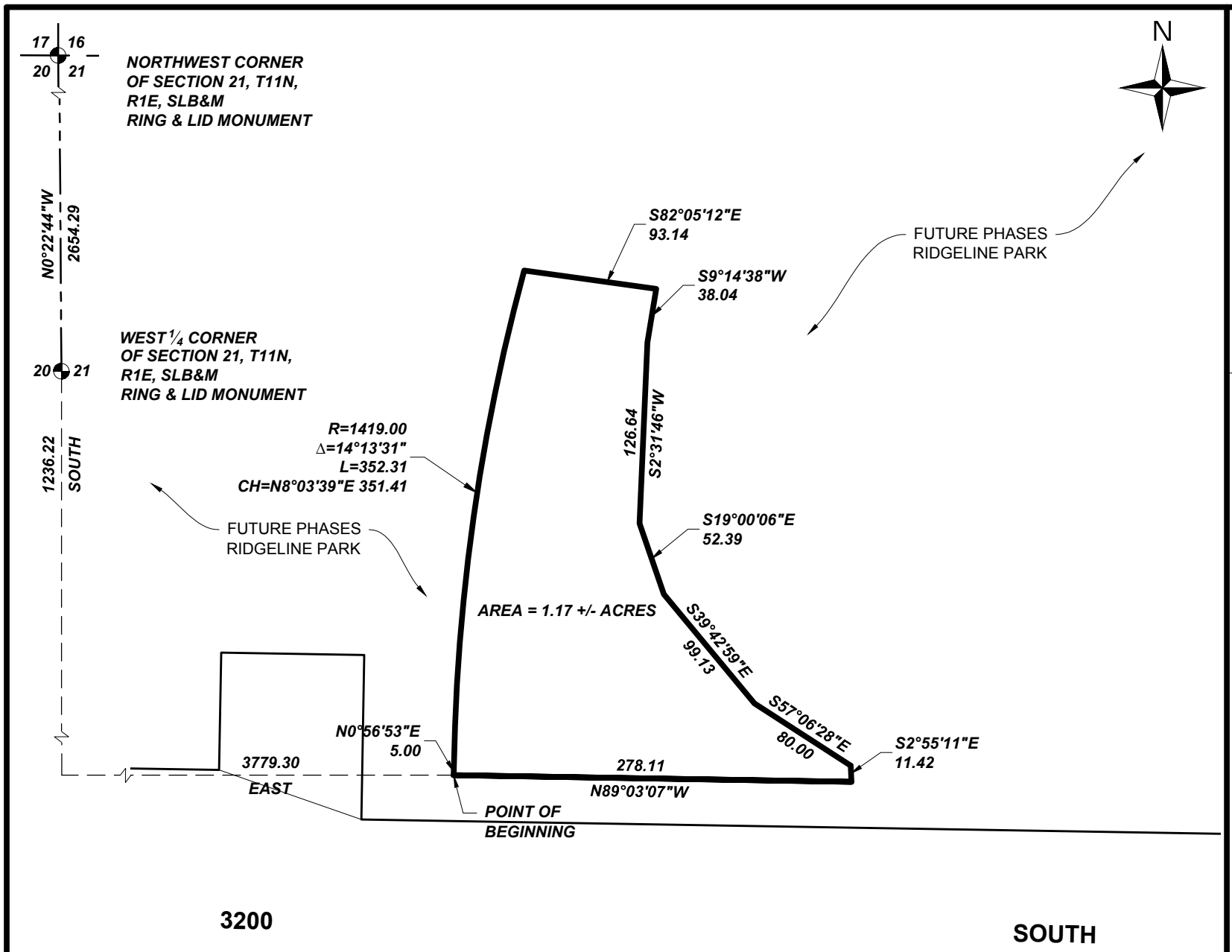
14.0 CONCLUSION

On behalf of Visionary Homes (applicant), Civil Solutions Group, Inc. proposes a compensatory mitigation plan for the proposed Ridgeline Park Subdivision Project (Project) in Nibley, Cache County, Utah (Figure 1).

The Project consists of an approximately 95.3-acre subdivision project consisting of residential homes and mixed-use lots. As found in the Nationwide Permit (NWP) 29 application, the proposed Project would permanently impact 0.291 acres of emergent marsh, 0.097 acres of wet meadow, and 385 linear feet of the Clear Creek stream channel across 7 impact areas.

As of Winter 2021, the proposed Project does not fall within any mitigation bank or in-lieu fee program service areas. The applicant therefore proposes on-site permittee responsible mitigation (PRM) to account for the permanent losses of WoUS associated with the Project. Three mitigation areas establishing new wetland habitat are proposed near the southern Project Area boundary.

Appendix A – Draft Deed Restriction



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

WETLAND MITIGATION EXHIBIT

LOCATION: SE1/4 SECTION 21, T11N, R1E, SLB&M
NIBLEY, UTAH

PREPARED FOR: UNITED STATES ARMY CORPS OF ENGINEERS
PROPERTY OF: STERLING LAND HOLDINGS, LLC

SCALE:	DRAWN BY:
NTS	C. BOWN
DATE:	PROJECT #:
4-7-21	19-384

SHEET 1 OF 1

THE HERALD JOURNAL
Citizen the Leader
The News-Examiner

ADVERTISING RECEIPT

1068 W 130 S,
Logan,UT 84321
Ph. (208) 522-1800 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
11/02/21	6752

NIBLEY CITY
455 WEST 3200 SOUTH
NIBLEY, UT 84321

NOV22 11:39AM

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
161610	HJ-RFP-Design concep	10/26/21	10/30/21	4	$44.54

56-40-751

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

Gross:**$44.54**
Paid Amount:**$0.00**

Amount Due:**$44.54**

We Appreciate Your Business!

161610

THE HERALD JOURNAL
EMPOWERING THE COMMUNITY

PROOF OF PUBLICATION
Herald Journal

6752 161610
NIBLEY CITY

NIBLEY CITY
455 WEST 3200 SOUTH 455
WEST 3200 SOUTH
NIBLEY UT 84321

Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 2nd day of November, A.D. 2021 personally appeared before me Jennifer Birch who being first being duly sworn, deposes and says that (s) he is the Principal Legal Clerk of the PNG Media LLC, publishers of The Herald Journal a daily newspaper published in Logan City, Cache County Utah, and that the Legal Notice, a copy of which is hereto attached was published in said newspaper for 2 issue(s) and that said notice also published on utahlegals.com on the same day(s) as publication in said newspaper.

Commencing on the following days:
10/26/21, 10/30/21

Jennifer Birch
Principal Legal Clerk

Subscribed and sworn to before me on this 2nd day of November,A.D.2021

Laurie Jackson
Notary Public
Commissioned in the State of Utah
My Commission expires ~~11-1-2021~~ 10-18-23

Notary Public - State of Utah
LAURIE JACKSON
Comm. #708582
My Commission Expires
October 18, 2023

REQUEST FOR PROPOSALS

Nibley City is accepting proposals for the concept design of Ridgeline Park, please see: http://www.nibleycity.com/index.php/departments/public-works for further details.

Published: 10/26, 10/30, 2021 (161610-6752)



NIBLEY CITY

RIDGELINE PARK

City Park Concept Plan and Feasibility Analysis

NOVEMBER 19, 2021

PROPOSAL

TABLE OF CONTENTS

TABLE OF CONTENTS	i
LETTER OF TRANSMITTAL	ii
OFFER SHEET	1
STATEMENT OF QUALIFICATIONS	2-11
QUALIFICATIONS OF KEY PERSONNEL	2
EXPERIENCE OF FIRM AND KEY PERSONNEL	3-5
KNOWLEDGE OF NIBLEY CITY STANDARDS	6
PAST PERFORMANCE FORMS	7-11
PROPOSED SCHEDULE	12
FEE PROPOSAL	13-14
FINANCIAL REPORT	15-16
OTHER FORMS	17-18
DEVIATION/COMPLIANCE CERTIFICATION	
W-9	



Spanish Fork Sports Park

LETTER OF TRANSMITTAL

November 19, 2021

Nibley City
Darren Farar, P.E. | City Engineer
455 W 3200 S
Nibley, UT 84321

RE: Request for Proposals | Ridgeline Park - City Park Concept Plan and Feasibility Analysis

Dear Darren,

blū line designs (blū) is pleased to submit this proposal for professional planning and design services for the Ridgeline Park project. We commend the City on its foresight and desire to provide meaningful park and recreational opportunities for your citizens. We are familiar with the project site, understand the services required by the RFP, and commit to providing those services, and an unparalleled level of client service to you. Generally, we understand the requirements of the project as follows:

CONCEPTUAL DESIGN:
- Three (3) Preliminary Conceptual Plans
- Final Concept Plan
- Steering Committee Review/Approval
- Public Meeting/Open House
- City Council Review/Approval

FEASIBILITY STUDY:
- Cost Estimates
- Phasing
- Construction Schedule

Why choose blū?

***EXPERIENCE* | blū** has a combined over **75** years of parks and recreation planning and design experience working with numerous municipalities both inside and outside of Utah. This includes all aspects of park design from conceptual design, master planning, and public involvement to final design, construction documents, and construction administration. Within this proposal we include a summary of the many park projects we have worked on and have highlighted specific ones similar to this project or that have unique elements or features that you may find interesting. Over the past five years **blū** has worked on over **50** parks and recreation design projects for over **25** different Utah municipalities.

blū is immediately ready and excited to begin this project with you and will commit all our efforts to ensure that the schedule and budget requirements are met, that you are provided with personal client oriented service, and that your quality expectations are exceeded. Rob Donigan will be the project manager and primary contact for the project and is authorized to make representations on behalf of **blū** and to bind **blū** to contract with the City. Please contact him at 801.703.6383, rob@blulinedesigns.com or Cory Shupe at 801.913.7994 at any time with questions or comments. Cory Shupe, as owner, is also authorized to make representations and bind **blū** to contract with the City.

Sincerely,

Robert Donigan | Landscape Architect, Project Manager
blū line designs
8719 S. Sandy Parkway, Sandy, UT 84070
801.703.6383
rob@blulinedesigns.com

Cory Shupe | Landscape Architect, Owner
blū line designs
8719 S. Sandy Parkway, Sandy, UT 84070
801.913.7994
cory@blulinedesigns.com



Offer Sheet

1

OFFER SHEET

THIS PAGE MUST BE RETURNED WITH THE OFFER/PROPOSAL

OFFER SHEET

MANDATORY – RETURN THIS PAGE WITH YOUR RESPONSE. UNSIGNED OFFERS WILL BE CONSIDERED NON-RESPONSIVE AND REJECTED.

To Nibley City: By signing below, Offeror certifies that he/she has read, understands, and will faithfully execute the terms and conditions stated herein. The signer also certifies that he/she is an officer or duly authorized agent of the Offeror's firm with full power and authority to submit binding offers for the goods or services as specified. Offeror certifies that the prices offered were independently developed without consultation with any of the other offerors or potential offerors.

Authorized Signature (required)

blū line designs
Company Name

Robert Donigan
Printed Name

8719 S. Sandy Parkway
Address

Senior Associate
Title

Sandy, UT 84070
City, State, Zip

134894
Utah Transaction (Sales) Privilege Tax License Number

801-679-3157
Telephone Number

26-2529072
Federal Employer Identification Number

NA
Fax Number

For clarification of this offer contact:
(If different from above)

Contact Name

rob@blulinedesigns.com
Company E-mail Address

E-mail Address

Telephone Number

Statement of Qualifications 2



KEY PERSONNEL (blu)



CORY SHUPE | PLA, ASLA

BLA, Utah State University, 1998
President | **blū** line designs
PLA | Registration: 5410044-5301

Cory has extensive experience in land planning, community & urban design, and landscape architecture. Throughout his career in the public and private sectors, Cory has been involved in a wide variety of projects. These projects range from some of the largest master planned communities, business parks, and university campus' in Utah to small town main street studies. Whether big or small, every project he has been involved in has a significant impact on the quality of life of those who experience it. Early in his career Cory worked for the Logan City Parks and Recreation Department performing inventories and designs for their park system. Since that time some of his more notable projects include: Cairns Plaza at Hale Centre Theatre, Syracuse Centennial Park Interactive Water Feature, Warm Springs Park Master Plan, Heritage Park Master Plan, BYU Campus Master Plan, City of Holladay Parks, Trails, and Open Space Master Plan, Slate Canyon Parks Master Plan, and MIDA Falcon Hill Planning.

Role: President - will provide project oversight, firm commitment, design expertise, and quality control.



ROBERT DONIGAN | PLA, ASLA, LEED AP

BLA, Utah State University, 1998
Project Manager | **blū** line designs
PLA | Registration: 6826288-5301

Robert has over 20 years of professional design experience focused on park and recreation design from conceptual design and master planning to construction documents and construction observation. He has worked for Parks and Recreation departments across the country beginning his career as a landscape architect for the Colorado Springs Parks and Recreation Department planning sports facilities, parks, trails, and playgrounds. Notable projects include: Bingham Gateway Park, Harvest View Sports Complex, Mountain Ridge Park, Heritage Park Interactive Water Feature, Centennial Park Interactive Water Feature, Provo River Delta Gateway Park, Spanish Fork Sports Park, Taylorsville Centennial Plaza Open Space, Pioneer Park, Spring Creek Park, Santaquin Parks, Recreation, Trails, & Open Space Master Plan, Cairns Plaza at Hale Centre Theatre, Warm Springs Park Master Plan, Slate Canyon Parks, Amphitheater Park Interactive Water Feature, Heritage Park Master Plan, Rushton Meadows Park and Trail, and Thanksgiving Point–Light of the World Sculpture Garden.

Role: Project Manager - will be the lead landscape architect and main point of contact with the Agency's Project Manager.



SCOTT STEPHENS | PLA, ASLA

MLA, University of Arizona, 2010
Senior Landscape Architect | **blū** line designs
BS, Horticulture, BYU-Idaho, 2007
PLA | Registration: 8709761-5301

Scott is a landscape architect with experience working on a wide array of project types including project management of parks, college campus work, schools, medical facilities, corporate campuses, retail/commercial developments, churches, and residential developments. Some of Scot's responsibilities with include planning and design, 3D modeling, animation, & visualization and construction administration. Notable projects include: Palisade Park Interactive Water Feature, Beacon Hill Park, LDS Church Office Building Plaza Redesign, Park City Miner's Plaza, Spanish Fork Sports Park, Cottonwood Heights Ft. Union Boulevard Visioning, Santaquin Parks, Recreation, Trails, & Open Space Master Plan, Payson South Meadows Area Specific Plan, Anthem Development - Parks, Trails, and Open Space, and Rushton Meadows Park and Trail.

Role: Landscape, Irrigation, and Amenity Design.

STATEMENT OF QUALIFICATIONS

FIRM DESCRIPTION

blū line designs

blū line designs (**blū**), located in Sandy, UT, is an urban design, planning, and landscape architecture founded in 2008. **blū** has been working on park and recreation planning and design projects for their entire careers with experience in both the public and private sectors. **blū** knows parks. We have worked on all aspects of park design from preliminary conceptual design through construction administration. Our team consists of four talented landscape architects that are known for their creativity and attention to detail. We are also on the forefront of planning and technology in the industry utilizing advanced techniques in 3D modeling to visually communicate with our clients. We specialize in bridging the gap between sustainable planning and design, feasibility, and the desires of both clients and user groups. Our client relationship is our first priority and we believe that open communication leads to successful projects.



STEED PARK PICKLEBALL COURTS | Clearfield

We have worked with numerous municipalities on similar park and recreational projects. ***Similar experience includes:*** Canyon Road Park (Provo), Harvest View Sports Complex (Santaquin), Ferguson Canyon Park (Cottonwood Heights), Heritage Park Interactive Water Feature (South Jordan), Steed Park Pickleball Complex (Clearfield), Bountiful Trails Master Plan Update (Bountiful), Arsenal Soccer Complex (Lehi), 300 S. University Plaza (Provo), Jackson & Teton Village Parks (Herriman), K9 Memorial Dog Park (Herriman), Taylorsville Centennial Plaza Open Space, Mountain Ridge Park (Highland), Spanish Fork Sports Park, Provo Regional Sports Complex Master Plan, Bell Canyon Preservation Trailhead (Sandy), Provo River Delta Gateway Park & Spring Creek Park (Provo), Cairns Plaza at Hale Centre Theatre (Sandy), Slate Canyon Park (Provo), Centennial Park Interactive Water Feature (Syracuse), H Street Park (Clearfield), Arches Park (Herriman), Pioneer Park (Kaysville), Rushton Meadows Park (South Jordan), Warm Springs Park (Salt Lake), North Shore Park, Trails & Open Space (Saratoga Springs), and Anthem Parks, Trails & Open Space (Herriman). long-term maintenance, budget, functionality and design.



PIONEER PARK | Kaysville

CLIENT SERVICE & RELATIONSHIPS | In addition to our depth of experience, we believe we differentiate ourselves by the value and emphasis we place on creating and maintaining strong relationships through our superior client service. As a witness to our level of service, most of the parks and recreation projects referred to above are for repeat clients.

COLLABORATIVE APPROACH | **blū** takes a customized approach to every project we work on. There is no cookie-cutter approach that we employ on any project, knowing that every client is different; every site is different; and every project is different. We look forward to collaborate with you to make this park a truly unique one providing a jewel within this community and for the City as a whole.

PLACE MAKING | Just as we believe in taking a customized approach to every project, we also believe that our designs for every project should be unique, different, and inviting to the users. We will utilize this skill and past experience in place making to create a design for Ridgeline Park creating is a place that is unique, different, and invaluable. Whether it be an iconic red barn structure (Pioneer Park in Kaysville) or a corten bison herd (Centennial Park Interactive Water Feature in Syracuse), we look forward to discovering these character infusing elements with you to make this park one-of-a-kind.



SYRACUSE ISLAND | Syracuse

3D VISUALIZATIONS | Included in our fee (optional) is the preparation of a 3D Flythrough of the Final Concept Plan. We have successfully used this tool on numerous past projects to provide the public and city officials a near realistic rendition of what a completed project may look like. In many cases, people have a difficult time understanding 2D flat plans and renditions of a project. We've found that provided a 3D Flythrough allows for a greater understanding of a project design and vision. Examples may be found here:

https://youtu.be/y7DskRcbgjs
https://youtu.be/mE5biAOaamU
https://www.youtube.com/watch?v=ipZTWEjRMzs

MUNICIPAL PROJECT HIGHLIGHTS



HARVEST VIEW SPORTS COMPLEX

blū was asked by Santaquin City to provide an updated master plan for the Harvest View Sports Park. In addition to the existing soccer fields at the park, future amenities will include pickleball courts, three baseball fields, a central playground, a bike park, parking, and connecting pathways and trails. After completing the master plan, **blū** was contracted to provide construction documents for Phase 2 of the park which includes the development of the southern parking lot, the pickleball courts, the promenade walkway to the central core, and the playground area. Phase 2 improvements are anticipated to be complete in the Spring of 2022.

client:	Santaquin City
contact:	Norm Beagley | Asst. City Manager | 801.754.1973
services:	Master Plan, CDs
completed:	September 2021 (Design), under construction
project costs:	$78,670 (design), $3,000,000 (estimated construction)
key personnel:	Cory Shupe (QA/QC), Rob Donigan (PM), Scott Stephens (Irrigation)



BINGHAM GATEWAY SPORTS PARK

South Jordan City asked **blū** to prepare a master plan for the Bingham Gateway Sports Park to facilitate plans and agreements between Daybreak, Jordan School District, and the City to accommodate this approximately 40 acre proposed park. The park site is located in a currently developing area and will provide for much needed sports fields and recreational amenities for the west side of Salt Lake Valley. The layout of the park, in conjunction with the layout of the proposed high school were considered to create a cohesive campus that meets the needs of both entities.

client:	Spanish Jordan City
contact:	Don Tingey| Director Strategic Services | 801.254.3742
services:	Conceptual Design & Master Plan
completed:	November 2021
project costs:	$4,650 (design)
key personnel:	Cory Shupe (QA/QC), Rob Donigan (PM)



MOUNTAIN RIDGE PARK

blū was selected to master plan and design this 17 acre community park in Highland that will provide numerous amenities for the surrounding neighborhood including pickleball courts, multi-use fields, and an all abilities playground. The park will be complemented with a Mountain theme from the architectural elements through the landscape design. A granite gateway will highlight the entry to the park and will also commemorate donors that made this park development possible. Other park amenities will include a looping pathway system and an iconic large pavilion and restroom building.

client:	Highland City
contact:	Nathan Crane | City Administrator | 801.772.4567
services:	Master Plan, 3D, CDs
completed:	Fall 2021 (Design)
project costs:	$138,510 (design), $8,000,000 (estimated construction)
key personnel:	Cory Shupe (QA/QC), Rob Donigan (PM), Scott Stephens (irrigation)

MUNICIPAL PROJECT HIGHLIGHTS



SPRING CREEK PARK

blū was selected by Provo City to master plan and design this 5.5 acre neighborhood park in southern Provo. **blū** worked closely with the City, a neighborhood committee, and the public to develop the proposed master plan and final design and construction documents. Key elements of the plan include a destination playground integrating natural and pre-manufactured play features, a large central gathering pavilion, a family friendly restroom, looping pathways, a basketball/pickleball court, generous landscaping, and undulating landscape berming.

client:	Provo City
contact:	Doug Robins | Asst. Director of P & R | 801.852.7606
services:	Master Plan, CDs
completed:	June 2019
project costs:	$62,684 (design), $2,250,000 (estimated construction)
key personnel: (irrigation)	Cory Shupe (QA/QC), Rob Donigan (PM), Scott Stephens



K9 MEMORIAL DOG PARK

Herriman City selected **blū** to design this much requested and needed recreational amenity right off of Main Street near City Hall. Approximately 4 acres in total size, the design proposes two separate fenced areas or pods to allow for cycling between sides as necessary to allow for rest and recuperation of the lawn areas. Each pod will have its own unique amenities including shade pavilions, seat walls, agility elements, rock scrambling areas, and access to a centralized dog splash zone. Walking paths within the fenced areas and connecting trails outside of the pods will allow for easy access and exercise opportunities for both dogs and owners.

client:	Herriman City
contact:	Heidi Shegrud | City Landscape Arch. | 801.285.9720
services:	Master Plan, CDs, CA
completed:	September 2021
project costs:	$39,780 (design), $1,300,000 (estimated construction)
key personnel: (irrigation)	Cory Shupe (QA/QC), Rob Donigan (PM), Scott Stephens

ADDITIONAL PROJECT LIST

Provo City | Slate Canyon Parks (2015), Powerline Park (2016), Provo Regional Sports Complex Master Plan (2019), Provo River Delta Gateway Park (2020), Canyon Road Park (on going), 300 S University Plaza (on going)

Sandy City | Jordan River Trail (2015), Amphitheater Park Interactive Water Feature (2015), Cairns Plaza at Hale Centre Theatre (2017), Alta Canyon Pickleball Courts (2021), Bell Canyon Preservation Trailhead (2021), Sandy Canal Trail (on going)

South Jordan City | Heritage Park Master Plan (2013), Rushton Meadows Park & Trail (2016), Mulligan Golf & Games (2017), Fullmer Boxers Park (2017), Oquirrh Open Space Master Plan (2020), Heritage Park Interactive Water Feature (2021)

Clearfield City | Bicentennial Park Veterans Monument (2019), Bicentennial Park Amphitheater (2019), Mabey Pond Interactive Water Feature (2019), H-Street Park (2019), Steed Park Pickleball Courts (2020)

Herriman City | Arches Park (2019), Big Bend Park (2020), Jackson & Teton Village Parks (on going)

Spanish Fork City | Rocky Mountain Power Corridor Park (2021), Spanish Fork Sports Complex (2018)

Cottonwood Heights City | Bonneville Shoreline Trail Access Plan (2020), Ferguson Park (2021)

Kaysville City | Pioneer Park (2019)

Syracuse City | Centennial Park Interactive Water Feature (2019)

Taylorsville City | Centennial Plaza Open Space (2021)

STATEMENT OF QUALIFICATIONS

KNOWLEDGE OF NIBLEY CITY STANDARDS



blū unfortunately has not yet had the opportunity to work with Nibley City, but are excited to potentially have that opportunity with the Ridgeline Park project. We are currently working on projects with Visionary Homes and have specifically discussed this development with them and are familiar with the site that this park will be on.

Though not having worked with Nibley City in the past, as previously shown within this proposal, we have worked with numerous other Utah municipalities and as such have become familiar with each City's standards and requirements and will do the same with Nibley City. We will study your standards, codes, guidelines, requirements, etc. and commit to adhere to them. We will also work closely with your parks and maintenance staff to understand technical requirements and preferences to make this design as maintain-able and sustainable as possible.

NIBLEY CITY PROJECTS COMPLETED

NA



EXHIBIT B: PAST PERFORMANCE REFERENCE FORM

Directions: The Firm to be evaluated listed you as a client for which they have previously performed work for. The information provided on this form will be used to assist Nibley City in the selection and evaluation process. We would appreciate you taking the time to complete this reference form.

NAME OF COMPANY TO BE EVALUATED: Blu Line Designs

NAME OF PERSON SUBMITTING EVALUATION: Norm Beagley, MPA, P.E., Assistant City Manager

E-MAIL ADDRESS OF PERSON SUBMITTING EVALUATION: nbeagley@santaquin.org

MUNICIPALITY OR AGENCY NAME AND ADDRESS:

ENTITY NAME: Santaquin City Corporation

ENTITY ADDRESS: 275 West Main Street, Santaquin, Utah 84655

QUESTIONS: Rate this company's performance on the following criteria based on a scale of 1 to 10 (10 being highest and 1 being lowest). If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Description of Project: Harvest View Sports Complex - Master Plan and Phase 2 Construction Documents

No.	Criteria	Points
1	How would you rate work performed by this firm on your project?	9
2	How would you rate the Project Team on your project?	9
3	How would you rate their ability to complete project within budget?	10
4	How would you rate their ability to maintain schedules and meet deadlines?	9
6	Would you be willing to contract with this firm again? (10= Yes; 1= No)	10

Any additional comments: Blu Line has done a great job for us on our master planning and subsequent updates and complete project design work.

I certify that I completed this form on behalf of the Company/Firm indicated above.

Signature of person completing reference: Norm Beagley

EXHIBIT B: PAST PERFORMANCE REFERENCE FORM

Directions: The Firm to be evaluated listed you as a client for which they have previously performed work for. The information provided on this form will be used to assist Nibley City in the selection and evaluation process. We would appreciate you taking the time to complete this reference form.

NAME OF COMPANY TO BE EVALUATED: blu line designs

NAME OF PERSON SUBMITTING EVALUATION: DON TINGEY

E-MAIL ADDRESS OF PERSON SUBMITTING EVALUATION: dtingey@sjc.utah.gov

MUNICIPALITY OR AGENCY NAME AND ADDRESS:

ENTITY NAME: SOUTH JORDAN City

ENTITY ADDRESS: 1600 W. TOWNE CENTER DR. SOUTH JORDAN, UT 84095

QUESTIONS: Rate this company's performance on the following criteria based on a scale of 1 to 10 (10 being highest and 1 being lowest). If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Description of Project: BINGHAM GATEWAY PARK DESIGN. WE RECENTLY TEAMED UP WITH BLULINE TO DESIGN 'CONCEPT' & FUTURE ACTIVE PARK ALONG WITH ADJOINING JORDAN SCHOOL DISTRICT (HIGH SCHOOL) PROPERTY. AS ALWAYS QUALITY WORK! DT.

No.	Criteria	Points
1	How would you rate work performed by this firm on your project?	10
2	How would you rate the Project Team on your project?	10
3	How would you rate their ability to complete project within budget?	10
4	How would you rate their ability to maintain schedules and meet deadlines?	10
6	Would you be willing to contract with this firm again? (10= Yes; 1= No)	10

Any additional comments:
WE WORKED WITH BLULINE DESIGNS ON MANY PROJECTS OVER THE YEARS AND ALWAYS APPRECIATE THEIR PRODUCT & PROCESS. COREY & ROB ARE GREAT TO WORK WITH!

I certify that I completed this form on behalf of the Company/Firm indicated above.

Signature of person completing reference: [signature]

EXHIBIT B: PAST PERFORMANCE REFERENCE FORM

Directions: The Firm to be evaluated listed you as a client for which they have previously performed work for. The information provided on this form will be used to assist Nibley City in the selection and evaluation process. We would appreciate you taking the time to complete this reference form.

NAME OF COMPANY TO BE EVALUATED: blu line designs

NAME OF PERSON SUBMITTING EVALUATION: Nathan Crane

E-MAIL ADDRESS OF PERSON SUBMITTING EVALUATION: nathanc@hihglandcity.org

MUNICIPALITY OR AGENCY NAME AND ADDRESS:

ENTITY NAME: Highland City

ENTITY ADDRESS: 5400 West Civic Center Drive, Highland Utah 84003

QUESTIONS: Rate this company's performance on the following criteria based on a scale of 1 to 10 (10 being highest and 1 being lowest). If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Description of Project: Mountain Ridge Park Design and Construction Plans

No.	Criteria	Points
1	How would you rate work performed by this firm on your project?	9
2	How would you rate the Project Team on your project?	8
3	How would you rate their ability to complete project within budget?	10
4	How would you rate their ability to maintain schedules and meet deadlines?	10
6	Would you be willing to contract with this firm again? (10= Yes; 1= No)	10

Any additional comments:

The project is a 17 acre community park original planned for 27 pickle ball courts. Blu line was hired to do the design and construction plans within a short time frame. Due to the number of different stake holders, public input, etc. the project had a number of complexities. Rob and blu line were responsive to the requests made by the Council for revisions throughout the process. They were able to complete their assignments as requested. There were costs overruns, however this was due to changes requested by the Council rather than blu line as the design was changed to a traditional park. The project lasted over three years and blu line still honored the original contract pricing.

I certify that I completed this form on behalf of the Company/Firm indicated above.

Signature of person completing reference: Nathan Crane - signed electronically

EXHIBIT B: PAST PERFORMANCE REFERENCE FORM

Directions: The Firm to be evaluated listed you as a client for which they have previously performed work for. The information provided on this form will be used to assist Nibley City in the selection and evaluation process. We would appreciate you taking the time to complete this reference form.

NAME OF COMPANY TO BE EVALUATED: BLULINE DESIGNS

NAME OF PERSON SUBMITTING EVALUATION: DOUG ROBINS, ASST. DIRECTOR

E-MAIL ADDRESS OF PERSON SUBMITTING EVALUATION: drobins@provo.org

MUNICIPALITY OR AGENCY NAME AND ADDRESS:

ENTITY NAME: PROVO PARKS & RECREATION

ENTITY ADDRESS: 320 W. 500 N. PROVO, UTAH

QUESTIONS: Rate this company's performance on the following criteria based on a scale of 1 to 10 (10 being highest and 1 being lowest). If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Description of Project: MULTIPLE PARK & PATHWAY LANDSCAPE DESIGN & PUBLIC INPUT STUDIES.

No.	Criteria	Points
1	How would you rate work performed by this firm on your project?	9
2	How would you rate the Project Team on your project?	9
3	How would you rate their ability to complete project within budget?	8
4	How would you rate their ability to maintain schedules and meet deadlines?	9
6	Would you be willing to contract with this firm again? (10= Yes; 1= No)	9

Any additional comments:

BLU LINE HAS THE PROFESSIONAL EXPERTISE & EXPERIENCE TO DELIVER HIGH QUALITY DESIGN AND CONSULTATION SERVICES.

I VALUE THE CONTRIBUTIONS THEY HAVE MADE TO OUR PROJECTS.

I certify that I completed this form on behalf of the Company/Firm indicated above.

Signature of person completing reference:

EXHIBIT B: PAST PERFORMANCE REFERENCE FORM

Directions: The Firm to be evaluated listed you as a client for which they have previously performed work for. The information provided on this form will be used to assist Nibley City in the selection and evaluation process. We would appreciate you taking the time to complete this reference form.

NAME OF COMPANY TO BE EVALUATED: blu line design

NAME OF PERSON SUBMITTING EVALUATION: Heidi Shegrud

E-MAIL ADDRESS OF PERSON SUBMITTING EVALUATION: hshegrud@herriman.org

MUNICIPALITY OR AGENCY NAME AND ADDRESS:

ENTITY NAME: Herriman City

ENTITY ADDRESS: 5355 W. Herriman Main Street, Herriman, UT 84096

QUESTIONS: Rate this company's performance on the following criteria based on a scale of 1 to 10 (10 being highest and 1 being lowest). If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

Description of Project:
Design work and construction management for K9 Memorial Dog Park (construction completed August 2021).

No.	Criteria	Points
1	How would you rate work performed by this firm on your project?	10
2	How would you rate the Project Team on your project?	10
3	How would you rate their ability to complete project within budget?	10
4	How would you rate their ability to maintain schedules and meet deadlines?	10
6	Would you be willing to contract with this firm again? (10= Yes; 1= No)	10

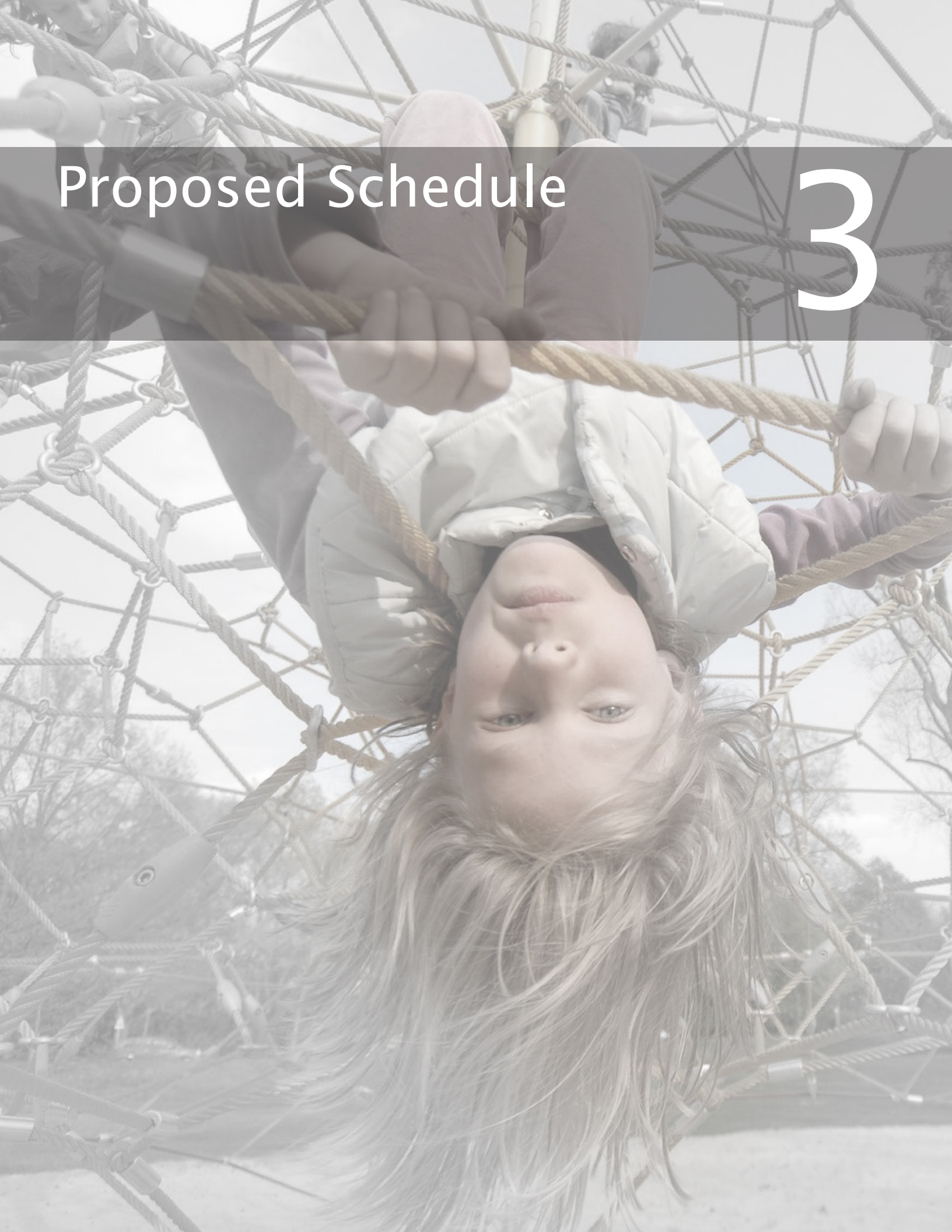
Any additional comments:
Herriman City loves working with blu line designs! They are very responsive, professional and knowledgeable regarding park design and construction.

I certify that I completed this form on behalf of the Company/Firm indicated above.

Signature of person completing reference: Heidi Shegrud

Proposed Schedule

3

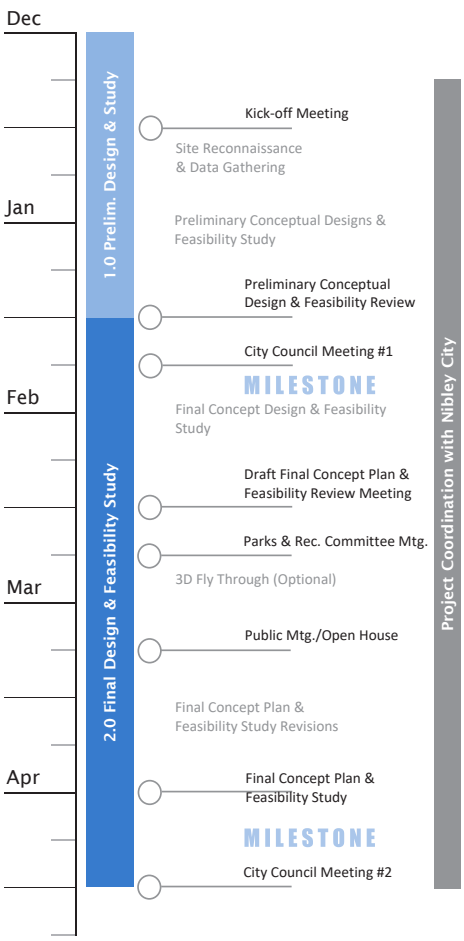


PROPOSED SCHEDULE

SCHEDULE

blū understands that timely completion is one of our client's highest priorities. Unforeseen circumstances often arise that sometimes delay a schedule, but we will commit to overcome these delays and ensure that the project is always moving forward and the end goal is met. We will begin by establishing a realistic schedule with the client that accounts for everyone's desires and constraints and then we stick to it. Our schedule will establish interim milestones that will be monitored as the project progresses to ensure the overall schedule is met.

blū holds weekly workload meetings to ensure that project tasks and deadlines are sufficiently staffed and being completed. Special attention will be paid to tracking the established project milestones and managing as best as possible City review periods. We have included a preliminary project schedule to the right based on the information provided and our understanding of the project. Key dates are also included below. We will do all we can to make it through the design process as fast as we responsibly can so the City can move forward with final design and construction of the first phase of the park.



KEY DATES:

PROJECT KICK OFF |	DECEMBER 13, 2021
PRELIMINARY CONCEPTUAL DESIGN | & FEASIBILITY REVIEW MEETING	JANUARY 11, 2022
CITY COUNCIL MEETING #1 |	JANUARY 25, 2022
DRAFT FINAL CONCEPT PLAN |	FEBRUARY 14, 2022
PARKS & REC. COMMITTEE MEETING |	FEBRUARY 23, 2022
PUBLIC MEETING/OPEN HOUSE |	MARCH 9, 2022
FINAL CONCEPT PLAN & FEASIBILITY | STUDY	MARCH 30, 2022
CITY COUNCIL MEETING #2 |	APRIL 13, 2022


SYRACUSE ISLAND | Syracuse

Fee Proposal

4



FEE PROPOSAL

	blu line designs					
Position	Principal	PM	Senior LA	LA	**Hours Subtotal**	**Cost Subtotal**
Name	Cory Shupe	Rob Donigan	Scott Stephens	Various		
Billing Rate	$150	$145	$130	$95		
TASK 1.0 - PRELIMINARY DESIGN & FEASIBILITY						
Kick-Off/Site Reconnaissance	4	4				
Data Gathering		2		4		
Preliminary Conceptual Design (3)	4	8	8	20		
Preliminary Feasibility Studies		2		8		
Steering Committee Review Meeting	4	4				
City Council Meeting #1		4				
Subtotal	12	24	8	32	76	$9,360
TASK 2.0 - FINAL DESIGN & FEASIBILITY STUDY						
Draft Final Concept Plan	2	4	4	12		
Draft Feasibility Study		2		4		
Steering Committee Review Meeting	4	4				
Parks & Recreation Committee Meeting		4				
3D Fly Through (optional)	2	8	32			
Public Meeting/Open House		4				
Final Concept Plan	1	4	4	12		
Final Feasibility Study		2		4		
City Council Meeting #2		4				
Subtotal	9	36	40	32	117	$14,810
REIMBURSABLES						
Mileage	$896.00					$896.00
Printing	$500.00					$500.00
Subtotal						$1,396.00
PROJECT TOTAL HOURS	21	60	48	64		
PROJECT TOTAL COST	$3,150	$8,700	$6,240	$6,080		
					TOTAL LABOR =	***$24,170***
					TOTAL EXPENSES =	***$1,396.00***
					TOTAL DESIGN FEE =	***$25,566.00***
					TOTAL DESIGN FEE WITHOUT 3D =	***$19,946.00***

Assumptions/Exclusions:

- Services do not include any environmental studies or services.
- Site Survey is not included. It is assumed that all necessary base information, aerials, etc. for this concept plan will be provided by others.
- Design services include designing elements as listed in the RFP including general park space, pathways, parking, splash pad/ice rink, gathering venues, athletic fields, vending, etc. Design of programming elements significantly different than these may require additional design services.
- Additional services not included in the written proposal or in the fee proposal will be billed for additional compensation as negotiated with the owner. Additional services will only be provided upon written authorization from the Owner.

HOURLY RATES

Principal Landscape Architect	$150/hr
Senior Associate Landscape Architect	$145/hr
Associate Landscape Architect/PM	$130/hr
Senior Landscape Architect	$110/hr
Landscape Architect	$95/hr
Landscape Designer	$80/hr
Drafter	$65/hr

DIRECT EXPENSES

Automobile Travel	$0.56/mile
Black & White Copies/Prints - 8 1/2”x11”	$0.10 per copy
Black & White Copies/Prints - 11”x17”	$0.10 per copy
Color Copies/Prints - 8 1/2”x11”	$0.10 per copy
Color Copies/Prints - 11”x17”	$0.10 per copy
Black & White Plotter Bond	$2.50 per SF
Color Plotter Bond	$5.50 per SF
Outside Reproduction	cost plus 10%



Financial Report

5



3:17 PM
08/23/21
Cash Basis

blu line designs
Profit & Loss
January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Consulting Income	2,152,145.11
Income	-24,163.71
Total Income	2,127,981.40
Cost of Goods Sold	
COGS Meals	18.85
COGS Printing	1,849.75
Consultant Services	1,110,212.90
Mileage	2,188.57
Other Project Expenses	1,114.62
Total COGS	1,115,384.69
Gross Profit	1,012,596.71
Expense	
Automobile Expense	5,389.65
Building Maintanance	685.06
Charitable Contributions	530.00
Computer Expenses	1,071.43
Dues and Subscriptions	2,935.94
Insurance Expense	14,028.92
Internet	3,894.79
Marketing	493.31
Meals	1,866.59
Office Equipment	8,830.50
Office Expense	12,683.34
Payroll Expenses	570,023.64
Printing	58.69
Professional Fees	20,390.83
Rent	38,000.00
Snacks	2,053.10
Software	16,047.42
Taxes	128.93
Telephone	4,333.57
Travel	4,144.06
Web Hosting	3,908.60
Total Expense	711,498.37
Net Ordinary Income	301,098.34
Net Income	**301,098.34**

FINANCIAL REPORT

blu line designs
Balance Sheet
January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Consulting Income	2,127,981.40
Total Income	2,127,981.40
Cost of Goods Sold	
COGS Meals	18.85
COGS Printing	1,849.75
Consultant Services	1,110,212.90
Mileage	2,188.57
Payroll Expenses	570,023.64
Other Project Expenses	1,114.62
Total COGS	1,685,408.33
Gross Profit	442,573.07



ARCHES PARK | Herriman



PIONEER PARK | Kaysville

Other Forms

6



DEVIATION/COMPLIANCE CERTIFICATION

RFP No. 21-001

If the undersigned Consultant intends to deviate from the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document made a part of this solicitation document, all such deviations shall be listed on this certification form, with complete detailed conditions and information included or attached. The City may consider any deviations in its review, scoring and award decisions, and the City reserves the right to accept or reject any proposal, offer, or bid based upon any deviations indicated herein or in any attachments hereto.

In the absence of any deviation entry on this form, the Offeror agrees, certifies, and warrants the City of their full compliance with the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document, and all other information contained in this solicitation document.

Please list any deviations from the solicitation document below (attach additional sheets as needed):

_____

_____

_____

_____

_____

_____

By signing below, I agree, certify, and warrant that the offer/proposal I am submitting ___**does** ____**does not** ***(check one line)*** deviate from the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document listed in this document. If deviating from the specifications of the solicitation, all such deviations are listed on this form, with complete detailed conditions and information included or attached. Any attachments to this form are identified as a continuation of the deviations to this solicitation.

Printed Name:	Signature:	Date:
Robert Donigan		11/19/2021

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Cory Shupe

2 Business name/disregarded entity name, if different from above

Blu Line Designs

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **N/A**

Exemption from FATCA reporting code (if any) **N/A**

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

8719 South Sandy Parkway

Requester's name and address (optional)

6 City, state, and ZIP code

Sandy, Utah 84070

7 List account number(s) here (optional)

Print or type. See **Specific Instructions** on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

2	6	–	2	5	2	9	0	7	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ Nov. 16. 2021

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*



blu line designs

planning | landscape architecture | urban design

8719 S. Sandy Parkway
Sandy Utah 84070

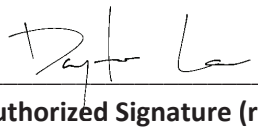
phone : 801.703.6383

THIS PAGE MUST BE RETURNED WITH THE OFFER/PROPOSAL

OFFER SHEET

MANDATORY – RETURN THIS PAGE WITH YOUR RESPONSE. UNSIGNED OFFERS WILL BE CONSIDERED NON-RESPONSIVE AND REJECTED.

To Nibley City: By signing below, Offeror certifies that he/she has read, understands, and will faithfully execute the terms and conditions stated herein. The signer also certifies that he/she is an officer or duly authorized agent of the Offeror's firm with full power and authority to submit binding offers for the goods or services as specified. Offeror certifies that the prices offered were independently developed without consultation with any of the other offerors or potential offerors.



Authorized Signature (required)

Civil Solutions Group Inc

Company Name

Dayton Law

Printed Name

498 W 100 S

Address

CEO

Title

Providence, UT, 84332

City, State, Zip

26-3863399

Utah Transaction (Sales) Privilege Tax License Number

435.890.4190

Telephone Number

26-3863399

Federal Employer Identification Number

NA

Fax Number

For clarification of this offer contact:
(If different from above)

Jacob Hendrickson

Contact Name

info@civilsolutionsgroup.net

Company E-mail Address

jhendrickson@civilsolutionsgroup.net

E-mail Address

435.512.7312

Telephone Number

The landscape architect has read through the RFP and agrees to meet its requirements. The landscape architect is willing to rewrite any portion of the proposal for clarification purposes if desired by the city before the contract is signed.

No published amendments have been received by the landscape architect.



Jacob Hendrickson

435-213-3762 ext. 4

jhendrickson@civilsolutionsgroup.net

498 West 100 South, Providence, UT

Jacob Hendrickson will be the main contact for this project. In addition to Jacob Hendrickson, the people who are authorized to make representations on behalf of the consultant are:

Dayton Law

801-874-1432 ext. 711

dlaw@civilsolutionsgroup.net

669 North 1890 West #47b, Provo, UT

Danny MacFarlane

435-213-3762 ext. 1

danny@civilsolutionsgroup.net

498 West 100 South, Providence, UT

Michael Taylor

435-213-3762 ext. 1

mtaylor@civilsolutionsgroup.net

498 West 100 South, Providence, UT

Statement of Qualifications

See Sheet 5 for Key personal. Additional information will be provided at the city's request.

See sheet 14 for Providence Office Address. See civilsolutionsgroup.net for more information about the company.

See work experience sheets. Additional information will be provided at the city's request.

CSG has much work experience in Nibley City. Additional information will be provided at the city's request.

See Work experience sheet for contacts for some of our projects. Additional information will be provided at the city's request.

DEVIATION/COMPLIANCE CERTIFICATION

RFP No. 21-001

If the undersigned Consultant intends to deviate from the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document made a part of this solicitation document, all such deviations shall be listed on this certification form, with complete detailed conditions and information included or attached. The City may consider any deviations in its review, scoring and award decisions, and the City reserves the right to accept or reject any proposal, offer, or bid based upon any deviations indicated herein or in any attachments hereto.

In the absence of any deviation entry on this form, the Offeror agrees, certifies, and warrants the City of their full compliance with the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document, and all other information contained in this solicitation document.

Please list any deviations from the solicitation document below (attach additional sheets as needed):

_____

_____

_____

_____

_____

_____

By signing below, I agree, certify, and warrant that the offer/proposal I am submitting **___does ____does not *(check one line)*** deviate from the Instructions, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work/Services, Questionnaire, or any other Contract Document listed in this document. If deviating from the specifications of the solicitation, all such deviations are listed on this form, with complete detailed conditions and information included or attached. Any attachments to this form are identified as a continuation of the deviations to this solicitation.

Printed Name: Signature: Date:

_____ _____ _____

Ridgeline Park-Fee, Schedule, and Scope
City Park Concept Plan and Feasibility Study

		Landscape Architect	Landscape Designer	Total Task Hours	Total Task Fee	Estimated Completion Date
	Employee	Jacob Hendrickson	Katherine Jeppeson (or other)			
	Hourly Rate	$95	$75			
Initial Concepts						
	Contract awarded by city	0	0			10-Dec
	Kickoff Meeting if needed	3	3	6	$510.00	15-Dec
	3 Concepts - The following will be considered: -Parking/Access Point -Splash Pad/ Ice Rink Combination -Group Gathering Venues -Athletic fields (Basketball, Gaga, 9-square, 9-Hole Disk Golf, Ropes Course) -Other amenities as appropriate -Vending	40	60	100	$8,300.00	22-Feb
	Feasibility Study - The following will be included: -cost estimations -technical and legal considerations -proposed deviations with supporting information	10	20		$2,450.00	22-Feb
	Project Manager Comments and Steering Committee Comments	0			$0.00	2-Mar
	Addressing of Project Manager Comments and/or Steering Committee comments	20	30	50	$4,150.00	2 weeks after receiving (16-Mar)
Community Input						
	Pulic Meeting (Citizen Open House) and prep	3	9	12	$960.00	23-Mar
	Addressing of citizen comments	20	30	50	$4,150.00	13-Apr
Park and Rec Input						
	Park and Rec Committee Meeting (and prep)	3	9	12	$960.00	14-Apr
	Addressing of committee comments	20	30	50	$4,150.00	27-Apr
	Update Feasibility Study	5	10	15	$1,225.00	27-Apr
City Council Meeting						
	City Council Meetings and Prep (2 included as part of this scope if needed)	6	18	24	$1,920.00	12 or 26-May, 9-Jun
	Addressing of City Comments -1 time after each meeting if needed (changes only anticipated after 1st meeting but additional changes can be made if needed)	20	30	50	$4,150.00	9-Jun
	Final Feasibility Study	5	10	15	$1,225.00	9-Jun
	Totals	155	259	384	$34,150.00	

Total	**$34,150.00**
Estimated Completion	**9-Jun-22**

Notes
Any items not within the project scope are to be billed hourly as needed
Estimated Dates are approximate based on the required six month completion request. This is dependent upon receiving any information (such as review comments) from the city in a timely manner.
Upon receiving the award of contract, the landscape architect and city can work out any minor details.

Civil Solutions Group Inc.

Profit and Loss

January - December 2020

	TOTAL
Income	
42100 Design Income	2,501,624.23
42300 Discounts	2,800.00
43100 Unapplied Cash Payment Income	-515.00
Total Income	**$2,503,909.23**
Cost of Goods Sold	
50100 Blueprints and Reproduction	120.04
50200 Recording Fees	45.00
53500 Subcontracted Services	74,102.01
Total Cost of Goods Sold	**$74,267.05**
GROSS PROFIT	**$2,429,642.18**
Expenses	
60000 Kite Media	14,302.35
60020 Marketing (deleted)	3,521.35
Total 60000 Kite Media	**17,823.70**
60200 Misc Auto Expense	2,052.45
60210 Lease Payments	13,973.00
60220 gas	18,849.60
60240 maintnance	8,700.11
60250 registraton	842.75
Total 60200 Misc Auto Expense	**44,417.91**
60400 Bank Service Charges	198.48
61000 Business Licenses and Permits	3,213.23
61700 Computer and Internet Expenses (deleted)	2,377.95
62000 Continuing Education	2,954.13
62500 Dues and Subscriptions	9,113.66
62520 Subscriptions	8,495.81
Total 62500 Dues and Subscriptions	**17,609.47**
63300 Insurance Expense	18,830.46
63320 Officer Health Insurance	842.28
63330 Officer Life and Disability Insurance	2,132.76
63350 Professional Liability	5,811.33
63352 AFLAC	3,781.61
63355 Health - Christian Healthcare Min.	9,826.94
63357 Zane Benefits	1,247.00
Total 63300 Insurance Expense	**42,472.38**
63400 Interest Expense	8,973.61
64300 Meals and Entertainment	8,918.51
64700 Miscellaneous Expense	0.00
64720 Application Fees	270.00

Civil Solutions Group Inc.

Profit and Loss

January - December 2020

	TOTAL
64730 Commercial Alarm System	718.80
64750 Copies	195.13
Credit Secure	203.88
Environmental Data	5,870.00
parking fees	9.75
Uncategorized Expense	80.00
Write Offs	4,385.00
Total 64700 Miscellaneous Expense	**11,732.56**
64900 Office Supplies	19,902.89
Check Printing	54.59
Cleaning	786.67
Copier	11,212.81
Office Supplies;COMPUTER	3,688.82
Plotter Paper	486.97
Total 64900 Office Supplies	**36,132.75**
66500 Postage and Delivery	332.46
66700 Professional Fees	5,739.09
67100 Rent Expense	50,440.17
Danny Home Lease $3600 per day	54,400.00
Dayton Home Lease $1750 per day	24,500.00
Total 67100 Rent Expense	**129,340.17**
67200 Repairs and Maintenance	729.43
Cleaning Services	3,951.75
Total 67200 Repairs and Maintenance	**4,681.18**
68100 Telephone Expense	
Cell Phone	5,975.45
Internet and Phone	599.70
Total 68100 Telephone Expense	**6,575.15**
68400 Travel Expense	1,182.71
68600 Utilities	0.00
70000 Payroll Expenses	
70200 Employee Bonus	23,450.00
70300 Health Insurance Reimbursement(105)	-125.62
70400 HSA Contributions	324.81
70500 Misc Employee Benefits	39,491.52
70600 Payroll Tax XP	102,408.16
70700 Retirement Plan Benefits	22,896.27
71000 Salaries & Wages	920,004.73
72000 Officer Compensation	178,880.77
Total 70000 Payroll Expenses	**1,287,330.64**
Accountant	13,007.02

Civil Solutions Group Inc.

Profit and Loss

January - December 2020

	TOTAL
Advertising/Promotional	131.94
Donations	30.00
Excavator	945.00
QuickBooks Merchant Fees	6,372.90
Software Expense	3,256.73
Soils Testing	15,085.00
Supplies & Materials	192.37
Taxes	624.26
Unapplied Cash Bill Payment Expense	14.50
Total Expenses	**$1,671,665.80**
NET OPERATING INCOME	**$757,976.38**
Other Income	
Tax-exempt income (PPP Loan)	218,900.00
Total Other Income	**$218,900.00**
Other Expenses	
Depreciation	191,136.00
Total Other Expenses	**$191,136.00**
NET OTHER INCOME	**$27,764.00**
NET INCOME	**$785,740.38**

civilsolutionsgroup inc.

Jacob Hendrickson, PLA, ASLA, MPSH

Landscape Architect



Jacob is a licensed Landscape Architect with approximately 8 years of experience. He has work experience in residential and commercial landscape design, master planning, production of landscape and irrigation construction documents, rendering and overall project management. His attention to detail and an eye for functional design and his ability to work with clients, contractors and other professionals will ensure a positive collaboration on any project.

Jacob has had the privilege of working with and learning from Landscape Architects, Designers and Horticulturists during his employment at Oakcrest Design, G. Brown Design and McNeil Engineering. He also was mentored by his professors and PLA's participating in the mentoring program during his undergraduate and graduate studies at Utah State University. He puts a strong emphasis on continued education both academically and through his affiliation with professional organizations such as ASLA events and the green industry conference. This enables him to utilize the latest standards of environmentally conscious landscape design and apply current best practices of the field.

Education

BLA, Utah State University, Landscape Architecture and Environmental Planning
MSPH, Utah State University, Masters of Professional Studies in Horticulture – water efficient landscape emphasis

Affiliations

Licensed Landscape Architect – State of Utah and Idaho
American Society of Landscape Architecture

civilsolutionsgroup INC.

Jacob's Related Project Experience

- Galena Hills Park Addition – Draper, Utah
- Galena Hills Dog Park – Draper, Utah
- Rotary Park – Draper, Utah
- Suncrest Park – Draper, Utah
- Brookside Park – Draper, Utah
- Steed Park Pond Master Plan – Clearfield, Utah
- Clearfield Cemetery Addition – Clearfield, Utah
- *Lodestone Regional Park – Kearns, UT
- *Mink Creek Recreation Property, Mink Creek, ID

* Work completed at previous employment





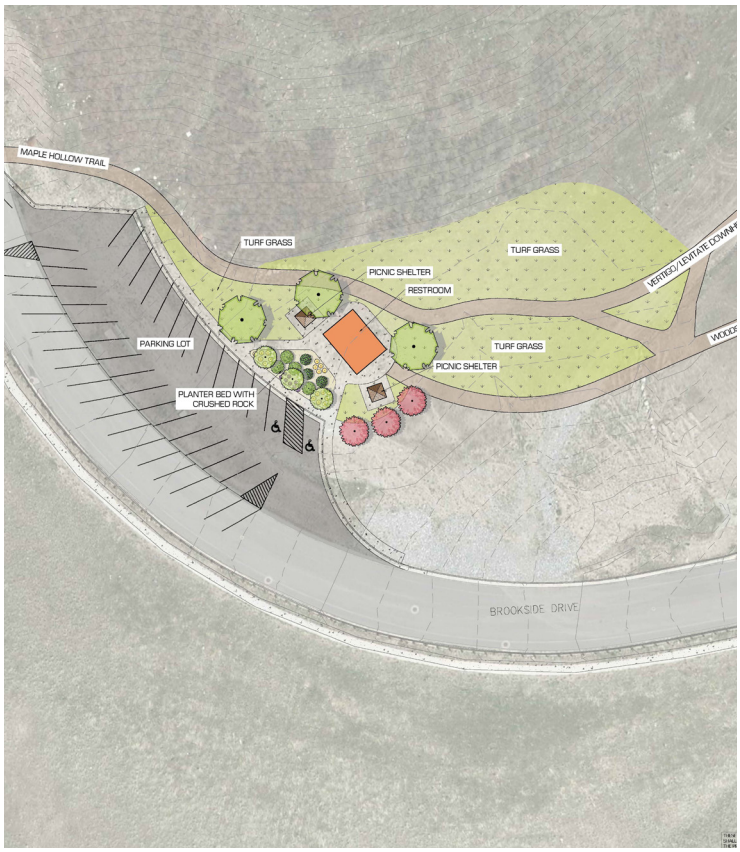
GALENA HILLS PARK

DRAPER, UTAH

Civil Solutions Group was the prime consultant for the Galena Hills Community Park 2019 Improvements and completed civil engineering, landscape architecture, and irrigation design in house.
This project included additional parking and two new baseball fields. After visiting and analyzing the site and existing master plan, CSG provided a design that maximized parking, provided pedestrian and vehicular access and baseball fields with space for spectators. CSG worked with city staff to produce construction documents that fitted city needs.

CONTACT PERSON: Brad Jensen
PHONE: 801-576-6549
YEAR COMPLETED: Est. 2019
PROJECT COST: $3 Million





SUNCREST PARK & BROOKSIDE PARK

DRAPER, UTAH

Civil Solutions Group was teamed with S&L Construction on Draper City's first design-build project for Suncrest and Brookside Parks. CSG completed the civil engineering, landscape architecture, and irrigation design of two parks in conjunction with each other. Suncrest Park included two parking areas, a regulation size soccer field, pickleball courts, and other site amenities. CSG designed Suncrest Park to maximize site functionality while incorporating strict geotechnical requirements due to the site being located in a landslide zone. In addition, CSG worked with S&L Construction and Draper City for a value engineered site which included conceptually planning with Draper City and incorporating public input for the project.

CONTACT PERSON: Brad Jensen
PHONE: 801-576-6549
YEAR COMPLETED: 2019
PROJECT COST: $2 Million (Suncrest) $0.5 Million (Brookside)











NIBLEY CITY PARKS, TRAILS, RECREATION & OPEN SPACE MASTER PLAN

NIBLEY, UTAH

Although Jacob was with another firm at the time and was not personally involved, Civil Solutions Group put much work into the Parks, Trails, Open Space & Recreation Master Plan for the city.

(Civil Solutions Group has done much work within the city for private developers as well including some of the disciplines working on the Ridgeline Park Residential Subdivision.)

CONTACT PERSON: David Zook, Previous Nibley City Manager
PHONE: 435-752-0431
YEAR COMPLETED: August 2017



Utah State University, Aggie Recreation Center & Legacy Turf Fields

civilsolutionsgroup inc.

CACHE VALLEY
98 West 100 South
Providence, UT 84332
P: (435) 213-3762

UTAH VALLEY
669 North 1890 West, Suite 47B
Provo, UT 84601
P: (801) 874-1432

civilsolutionsgroup INC.

APPENDIX

DocuSign Envelope ID: 6115121F-B853-4834-BC3E-C54CA4C5E130

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Civil Solutions Group, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

498 West 100 South

Requester's name and address (optional)

6 City, state, and ZIP code

Providence, UT 84332

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

2	6	–	3	8	6	3	3	9	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** DocuSigned by: DANIEL MACFARLANE 862406A688EC4EA... | **Date ▶** 3/29/2021

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/31/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
AFFORDABLE INSURANCE SOLUTIONS 2492 WALL AVE OGDEN UT 84401	PHONE (A/C, No, Ext): (801) 393-1122	FAX (A/C, No):
	E-MAIL ADDRESS: quotes@aisforyou.com	
	INSURER(S) AFFORDING COVERAGE	**NAIC #**
	INSURER A : AUTO OWNERS INSURANCE	18988
INSURED Civil Solutions Group Inc 498 South 100 West Providence UT 84332	INSURER B : HISCOX INSURANCE COMPANY	10200
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			51-734065-00	04/22/2021	04/22/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			51-734065-01	04/22/2021	04/22/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
A	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $			51-734065-00	04/22/2021	04/22/2022	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			57199925	05/17/2021	05/17/2022	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	PROFESSIONAL LIABILITY			APP15864198	04/22/2021	04/22/2022	PER CLAIM AGGREGATE DEDUCTIBLE/SIR	2,000,000 2,000,000 $0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Nibley City
455 W 3200 N
Nibley, UT 84321

For Ridgeline Park

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Heidi Scadden

© 1988-2015 ACORD CORPORATION. All rights reserved.

NIBLEY CITY PARK AND FEASIBILITY ANALYSIS

11.19.2021

civilsolutionsgroup INC.

REQUEST FOR PROPOSALS

Project:

Impact Fee Facilities Plan, and Impact Fee Analyses

Prepared For:

Nibley City
455 West 3200 South
Nibley, UT 84321

Aug 1, 2021

SECTION 1: PURPOSE OF THIS RFP

Nibley City (City) requests proposals for an analysis and update of the City's Impact Fee Facilities Plan (IFFP), and an analysis and update of the City's Impact Fee Analyses (IFAs) for Stormwater, Parks, Sewer and Water.

This RFP will assist the City in selecting an experienced consultant or team of consultants (Consultant) to complete the above tasks.

The IFFP and IFAs must satisfy the requirements of Utah Code Title 11, Chapter 36a, as well as other applicable federal and state laws. The City requires a thorough study and final report that evaluates City impact fees and associated facilities. The report must include the method of calculation, and documentation of all relevant data. This study will also include a review of all the City's facility master plans that have recently been conducted by various engineering firms.

SECTION 2: GENERAL INFORMATION

2.1 PROPOSAL RESPONSE OUTLINE

Proposals must be concise and in outline format. Pertinent supplemental information should be referenced and included as attachments. All proposals must be organized and tabbed to comply with the following sections:

Tab 1 LETTER OF TRANSMITTAL. The letter of transmittal should include an introduction of the Consultant, the name, address, telephone number and email of the person to be contacted along with others who are authorized to represent the company in dealing with this RFP. Any other information not appropriately contained in the proposal itself should also be included.

Tab 2 EXECUTIVE SUMMARY. An executive summary will briefly describe the Consultant's approach and clearly indicate any options that need to be highlighted or alternatives being proposed. It should also indicate any major requirements that cannot be met by Consultant.

Tab 3 DETAILED DISCUSSION. This section should constitute the major portion of the proposal and must contain a specific response in outline form to each section in this RFP. Outline numbers should correspond, in order, to the section numbers contained in this RFP. Failure to provide written response to items indicated in this RFP will be interpreted by City as an inability by the Consultant to provide the requested service.

Detailed discussion should include the following:

A. Consultant's understanding of project requirements
B. Key personnel and sub-consultants who will be assigned to the project, including their qualifications

C. Consultant's and sub-consultants' experience with similar projects, including references
D. Suggested scope of services and project schedule

Tab 4 COST PROPOSAL. The Consultant must submit a cost proposal allowing costs to be evaluated independently of other criteria in the proposal. The cost proposal should include the method of determining compensation for the required services with a not-to-exceed cost estimate for each study: Parks, Water, Sewer and Stormwater.

Tab 5 FINANCIAL REPORT. The Consultant should furnish a current financial report for the company's most recent fiscal year, audited, if available.

Tab 6 MISCELLANEOUS. Miscellaneous additional information and attachments including company literature and catalogs. The information should include the size of Consultant's firm as measured by number of personnel and number of clients.

2.2 ADMINISTRATIVE GUIDANCE

The information provided herein is intended to assist Consultants in the preparation of proposals necessary to properly respond to this RFP. The RFP is designed to provide interested Consultants with sufficient basic information to submit proposals meeting minimum requirements, but is not intended to limit a proposal's content or to exclude any relevant or essential data therefrom. Consultants are at liberty and are encouraged to expand upon the specifications to give additional evidence of their ability to provide the services requested in this RFP.

2.3 ISSUING OFFICE AND RFP REFERENCE

The Nibley City Manager is the issuing office for this RFP and all subsequent addenda relating to it. The reference for the transaction is 2021 NIBLEY CITY IMPACT FEE FACILITIES PLAN, AND IMPACT FEE ANALYSIS. This must be referenced on all proposals, correspondence, anddocumentation relating to the RFP.

2.4 SUBMISSION OF PROPOSAL

Consultants are requested to submit one electronic copy, emailed to jm@nibleycity.com. The proposal must be received no later than 4:00 p.m. MDT on Nov 12, 2021.

2.5 INQUIRIES

Questions arising after the issuance of this RFP, that could have a significant impact on the responses to the RFP, shall be submitted by email to jm@nibleycity.com.
Questions and answers will be consolidated and posted to the Nibley City Website at: https://www.nibleycity.com/index.php/departments/public-works. All such questions should be received five working days prior to the proposalsubmission deadline.

2.6 CONSULTANT'S RESPONSIBILITY FOR PROPOSAL COSTS

City is not liable in any event for any cost incurred by Consultant associated with the preparation of theRFP or the negotiation of a contract for services prior to the issuing of the contract.

2.7 EVALUATION OF PROPOSALS

City may award a contract based on initial proposals received without discussion of such proposals with Consultants. Accordingly, each initial proposal should be submitted with the most favorable price and service available. Specific proposal evaluation criteria and methods are included under Section 4 "Proposal Evaluations."

2.8 ORAL PRESENTATION

City may require an oral presentation by Consultant to supplement a written proposal. These presentations will be scheduled, if required, by Justin Maughan, City Manager, after proposals are received and prior to the award of the contract.

2.9 AWARD OF THE CONTRACT

Upon completion of the evaluation process, City may negotiate with and award the contract to the Consultant whose proposal is determined to be most advantageous to the City. The contract must be executed by the parties prior to commencement of performance. The contract will incorporate the provisions of this RFP (including any addenda) and the general terms and conditions described in Section 5. By submitting a signed proposal as required by Section 2.14, Consultant is agreeing to the provisions of the contract described herein. In the event a contract is not entered into by the selected Consultant, the City may choose, in its sole discretion, to (a) negotiate with another Consultant(s) whose proposal is determined to be the next most advantageous to the City; (b) reissue the RFP with the same, additional, or different terms; or (c) reject all proposals and cancel the RFP without awarding the contract.

2.10 PROTECTED INFORMATION

Under the Utah Government Records Access and Management Act, ("GRAMA") certain information in the proposal submitted may be open for public inspection. If Consultant desires to have information contained in its proposal protected from such disclosure, the Consultant may request such treatment by providing a written claim of business confidentiality and a concise statement of reasons supporting the claim of business confidentiality with the proposal. Pricing elements of any proposal will not be considered protected. All material contained in and/or submitted with the proposal becomes the property of City and may be returned only at City’s option. The City shall not be liable for the disclosure of any information received from Consultant that the City determines is public in accordance with GRAMA.

2.11 ADDENDUM TO RFP

If it becomes necessary to revise this RFP in whole or in part an addendum will be provided on the Nibley City web site at: https://www.nibleycity.com/index.php/departments/public-works.

2.12 REPRESENTATIVES AND NOTICES

During the RFP process (from the date of issue through the date of contract award or other final decision) the Nibley City web Page is the sole source of official information regarding this RFP. All other communications, both spoken and written, which are received by any representative of the Consultant from other sources (such as employees in other departments) should be confirmed by the Consultant with the representative as being true and accurate prior to incorporating such information into their response. This refers to both formal and informal conversations and communications. Please remember that significant changes to the RFP will always be issued as a formal, written addendum.

2.13 AUTHORIZED REPRESENTATIVES

The proposal must contain the signature of a duly authorized officer or agent of the Consultant's firm empowered with the right to bind the Consultant for the amounts estimated and terms proposed. The Consultant must also provide evidence of the authority of the officer or agent to bind the Consultant. City shall have the option to change Consultant's contact person if it is in the best interest of City. Include this information within your "Letter of Transmittal", which will be tabbed section "A" of your proposal.

2.14 ANTI-COLLUSION

The submission of a proposal constitutes agreement that the Consultant has not divulged its proposal to, or colluded with, any other Consultant or party to a proposal what-so-ever.

2.15 RESTRICTIONS

All proposals must clearly set forth any restrictions or provisions deemed necessary by the Consultant to effectively service the proposed contract.

2.16 RIGHT TO REJECT

City reserves the right to reject any or all proposals, cancel the RFP, and to waive any informality ortechnicality in any proposal in the interest of City.

SECTION 3: SPECIFICATIONS

3.1 QUALIFICATIONS

Consultants shall provide the following information in their proposal:

A. A list and brief description of projects similar in scope and size for which the Consultant has provided professional services; a discussion of whether the projects were completed on time and within budget; and the names of persons responsible for oversight of the project by the government to whom the services were delivered and those persons' telephone numbers.

B. A proposed organizational chart to be used by the Consultant in the performance of the services described in the RFP.
C. Names and qualifications (including professional training, licenses, experience, awards, etc.) of personnel to be assigned to this project; the time commitments of these personnel to other pending projects; the role of each in the referenced projects listed, and the proposed role of each in the performance of this project.

3.2 PROJECT SPECIFICATIONS- NIBLEY CITY IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS

3.2.1 PROJECT DESCRIPTION

City requests that Consultants submit proposals for providing both an Impact Fee Facilities Plan (IFFP), and Impact Fee Analyses (IFA).The IFFP and IFA study must include the evaluation, verification, and application of the City's Capital Facilities Plans (CFP) to be completed as part of this RFP. This RFP is part of a competitive procurement process, which helps to serve the best interest of the City and its residents. It also provides Consultants with a fair opportunity for their services to be considered.

The studies must use generally accepted methodologies to create a decision-making tool in providing direction for an effective and up-to-date Impact Fee Facilities Plan (IFFP) and associated impact fee analyses (IFA), in accordance with Nibley City needs and the requirements of Utah State law.

Include travel and presentation time to recommend potential legislation and fee changes to the City Council and the City Manager.

3.2.2 GENERAL RESPONSIBILITIES

3.2.2.1 Items to be provided by the City:

A. City ordinances related to impact fees, including the most recently approved Fee Schedule.
B. Existing information from existing Master Plans and Capital Facilities Plans
C. Existing information from existing IFAs and IFFPs
D. Other requested requirements by Consultant if available.

3.2.2.2 Services to be provided by the Consultant:

A. Based on approval of the Capital Facilities Plan from the existing approved master plans, completed IFFP for each of the following: parks recreation & trails, stormwater, sewer and water, and any other facilities that may be impact fee eligible. The IFFPs shall:
    - Establish a service standard
    - Create an inventory of existing facilities
    - Determine method of financing existing facilities
    - Determine excess capacity
    - Determine additional facilities needed at present
    - Determine method of financing needed facilities
    - Address other factors and requirements set forth in Utah State law.

B. Using the IFFP as a guide, calculate the impact fee schedule using the IFA; and review the City's current code, waiver and exemption requirements, study criteria and standards, etc. The Impact Fee Analysis (IFA) shall:
    - Determine and demonstrate the proportionate share of costs directly attributable to new development
    - Calculate credits or provide a formula or other methodology for calculating credits for future developer contributions
    - Calculate the maximum allowable impact fees under Utah State law
    - Provide comparative analysis of all legislation, fees, and practices to determine and propose the most current best practices and regional practices.
    - Ensure the resulting Impact Fee Facilities Plan and associated rate schedule and regulation ordinances are consistent with all applicable state and federal laws.

C. Provide City with an IFA that the City may use to support and incorporate into a future impact fee enactment to assess and collect impact fees to provide for the capital facilities identified in the IFFP

D. Provide City with an IFFP that addresses the required six year planning window for the impact fee calculations and a 10-year planning window for capital facilities planning (with accompanying fee increase proposals)—based on current growth trends.

E. Prepare specific goals, objectives and policies that will integrate the recommendation from the previous sections into a plan of action, including a plan for the adoption of the IFFP, IFA, and impact fee enactment.

F. Conduct periodic coordination meetings with City staff and designees to review progress and discuss issues.

G. Present the completed plan for adoption to the appropriate City Departments, City Council and City Manager.

H. Complete and turn over all reports, studies, plans by Nov 1, 2021.

SECTION 4: PROPOSAL EVALUATION

4.1 PROPOSAL EVALUATION CRITERIA

The criteria to be used to evaluate proposals are as follows:

1. 35%: Qualifications (experience, past performance, and reputation with Nibley City & others)
2. 25%: Availability and schedule to completion
3. 30%: Cost (not-to-exceed amount and hourly rates)
4. 10%: Organization and approach

4.2 EVALUATION PROCESS

All proposals in response to this RFP will be evaluated in a manner consistent with City procurement codes and applicable rules and policies.

In the initial phase of the proposal evaluation process, the evaluation committee will review all proposals timely received. First, non-responsive proposals (those not conforming to RFP requirements) will be eliminated. Second, the remaining proposals will be evaluated in a cursory

manner to eliminate from further consideration those proposals which in the judgment of the evaluation committee fail to offer sufficient and substantive provisions to warrant further consideration. Each Consultant bears sole responsibility for the items included, or not included, in the response submitted by that Consultant. City reserves the right to disqualify anyproposal that includes significant deviations or exceptions to the terms, conditions and/orspecifications in this RFP.

At the conclusion of the initial evaluation phase, selected proposals will be chosen for detailed review and evaluation, including oral presentations if required. Cost is a significant factor in the City's review and evaluation, but it is not solely determinative of whether a proposal is most advantageous to the City. The City reserves the right to select the proposal that the City determines is most advantageous and provides the most value to the City based on all information submitted with the proposal, even if the selected proposal is a higher cost than other proposals.

City reserves the right to be the sole judge as to the overall acceptability of any proposal or to judge the individual merits of specific provisions within competing offers.

Exhibit A

Non-Collusion Affidavit

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

_____, being first duly sworn, deposes and says that he or she is _____of_____, the party making the foregoing bid. The bidder, offeror, or contractor represents that it has not: 1) provided an illegal gift or payoff to a Nibley City officer or employee or former Nibley City officer or employee, or his or her relative or business entity; 2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than as exempted in the City conflict of interest ordinance; or 3) knowingly influenced (and hereby promises that it will not knowingly influence) a Nibley City officer or employee or former Nibley City officer or employee to breach any of the ethical standards set forth in the City conflict of interest ordinance,title 1, chapter 11 of the Nibley City code.

Responsible Managing Officer _____

Title_____

Organization_____

Address _____

STATE OF_____)
CITY OF_____) :SS

On this_____day of_____, 2021, personally appeared before me, _____ who being by me duly sworn did say that he or she is the _____ of_____, and that the foregoing instrument was signed in behalf of said entity by proper authority, and he or she acknowledged to me that said entity executed the same.

_____
NOTARY PUBLIC

Consulting Services Agreement

THIS CONSULTING AGREEMENT (this "*Agreement*") is made effective this 16 day of Dec, 2021 (the "*Effective Date*") by **NIBLEY CITY**, a Utah municipality whose address is 455 West 3200 South Nibley, UT 84321 ("*City*"), and by **ZIONS PUBLIC FINANCE, INC.,** a wholly-owned subsidiary of Zions Bancorporation, N.A., whose address is One South Main Street, 18th Floor, Salt Lake City, UT 84133 ("*Consultant*"). City and Consultant are sometimes collectively referred to herein as the "*parties,*" and each individually as a "*party*."

The City desires to retain Consultant, and Consultant desires to be retained by City, to perform consulting services described on Exhibit "A," which is incorporated by this reference, in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Scope of Services.** Consultant shall complete the services described on Exhibit "A," referred to as "Scope of Services" or the "Services in a manner outlined on Exhibit "A" and such other services as may be mutually agreed to between the parties in writing; and Consultant shall provide the deliverables identified in this Agreement, together with such other documentation and deliverables as City reasonably may request for compensation and upon other terms set forth herein.

2. **Performance of Services; City Cooperation**. Except as otherwise provided in this Agreement, Consultant shall furnish all supervision, personnel, labor, materials, supplies and shall obtain all licenses and permits required for performance of the Services. The Services shall be performed at Consultant's offices and other mutually-agreeable places. City will designate a representative of City to act as Consultant's point of contact with respect to the Services and provide to Consultant access to all information in the City's possession or is reasonably available to City. Consultant shall not be responsible for errors or omissions in any City-provided information, nor for delays in completing the Services attributable to City's delay in providing required information.

3. **Compensation; Invoices; Remittance**. For satisfactory performance, City shall pay to Consultant a fee of $44,264.00 and such other compensation as may be agreed to in writing between the parties. Consultant shall invoice City for the Services performed upon completion. All invoices submitted to City shall contain references to this Agreement. Invoices shall detail the Services performed and shall contain copies of all supporting documents or proof of any expenditures on behalf of City. Any questions or objections by City concerning Consultant's charges under an invoice shall be submitted within fifteen days after City's receipt of the subject invoice. All undisputed invoiced amounts due for Services performed shall be paid by City within thirty days after City's receipt of the subject invoice. If payment is not remitted to Consultant when due, Consultant shall be entitled to recover interest thereon at the rate of ten percent per annum from and after the date the remittance is due and payable.

4. **Change in Level of Services**. City shall be freely entitled to modify (increase or decrease) the level of the Services by providing at least ten days' prior written notice to Consultant of such change. Consultant's compensation shall be reasonably modified in connection and consistent with any such change.

5. **Term; Termination.** This Agreement shall commence on the Effective Date and shall continue until completion of the Services and deliverables hereunder. Notwithstanding the foregoing, Consultant may terminate this Agreement upon fifteen days prior written notice to City if the City is in material breach of the provisions of this Agreement and fails to cure such breach within thirty days. City may terminate this Agreement (including the Services), or any part hereof, at any time with or without cause upon fifteen days prior written notice to Consultant. Upon any termination by Consultant or City pursuant to this Section, City shall promptly pay to Consultant the full amount due for all Services satisfactorily performed by Consultant as of the date of termination, excluding damages or anticipated profits on work not yet completed or performed.

6. **Nondisclosure; Conflict of Interest.** Consultant shall not divulge to third parties without City's prior written consent any non-public information obtained from or through City in connection with the performance of this Agreement and shall safeguard the same to the same extent as Consultant safeguards the confidentiality of its own confidential information. Unless waived by City, Consultant shall require its employees and subcontractors of any tier to adhere to the same covenant of nondisclosure.

7. **Compliance with Laws.** Each party agrees to comply with all applicable federal, state and local laws, statutes, rules, regulations, and ordinances in performance of its duties and obligations under this Agreement.

8. **Patent and Copyright.** If Consultant's employees, officers, agents, or subcontractors in the performance of the Services or as a result of performing the Services develop any trade secret, prepare any copyrighted material, make any improvement, originate any invention, or develop any process or the like, such innovation shall be the property of Consultant, but (b) upon the City's written request, Consultant shall grant the City a license or similar right to use the innovation for so long as City reasonably desires.

9. **Subcontracts.** Except for those subcontractors which are specified in Consultant's proposal, Consultant shall not award any work to any subcontractor without City's prior written approval. Consultant shall be responsible to City for the acts and omissions of Consultant's subcontractors, and of persons either directly or indirectly employed by such subcontractors, in the same manner as Consultant is liable for the acts and omissions of its own employees. Nothing in this Agreement, and no course of dealing, shall create any contractual relationship between City and any of Consultant's subcontractors.

10. **Indemnification**.

(a) Consultant shall indemnify and hold harmless City and City's elected and appointed officers, employees, successors and assigns ("City Parties"), from any and all of any of City Parties' actual losses, damages, deficiencies, penalties or fines ("Losses"), directly related to the willful breach by Consultant of its obligations under this Agreement or grossly negligent acts or omissions of Consultant hereunder unless and to the extent such Losses are caused by, or arise from Consultant's good faith reliance upon, the instruction, direction, negligence or misconduct of any of the City Parties.

(b) City shall indemnify and hold harmless Consultant, its affiliates and each of their respective directors, officers, employees and subcontractors ("Consultant Parties") from any and all of any of Consultant Parties' Losses directly related to the willful breach by City of its obligations under this Agreement or the grossly negligent acts or omissions of the City hereunder, unless and to the extent such Losses are caused by, or arise from the City's good faith reliance upon, the instruction, direction, negligence or misconduct of any of the Consultant Parties.

11. **Insurance**. Consultant shall, prior to commencing work, secure and continuously carry insurance in accordance with reasonable requirements provided by City to Consultant.

12. **Examination of Work.** All Services shall be subject to examination by City at any reasonable time(s). City shall have the right to reject any work that City reasonably deems unsatisfactory given the scope and description of Services and Deliverables in this Agreement.

13. **Notice**. Any notice required or permitted to be given hereunder shall be given in writing and shall be deemed to have been received upon actual receipt thereof, or within three days after such notice is deposited in the United States Mail, postage prepaid, and certified and addressed to the parties as set forth below.

Consultant:	ZIONS PUBLIC FINANCE, INC	City: NIBLEY CITY
	Attn: Susan Becker	Attn: Justin Maughan
	One South Main Street, 18th Floor	455 West 3200 South
	Salt Lake City, UT 84133	Nibley, UT 84321

14. **Conflicts**. In the event of inconsistencies within or between this Agreement and applicable legal requirements, applicable legal requirements shall prevail.

15. **Additional Provisions.** This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes any and all prior or contemporaneous negotiations and/or agreements, oral and/or written, between the parties. Time is of the essence hereof. No failure by any party to insist upon the strict performance of any provision of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of its rights. In the event that any provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other provision herein contained. Neither party shall

assign this Agreement, or any part thereof, without the other party's prior written consent. Any attempted assignment in violation of this Section shall be void from its inception. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. By signing below, each party represent that it has proper authority to enter into this Agreement.

DATED effective the date first-above written.

CONSULTANT:

ZIONS PUBLIC FINANCE, INC., a wholly-owned subsidiary of Zions Bancorporation, N.A.

By:_____

Susan Becker, Vice President

ATTEST

By:_____

NIBLEY CITY:

By:_____

Justin Maughan, City Manager

Attachment A

Scope of Work and Project Schedule

All IFFPs and IFAs will follow the requirements of Utah law and will be legally defensible. Generally speaking, the IFFP is the technical engineering-type document that identifies existing service levels, proposed service levels, any excess capacity in the existing system, new facilities required (with apportionment of capacity to growth within the next 10 years) and cost of construction.

The IFA builds on the IFFP by using the information provided to calculate proportionate share to various types of development based on the benefits received. The IFA must also make credits for any outstanding bonds and future projects that cover deficiencies that benefit existing development. More information about the IFFPs and IFAs are included below.

Parks Impact Fee Facilities Plan and Impact Fee Analysis (ZPFI)

- *Growth in Demand* – Most cities only charge impact fees to residential development. While there are a few exceptions, they are rare. We will work with the City to document existing and future anticipated growth that would impact park facilities.

- *Existing Service Levels* - The existing service level used in the IFFP is often less than the City's overall service level because it can only include system (not project) improvements, does not generally include gifted facilities or facilities obtained through grants, donations, shared use of school district facilities, etc. An inventory of existing facilities is required for this task.

- *Proposed Service Levels* – Through discussions with City staff and review of existing parks planning documents, ZPFI will identify the community's preferred service levels. The IFFP will then carefully document how the proposed service level was selected and explain how or why it differs from the City's existing level of service, if applicable, and how that will affect the impact fee calculation.

- *Excess Capacity* - Most communities do not feel they have excess capacity in their existing parks. On a rare occasion, a community may decide it wants fewer park acres per capita to maintain in the future. Generally, however, excess capacity in park facilities is found in unique, one-of-a-kind facilities that the community does not intend to replicate in the future, such as an equestrian center, recreation center, or an ice arena. Through the IFFP planning process, excess capacity will be identified in any such facilities.

- *Additional Facilities Needed for New Growth* – The IFFP will identify a range of facilities which the City could construct in the near term (within six years of when impact fees are collected). The level of service for parks and trails will be calculated in terms of dollar amounts and the City will then have some flexibility in how park impact fee funds are spent, as long as they are spent for the types of capital facilities identified in the IFFP.

- *Proportionate Share* Calculation - Park impact fees are calculated on a per capita basis, and then multiplied by an average household size so that fees can be charged on a residential unit basis.

- *Credits* – Credits must be made for outstanding bonds so that new development is not charged twice.

- *Special Considerations* – Problems we have noticed with many park impact fees, but which we will correctly address in our study, are as follows:

    - Failure to distinguish between project and system improvements in parks
    - Failure to identify properties acquired through gifts, grants, donations, etc.
    - Method of funding for parks which could impact credits

Impact Fee Facilities Plans- Water, Sewer, and Storm Water

The purpose of an Impact Fee Facilities Plan is to identify public facilities that are needed to accommodate development, and to determine which projects may be funded with impact fees. Utah Law requires that an IFFP is prepared prior to an impact fee analysis and the establishment of an impact fee. According to Title 11, Chapter 36a-302 of the Utah Code, the IFFP is required to include the following:

- Identify the existing level of service (LOS)
- A proposed level of service
- Identify any excess capacity to accommodate future growth at the proposed level of service
- Identify demands placed on existing public facilities by new development activity at the proposed level of service
- Identify the means by which the local political subdivision will meet those growth demands
- A general consideration of all potential revenue sources to finance the impacts on the system improvements.

To meet the requirements list above our team will complete the following:

- Review the current master plans for the City. It is assumed that the master plans will have sufficient information that establishes the existing and proposed LOS, identifies excess capacity, and has inventory of existing facilities. For this proposal it is assumed that no addental inventory of facilities is needed, or modeling analysis required.
- Our team will work with the City staff in identifying projected growth areas within the planning window of 6 and 10 years and the projects from the master plans in those areas.
- After projects are identified we can calculate the excess capacity to accommodate future growth at the proposed level of service and show the portion of the projects can be included in an impact fee.
- Our team will work with the City staff to identify means to meet growth and list potential revenue sources.

Water, Sewer, and Stormwater Impact Fee Analyses

- *Incorporate Assumptions from IFFPs*- The IFAs will be consistent with the IFFPs in every way. The same growth projections, level of service, future capital projects, and other key assumptions used in the IFFP will be incorporated into the IFAs.
- *Proportionate Share* – ZPFI will allocate the costs among the demand units, including costs for any existing capacity, as well as the proportionate share of new construction costs attributable to new development within the next 10 years.
- *Credits* – Credits must be made against the gross impact fee for outstanding bonds, as well as the portion of new facilities that will benefit existing development (i.e., cure existing deficiencies). If

these credits are not made properly, new development will pay twice – once through impact fees, and then again through rates that will have to be raised to cover the cost of the new facilities.

All IFFPs and IFAs will include the certifications required by law.

We will present the reports in a PowerPoint format to staff, City Council, etc., as requested by the City and will be available to answer any questions at a public hearing.

Project Schedule

We estimate a schedule of 2 to 4 months for the completion of all IFFPs and IFAs. We will work on the IFFPs/IFAs concurrently and complete the work as expeditiously as possible to shorten the overall project timeline.

Cost Proposal

	ZPFI				J-U-B Engineers				
	VP	Sr. Analyst	Analyst	ZPFI Fee	Project Manager	Project Engineer Lead	Project Engineer	J-U-B Fee	TOTAL FEES
Hourly Rate	**$200**	**$125**	**$100**		**$172**	**$165**	**$152**		
Parks IFFP									
Growth in Demand	2	-	3	$700	-	-	-	$0	**$700**
Inventory of Existing Facilities	-	-	8	$800	-	-	-	$0	**$800**
Evaluation of Service Levels	1	2	-	$450	-	-	-	$0	**$450**
Proposed Service Levels	-	2	-	$250	-	-	-	$0	**$250**
Cost of New Facilities	2	3	2	$975	-	-	-	$0	**$975**
IFFP Report	2	6	-	$1,150	-	-	-	$0	**$1,150**
Parks IFA									
Proportionate Share Analysis	2	8	-	$1,400	-	-	-	$0	**$1,400**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	1	6	-	$950	-	-	-	$0	**$950**
Water IFFP									
Demand Analysis and Growth Projections	-	-	-	$0	1	2	2	$806	**$806**
LOS Analysis	-	-	-	$0	1	2	4	$1,110	**$1,110**
Excess Capacity Analysis	-	-	-	$0	1	4	4	$1,440	**$1,440**
New Facility Need and Costs	-	-	-	$0	1	6	8	$2,378	**$2,378**
IFFP Report	-	-	-	$0	2	6	8	$2,550	**$2,550**
Water IFA									
Proportionate Share Analysis	5	18	-	$3,250	-	-	-	$0	**$3,250**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	2	10	-	$1,650	-	-	-	$0	**$1,650**

	ZPFI				J-U-B Engineers				
	VP	**Sr. Analyst**	**Analyst**	**ZPFI Fee**	**Project Manager**	**Project Engineer Lead**	**Project Engineer**	**J-U-B Fee**	**TOTAL FEES**
Hourly Rate	**$200**	**$125**	**$100**		**$172**	**$165**	**$152**		
Sewer IFFP									
Demand Analysis and Growth Projections	-	-	-	$0	-	1	1	$317	**$317**
LOS Analysis	-	-	-	$0	-	1	1	$317	**$317**
Excess Capacity Analysis	-	-	-	$0	-	1	1	$317	**$317**
New Facility Need and Costs	-	-	-	$0	-	2	2	$634	**$634**
IFFP Report	-	-	-	$0	2	2	2	$978	**$978**
Sewer IFA									
Proportionate Share Analysis	5	18	-	$3,250	-	-	-	$0	**$3,250**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	2	10	-	$1,650	-	-	-	$0	**$1,650**
Stormwater IFFP									
Demand Analysis and Growth Projections	-	-	-	$0	-	2	2	$634	**$634**
LOS Analysis	-	-	-	$0	1	2	2	$806	**$806**
Excess Capacity Analysis	-	-	-	$0	1	4	4	$1,440	**$1,440**
New Facility Need and Costs	-	-	-	$0	1	8	10	$3,012	**$3,012**
IFFP Report	-	-	-	$0	2	6	8	$2,550	**$2,550**
Stormwater IFA									
Proportionate Share Analysis	5	18	-	$3,250	-	-	-	$0	**$3,250**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	2	10	-	$1,650	-	-	-	$0	**$1,650**
TOTAL	**39**	**127**	**13**	**$24,975**	**13**	**49**	**59**	**$19,289**	**$44,264**

IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

FOR: CULINARY WATER, STORMWATER, SEWER, AND PARKS AND RECREATION

NIBLEY CITY, UTAH

REQUEST FOR PROPOSALS TO PREPARE IFFP/IFA PURSUANT TO UTAH CODE 11-36A



NOVEMBER 2021

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

SECTION 1: LETTER OF TRANSMITTAL

November 2021
Nibley City
455 West 3200 South
Nibley, UT 84321

RE: IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSES

We are pleased to present our credentials to assist Nibley City (the "City") in the update to its Impact Fee Facility Plans ("IFFP") and Impact Fee Analyses ("IFA"). The professionals at Lewis Young Robertson & Burningham, Inc. ("LYRB") have represented public and private clients for more than three decades and we would be privileged to provide our services to the City. LYRB has assigned it most experienced professionals to this engagement. Contact information for this project can be found below:

LYRB, INC.
41 NORTH RIO GRANDE STREET, SUITE 101, SALT LAKE CITY, UTAH 84101
(P) 801.596.0700

FRED PHILPOT
VICE PRESIDENT
(E) FRED@LEWISYOUNG.COM

KATE WERRETT
ANALYST
(E) KATE@LEWISYOUNG.COM

This scope of work outlines our experience and estimated cost to complete the IFFP and IFA. LYRB will ensure all elements of the Utah Impact Fees Act, Title 11-36a, Utah Code are satisfied. The following summarizes the key strengths of LYRB related to this specific engagement:

- LYRB is experienced. We have completed over 400 fee studies (impact fee, water & sewer rate studies, business license fee studies, and many more) for entities of all sizes. This volume of experience with multiple repeat customers provides evidence that we are well prepared to address all fee issues that may arise.
- LYRB understands the inputs that are necessary for a defensible impact fee. These inputs include the historic funding of existing facilities, level of service variables, zoning information, and proposed system improvements.
- LYRB's approach is concise and defensible. We reference all source information and provide formulas to ensure the information can be verified.
- We recognize the importance of taking additional time at the beginning phase of the process to review existing capital facility plans, master plans, and other planning documents.

LYRB has provided our best estimate for the cost of providing the services described herein. LYRB is open to further discussion regarding the proposed scope of services and fee estimate. Should you have any questions regarding our proposal or additional services, please feel free to contact us. We look forward to working with you.

Best Regards,

Fred Philpot
VICE PRESIDENT/COO

SECTION 2: EXECUTIVE SUMMARY

LYRB understands that it is the intent of the City to update the IFFPs, IFAs related to stormwater, culinary water, sewer, and parks, recreation, and trails. The IFFP and IFAs will satisfy the requirements of Utah Code Title 11, Chapter 36a. The project team will provide a thorough study and final report of all facilities evaluated. The report will include the method of calculation, and documentation of all relevant data. This study will also include a review of all the City's capital facility plans that will be adopted prior to the completion of the IFFPs and IFAs, as indicated in the RFP.

The following represent the key objectives of our analysis, followed by a list of the general tasks completed by LYRB:

KEY OBJECTIVES

- Review adopted capital facilities plans.
- Complete IFFPs and IFAs related to stormwater, culinary water, sewer, and parks, recreation, and trails.

PROJECT TEAM

- Fred Philpot, LYRB Vice President
- Kate Werrett, LYRB Analyst

TASK SUMMARY

The Impact Fees Act very specifically states what is required of an IFFP. LYRB is very familiar with these requirements and actively works with Utah entities on impact fee preparations. LYRB will ensure the IFA and proportionate share analysis complies with all legislative requirements. Specific tasks include:

- Project Initiation & Kick-off Meeting;
- Review Existing Facility Plans, Master Plans and System Financial Structure;
- Complete IFFPs and Impact Fee Analysis;
- Provide a Written Analysis; and,
- Present Final Recommendations and Findings in a Work Session and Public Hearing.

LYRB is experienced. We have completed over 400 fee studies (impact fees, water & sewer rate studies, business license fee studies, and many more) for entities of all sizes. This volume of experience with multiple repeat customers provides evidence that we are well prepared to address all fee issues that may arise.

LYRB is local. We understand the issues facing Utah communities related to impact fees and are best suited to help develop a defensible impact fee study.

ASSESSMENT OF CITY RESOURCES

LYRB's approach to impact fees is based on a collaborative process. We work with City staff to identify the key elements of each study to ensure compliance with current legislative requirements and standards of practice. We anticipate the City will need to assist in the collection of critical data, as outlined in this proposal.

PROPOSED FEE

The combined fee to complete this scope of services is $41,040.

SECTION 3: DETAILED DISCUSSION

A. UNDERSTANDING OF PROJECT REQUIREMENTS

LYRB understands that it is the intent of the City to update its IFFP and IFA related to stormwater, wastewater, culinary water, and parks and recreation services. The IFFPs and IFAs will satisfy the requirements of Utah Code Title 11, Chapter 36a. The project team will provide a thorough study and final report that evaluates the impact fees and associated facilities. The report will include the method of calculation, and documentation of all relevant data. This study will also include a review of all the City's capital facility plans.

B. KEY PERSONNEL



FRED PHILPOT, VICE PRESIDENT/COO

Mr. Philpot joined Lewis Young Robertson & Burningham, Inc. in 2006. Mr. Philpot has served as the project lead for numerous utility rate studies including studies completed for Orem, Centerville, Provo, Ogden, Centerville, and other local entities. He specializes in financial modeling including scenario analysis, fund analysis, and forecasting.

Mr. Philpot received a Bachelor of Science from Utah State University, studying political science and is a graduate of the Master of Public Administration program from Brigham Young University. He emphasized in quantitative analysis and government administration.

RECENT IMPACT FEE STUDY EXPERIENCE

Mr. Philpot has completed the following projects on behalf of entities in Utah:

- Salt Lake City General Fund Impact Fees
- St. George City-Wide Impact Fees
- West Valley City Public Safety, Parks & Recreation, Storm, Impact Fee
- Brigham City City-Wide Impact Fees

Role: Mr. Philpot will supervise all impact fee analysis completion, model development, attend all meetings and present findings. In addition, he will facilitate the drafting of the IFFPs and IFAs.



KATE WERRETT, ANALYST

Kate Werrett is an analyst with the firm. She works with the municipal consulting segment of the company and has assisted with impact fee studies, community reinvestment project planning and budget, general plans, feasibility studies. Prior to joining LYRB, Ms. Werrett worked as a planner at North Salt Lake and as a portfolio community manager in Maryland. Kate received a Bachelor of Science from Brigham Young University, studying Business Management and Finance, and a Master of City & Metropolitan Planning from the University of Utah.

Ms. Werrett will assist in model development, research and drafting of reports.

C. EXPERIENCE WITH SIMILAR PROJECTS INCLUDING REFERENCES

The LYRB Team has completed a broad range of consulting projects, including impact fees. Provided below are recent examples, as well as references, that show the breadth of our work and experience. **We encourage you to call all of our references, as they will attest to the value our work has provided their communities**. We have also provided references that illustrate our experience in a variety of impact fee categories. Each of these projects were completed on time and within budget. Mr. Philpot was lead in each of these projects.

2021 AND 2016 CURRENT SALT LAKE CITY GENERAL FUND IFFP AND IFA (PARKS, PUBLIC SAFETY & TRANSPORTATION)
LYRB completed the city's impact fee update in 2016. The city's previous impact fee analysis was being questioned by the development community, resulting in heightened public scrutiny. LYRB met with the development community to review their concerns and implemented a process that would allow constructive feedback. LYRB also assisted in revising the park impact fee methodology to allow greater flexibility in spending impact fees. LYRB then presented all findings and coordination to the city council to allow for seamless adoption. Our work with Salt Lake City has resulted in LYRB being re-hired to complete the current updates.

Dan Rip, Salt Lake City Real Estate Policy & Program Manager
(P) 801-535-6308
(E) dan.rip@slcgov.com

2021 HIGHLAND IMPACT FEE ANALYSIS (PARKS, TRANSPORTATION, PUBLIC SAFETY, UTILITIES)
Highland City engaged LYRB to update their parks, transportation, and public safety impact fees in 2021. The city's impact fees hadn't been updated for many years. LYRB worked with the city to ensure all assets were included in the inventory of park and recreation facilities, and in the education of staff regarding the impact fee methodology, collection and expenditure of impact fees.

Nathan Crane, Highland City Administrator
(P) 801-756-5751
(E) ncrane@highlandcity.org

2020 SOUTH JORDAN, UT IMPACT FEE STUDIES (PARKS AND RECREATION, TRANSPORTATION, PUBLIC SAFETY)
LYRB assisted South Jordan prepare a park and public safety impact fee update in 2019. The city's high park level of service resulted in the city assessing high impact fees relative to comparable communities. In addition, newly constructed public safety facilities resulted in a meaningful increase to the public safety impact fee. LYRB worked with prominent developers within the community to review all assumptions and findings to ensure a smooth public hearing. In addition, LYRB worked with the city council to ensure the analysis was understood and achievable. LYRB received positive feedback from the developers who attended the public hearing, resulting in adoption of proposed fees.

Don Tingey, City of South Jordan Community Development Director
(P) 801.254.3742
(E) dtingey@sjc.utah.gov

2020 ST. GEORGE, UT IMPACT FEE STUDIES (PARKS AND RECREATION, POWER, CULINARY WATER, SANITARY SEWER, STORM WATER, TRANSPORTATION, PUBLIC SAFETY)
LYRB assisted St. George in preparing an update to the City's impact fee schedules for all eligible services. LYRB assisted with the development of IFFP and IFA documents and coordinate with City staff to ensure all elements of the Impact Fee Act were considered. LYRB worked with the home builder's association, city staff, and the city council to ensure the analysis was understood and achievable. LYRB received positive feedback from the developers who attended the public hearing, resulting in adoption of proposed fees.

Deanna Brklacich, Budget & Financial Planning Manager
(P) 435.627.4004
(E) deanna.brklacich@sgcity.org

Listed below are several recent impact fee projects completed by the LYRB team that demonstrates our ability to complete the scope of work. LYRB has completed hundreds of other fee studies, impact fees, financial sustainability plans and feasibility studies for many communities across Utah. In the interest of brevity, we have limited the sample to recent projects that illustrate the depth of our work related to impact fees. We have worked with large and small communities in urban and rural Utah. We fully understand the nuances of the Impact Fees Act.

CLIENT	PROJECT CATEGORY	PROJECT DESCRIPTION	YEAR
Salt Lake City, Utah	Impact Fee Analysis	Parks & Recreation, Public Safety	Current
West Valley City, Utah	Impact Fee Analysis	Parks, Public Safety, Transportation, Storm	2021
Eagle Mountain, Utah	Impact Fee Analysis	Parks & Recreation	2021
Heber City, Utah	Impact Fee Analysis	Parks & Recreation	2021
Salt Lake City, Utah	Impact Fee Analysis	Transportation	2021
St. George City, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2020
Cedar City, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2020
Logan, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2020
South Jordan, Utah	Impact Fee Analysis	Parks and Recreation	2019
Kaysville, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2019
Nephi, Utah	Impact Fee Analysis	Water and Power	2018
Brigham City, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2018

D. SUGGESTED SCOPE OF SERVICES AND PROJECT SCHEDULE

LYRB has developed a proven methodology for the preparation of Impact Fee Facilities plans in the State of Utah. In accordance with Impact Fees Act of the Utah code (11-36a-302) LYRB will complete the following task for each service in developing IFFPs:

- Identify the existing level of service
- Establish a proposed level of service
- Identify existing excess capacity to accommodate future growth
- Identify demands place upon existing facilities by new development
- Identify the infrastructure required to meet those demands

The Impact Fees Act (Utah Code 11-36a) very specifically states what is required to develop the proportionate share analysis and IFA in the City. LYRB will complete the IFA related to each service identified in the RFP. LYRB will ensure the impact fee analysis and proportionate share analysis complies with all legislative requirements. Specific tasks include:

- Create Impact Fee Schedules
- Complete Cash Flow Analysis
- Prepare Draft Documents
- Assist with Noticing and Enactment
- Provide Final Written Impact Fee Facilities Plans and Analysis, Transcript and Certification
- Hold Public Hearing and Final Adoption of IFFP and IFA

Our approach will produce defensible and intuitive rate scenarios that will allow City staff to understand the impacts of multiple rate scenarios.

Appendix A provides a detailed scope of work.

LYRB anticipates a project schedule of approximately six months as shown below.

Month	December				January				February				March				April				May			
Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Selection of Consultant																								
Project Orientation and Kick-Off (1 Meeting)																								
Demand Growth Analysis and Level of Service (LOS)																								
Determination of Existing Capacity and Equity Buy-In																								
Identify Impact Fee Eligible Capital Facilities																								
Identify a Financing Structure for Future Capital Project Needs																								
Proportionate Share Analysis																								
Create Impact Fee Schedule																								
Prepare Written IFFP & IFA Drafts																								
Preliminary Findings Presentation & Stakeholder Workshop (2 Meetings)																								
Assist with Noticing and Enactment																								
Provide Final Written Impact Fee Analysis, Transcript and Certification																								
Hold Public Hearing and Final Adoption of Impact Fees (1 Meeting)																								

LYRB's scope of work includes the following:

(1) a written update to the City's Impact Fee Facilities Plan and Analysis;
(2) a written schedule showing recommended Impact Fees as are justified by the facility plan and analysis;
(3) at least four (4) virtual coordination meetings during the analysis phase of this project;
(4) attendance in person for such meetings as are required with City staff to facilitate the timely completion of the project;
(5) attendance in one (1) Preliminary Findings Presentation with Staff & one (1) Stakeholder Workshop; and,
(6) attendance in one (1) City Council meeting work session and in one (1) City Council meeting public hearing to present the plans and recommended updates to the City's impact fees.

Our team is dedicated to meeting the needs of the City. While we will be engaged in other projects, we will allocate necessary resources to meet our proposed timeline. We do not anticipate that current workloads and availability for other activities will compromise our ability to complete the stated tasks.

Assessment of City Resources

LYRB's approach to impact fees is based on a collaborative process. We work with City staff to identify the key elements of each study to ensure compliance with current legislative requirements and standards of practice. We anticipate the City will need to assist in the collection of critical data. This includes the following:

General Data Needs to Provide (if available):

- Existing Parcel Database with building information
- Existing depreciation schedule illustrating original value of existing assets by type
- GIS Data including zoning information, street centerlines, calls for service, etc.

Parks and Recreation

- Provide a list of recent land purchases to determine average cost per acre
- Provide recent park construction projects identify cost per acre for park development
- Assist LYRB in identifying the average cost for amenities
- Review amenity quantities
- Review existing facilities inventory

Storm, Wastewater, and Water Data Needs

- Existing demand data (e.g. equivalent residential connections, flow data, production data, etc.)
- Provide existing master plans and capital improvement plans
- Review existing Level of Service data from existing master plans and capital improvements plans
- List of Five-Year and 10-Year Capital Needs

Determining the time needed to assist in gathering this information is subject to the availability of such data and the existing resources at the City. Our objective is to minimize the amount of time and resources needed to complete the analysis, while ensuring buy-in from all departments.

SECTION 4: COST PROPOSAL

The Consultant must submit a cost proposal allowing costs to be evaluated independently of other criteria in the proposal. The cost proposal should include the method of determining compensation for the required services with a not-to-exceed cost estimate for each study: Parks, Water, Sewer and Stormwater.

	Total Project Cost	Water IFFP & IFA	Stormwater IFFP & IFA	Sewer IFFP & IFA	Parks & Recreation IFFP & IFA
Blended Hourly Rate	**Total**	**$180.00**	**$180.00**	**$180.00**	**$180.00**
Project Initiation & Kick-off Meeting	$720	1.00	1.00	1.00	1.00
Task 1a: Review Existing Planning Documents	$1,260	2.00	2.00	2.00	1.00
Task 2a: Demand Growth Analysis and Level of Service (LOS)	$5,760	10.00	10.00	10.00	2.00
Task 2b: Determination of Existing Capacity and Equity Buy-In	$5,760	8.00	8.00	8.00	8.00
Task 2c: Identify Impact Fee Eligible Capital Facilities	$3,600	6.00	6.00	6.00	2.00
Task 2d: Identify a Financing Structure for Future Capital Project Needs	$1,440	2.00	2.00	2.00	2.00
Task 3a: Excess Capacity & Future Capital Facility Analysis	$5,400	8.00	8.00	8.00	6.00
Task 3b: Create Impact Fee Schedules	$5,760	8.00	8.00	8.00	8.00
Task 4a: Preliminary Findings Meeting (1 Meeting with Working Group)	$720	1.00	1.00	1.00	1.00
Task 4b: Preliminary Findings Meeting (1 Meeting with Stakeholders)	$720	1.00	1.00	1.00	1.00
Task 4c: Prepare Draft Documents	$4,140	7.00	6.00	6.00	4.00
Task 4d: Assist with Noticing and Enactment	$720	1.00	1.00	1.00	1.00
Task 4e: Legislative Work Session (1 Meeting)	$720	1.00	1.00	1.00	1.00
Task 4f: Provide Final Written Impact Fee Analysis, Transcript and Certification	$2,160	4.00	3.00	3.00	2.00
Task 4g: Hold Public Hearing and Final Adoption of IFFP and IFA (1 Meeting)	$720	1.00	1.00	1.00	1.00
Coordination Meetings (4 Virtual Meetings)	$1,440	2.00	2.00	2.00	2.00
Total Hours	**228.00**	**63.00**	**61.00**	**61.00**	**43.00**
Cost Estimate	**$41,040**	**$11,340**	**$10,980**	**$10,980**	**$7,740**

SECTION 5: FINANCIAL REPORT

The RFP has requested the Consultant to furnish a current financial report for the company's most recent fiscal year, audited, if available. Due to confidentiality, LYRB will provide this report should the City select our team to complete the scope of work. In an effort to provide a level of comfort to the City regarding the financial position of LYRB, we can inform the City that the firm in its 26-year operation history has maintained profitability. We are proud of our financial practices that have allowed us to continue to serve our clients for the last 26 years.

SECTION 6: MISCELLANEOUS

Lewis Young Robertson & Burningham, Inc. ("LYRB" or the "firm") was founded in 1995 to address local governments' unmet needs for unbiased, professional project financing advice. LYRB was specifically founded as an independent municipal financial advisory firm. It continues to provide local governments throughout Utah with innovative, cost-effective financing solutions for public capital improvement projects. From its original focus on financial advisory services the firm has grown by expanding the services it provides to its local government clients in response to those clients' needs and requests. Today we remain the only full-service independent municipal financial advisory firm located in, and focused on, Utah. The professionals at LYRB include 15 of the most qualified public finance personnel in the State.



The professionals at LYRB have represented public clients for more than three decades and have established LYRB as a leading consulting and financial advisory firm, specializing in public finance, impact fee analyses, rate studies, economic consulting, and planning. Following is an organization chart of LYRB.

Principal	**Jason W. Burningham** **Laura D. Lewis** **David Robertson**		
Business Relationship/Management	**Scott Robertson / Dale Okerlund (VP)**		
Production	**Fred Philpot (Production Team Manager) (VP/COO)**		
	Marc Edminster	**Shanon Handley**	**Kate Werrett**
	Spencer Foster	**Nathan Robertson**	**Rob Sant**

LYRB is experienced. We have completed over 400 fee studies (impact fee, water & sewer rate studies, business license fee studies, and many more) for entities of all sizes. This volume of experience with multiple repeat customers provides evidence that we are well prepared to address all fee issues that may arise.

LYRB understands the inputs that are necessary for a defensible impact fee. These inputs include the historic funding of existing facilities, level of service variables, zoning information, and proposed system improvements. LYRB's approach is concise and defensible. We reference all source information and provide formulas to ensure the information can be verified. We recognize the importance of taking additional time at the beginning phase of the process to review existing capital facility plans, master plans, and other planning documents.

LYRB SELECTION OF RECENT EXPERIENCE CHART

Listed below are projects completed by LYRB, illustrating our extensive experience in user rate and impact fee analysis. LYRB has completed hundreds of other fee studies, impact fees, financial sustainability plans and feasibility studies for many communities across Utah.

Client	Project Category	Type	Year
Salt Lake City, Utah	Impact Fee Analysis	Transportation, Public Safety, Parks and Recreation	Current
West Valley City, Utah	Impact Fee Analysis	Transportation, Public Safety, Parks and Recreation, Storm Water	Current
Highland City, Utah	Impact Fee Analysis	Parks, Public Safety, Transportation, Water, Sewer, Storm	Current
Wasatch County, Utah	Impact Fee Analysis	Parks, Public Safety, Transportation	Current
Tooele City, Utah	Impact Fee Analysis	Parks, Public Safety, Transportation, Water, Sewer, Storm	Current
Heber City, Utah	Impact Fee Analysis	Parks and Recreation	Current
Logan, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2019
Bona Vista Water Improvement District	Impact Fee Analysis	Water	2019
South Jordan City, Utah	Impact Fee Analysis	Public Safety	2019
Kaysville, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2019
Nephi, Utah	Impact Fee Analysis	Water and Power	2018
South Jordan, Utah	Impact Fee Analysis	Parks and Recreation	2018
Brigham City, Utah	Impact Fee Analysis	Parks, Public Safety, Power, Transportation, Water, Sewer, Storm	2018
West Point, Utah	Impact Fee Analysis	Water and Sewer	2018
Hooper Water Improvement District	Impact Fee Analysis	Water	2018
Central Utah Water Conservancy District	CWP Modeling	Water	2018
Draper City, Utah	Impact Fee Analysis	Water, Storm	2018
Draper City, Utah	User Rate Analysis	Water	2018
Highland City, Utah			2018
Kaysville City, Utah	Transportation Fee Study	Transportation	2018
Logan City, Utah	Cost of Services and Rate Design Study	Water	2018
Moab, Utah	Transportation Funding Consulting	Transportation	2018
Morgan County, Utah	Impact Fee Analysis	Parks, Transportation	2018
Ogden City, Utah	User Rate Analysis	Water, Sewer, Storm, Refuse	2018
Salt Lake City, Utah	Parks and Public Lands Analysis	Parks	2018
Salt Lake City, Utah	Parks and Public Lands Governance Analysis	Parks	2018
Salt Lake City, Utah	Capital Facilities and Finance Plan	General fund	2018
South Ogden City, Utah	General Fund CFSP Update	General Fund	2018
South Jordan City, Utah	Impact Fee Analysis	Parks	
South Willard Water Company	Impact Fee Analysis	Water	2018

Client	Project Category	Type	Year
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2018
Highland, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
Ogden City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
Ogden School District, Utah	Facilities Planning		2017
Salt Lake City, Utah	Impact Fee Study	Public Safety, Parks, Transportation	2017
South Davis Metro Fire	Impact Fee Analysis	Fire	2017
South Davis Metro Fire	Tax Rate Analysis	Fire	2017
South Ogden, Utah	Transportation Fee Study	Transportation	2017
South Ogden, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
South Ogden, Utah	User Rate Analysis	Water, Sewer, Storm	2017
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2017
Tooele City, Utah	Impact Fee Amendments	Sewer	2017
Central Valley Water Reclamation Facility	Comprehensive Financial Sustainability Plan	Sewer	2016-2017
Utah Olympic Legacy Foundation	Comprehensive Financial Sustainability Plan		2017
Weber County, Utah	Transfer Station Analysis	Refuse	2017
Wolf Creek Water & Sewer Improvement District	Impact Fee Analysis	Secondary Water	2017
Box Elder County, Utah	Municipal Services Study	Municipal Services	2016
Central Utah Water Conservancy District	CWP Modeling		2016
Central Utah Water Conservancy District	District Modeling		2016
Central Valley Water Reclamation Facility	CFSP for Reclamation CIP	Reclamation	2016
Cottonwood Heights, Utah	Financial Consulting		2016
Eagle Mountain City, Utah	Impact Fee Analysis	Parks	2016
Lindon City, Utah	Impact Fee Analysis	Water	2016
MIDA	MIDA CFSP		2016
Mt. Olympus Improvement District	CVWRF Model Review	Water, Sewer	2016
Ogden City, Utah	General Fund CFSP	General Fund	2016
Ogden City, Utah	Utility CFSP Update		2016
Orem City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2016
Provo, Utah	Water Reclamation Study	Sewer	2016
South Salt Lake City, Utah	Impact Fee Analysis	Sewer	2016
South Summit School District	Facilities Analysis		2016
South Valley Sewer District	Impact Fee Analysis	Sewer	2016
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2016
Tooele City, Utah	Fiscal Planning and Coordination for Overlake Settlement & Legislative Assistance		2016
Wasatch County, Utah	JSPA Capital Facilities Plan and Prioritization		2016

Client	Project Category	Type	Year
Wolf Creek Water & Sewer Improvement District	Impact Fee Analysis	Sewer	2016
American Fork City, Utah	Governance and Strategic Planning	General Fund	2015
Brigham City, Utah	Impact Fee Analysis	City Wide	2015
Centerville City, Utah	User Rate Analysis	Storm	2015
Central Utah Water Conservancy District	CWP Analysis	Water	2015
Central Utah Water Conservancy District	District Modeling	Water	2015
Draper City, Utah	RDA CFFP	RDA	2015
Draper City, Utah	Impact Fee Analysis	Parks	2015
Eagle Mountain City, Utah	Impact Fee Analysis	Water, Sewer	2015
Granger Hunter Improvement District	Rate Study Finalization	Water, Sewer	2015
Hooper Water Improvement District	User Rate Study	Water	2015
Hooper Water Improvement District	Impact Fee Analysis	Water	2015
Lindon City, Utah	Impact Fee Analysis	Water	2015
Midvale City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2015
Millville, Utah	Impact Fee Analysis	City-Wide	2015
Morgan County, Utah	Impact Fee Education Work Session	General	2015
Mountainland Association of Government	Unified Transportation Plan	Transportation	2015
Ogden City, Utah	Utility CFSP Update	Water, Sewer, Storm, Refuse	2015
Ogden School District, Utah	Comprehensive Facilities Plan		2015
Orem City, Utah	Impact Fee Analysis	Annexation Area	2015
Pleasant Grove, Utah	Impact Fee Analysis	Transportation	2015
South Davis Metro Fire	Cost of Service Analysis for Paramedic Services	Fire	2015
South Willard Water Company	Impact Fee Analysis	Water	2015
St. George City, Utah	Impact Fee Surveillance	City-Wide	2015
Tooele City, Utah	Comprehensive Financial Sustainability Plan	General Fund	2015
Wasatch County, Utah	JSPA Capital Facilities Plan and Prioritization		2015
West Point, Utah	Impact Fee Analysis	Transportation	2015
Wolf Creek Water & Sewer Improvement District	Impact Fee Analysis	Water	2015
Centerville City, Utah	Impact Fee Analysis	Storm Water	2014
Central Utah Water Conservancy District	Utility Analysis	Central Water Project	2014
Clearfield City, Utah	User Rate Analysis	Storm Water	2014
Eagle Mountain City, Utah	Impact Fee Analysis	Water	2014
Eagle Mountain City, Utah	User Rate Analysis	Water	2014
Garden City	User Rate Analysis	Water	2014
Garden City	Impact Fee Analysis	Water	2014
Granger-Hunter Improvement District	User Rate Analysis & Impact Fee	Culinary Water & Sanitary Sewer	2014
Liberty Pipeline Water Company	Impact Fee Analysis	Water	2014
Midvale	Comprehensive Sustainability Plan	General Fund	2014
Ogden City, Utah	Utility CFSP Update	Utilities	2014
Orem City, Utah	Comprehensive Sustainability Plan	General Fund	2014
Orem City, Utah	Impact Fee Analysis	Water, Sewer, Storm	2014

Client	Project Category	Type	Year
Sandy City, Utah	Comprehensive Sustainability Plan	RDA	2014
Sandy City, Utah	Capital Facilities and Finance Plan	RDA	2014
South Davis Metro Fire	Revenue Sufficiency & Governance Analysis	Fire Agency	2014
South Salt Lake City, Utah	Impact Fee Analysis	Water	2014
Springville City, Utah	Impact Fee Analysis	Water, Sewer, Secondary Water, Storm	2014
St. George City, Utah	Impact Fee Analysis	City-Wide	2014
West Corinne Water Company	Impact Fee Analysis	Water	2014
Woods Cross City, Utah	Impact Fee Analysis	Parks, Roads, Storm Water	2014
Bona Vista Water	Impact Fee Analysis	Culinary Water	2013
Brian Head, Utah	User Rate Study	Sewer & Water	2013
Centerville City, Utah	Impact Fee Analysis	Storm Water Enterprise System	2013
Centerville City, Utah	Impact Fee Analysis	Culinary Water	2013
Centerville City, Utah	Impact Fee Review	Parks	2013
Clearfield City, Utah	Impact Fee Analysis	Parks and Recreation	2013
Eagle Mountain City, Utah	User Rate Study	Water & Sewer	2013
Garden City, Utah	User Rate Analysis	Water	2013
Jordan Valley Water Conservancy District	Impact Fee Analysis	Retail Water	2013
Kaysville, Utah	Impact Fee Analysis	Transportation, Recreation, Power, Water, Police	2013
Logan City, Utah	Impact Fee Analysis	Fire, Roads, Culinary Water, Wastewater, Power, Parks & Recreation	2013
Logan City, Utah	Impact Fee Feasibility Study	Sewer Feasibility	2013
Morgan County, Utah	CFP & Impact Fee Study	Public Safety, Roadways, Parks	2013
Nibley, Utah	Impact Fee Analysis	Parks, Water & Sewer	2013
Ogden City, Utah	Utility CFSP Update	Storm, Sewer, Water	2013
Orem City, Utah	Impact Fee Analysis	Culinary, Sewer & Storm	2013
Pleasant Grove, Utah	User Rate Analysis	Grove Area	2013
Provo City, Utah	Impact Fee Study Review	Water, Wastewater	2013
Riverton City, Utah	Impact Fee Analysis	Secondary Water	2013
Sandy RDA, Utah	User Rate Analysis	For the RDA	2013
South Davis Metro Fire	Revenue Sufficiency & Governance Analysis	Fire Services	2013
South Jordan City, Utah	Impact Fee Analysis	Transportation	2013
South Jordan City, Utah	User Rate Study	Sanitation/Recycling	2013
South Jordan City, Utah	Cost of Service Study	Building, Planning, Engineering	2013
Springville City, Utah	Impact Fee Analysis	Water, Sewer, Secondary, Storm	2013
St. George City, Utah	Impact Fee Analysis	IFFP update - (Parks, Fire & Police)	2013
Taylor-West Weber Water Improvement District	Impact Fee Analysis	Culinary Water	2013
Tooele City RDA, Utah	Capital Facilities and Finance Plan	UID	2013
Tooele City, Utah	User Rate Analysis	General Fund	2013
TSSD, Utah	Impact Fee / Utah Home Builders Review	Sewer Impact Fees	2013
UTOPIA	User Rate Analysis	Fiber Utility Analysis	2013
Weber Basin Water Conservancy District	User Rate/Feasibility Study	Water	2013

APPENDIX A: DETAILED SCOPE OF WORK

PHASE I: INITIATION

PROJECT INITIATION & KICK-OFF MEETING

LYRB will facilitate the project initiation or "kick-off" meeting. This meeting provides an opportunity for the team to understand, in detail, all relevant current issues & establish the appropriate lines of communication. This meeting also **establishes consensus** around the key issues that affect the City and the studies at hand. LYRB staff will utilize this meeting to begin the process of gathering and reviewing planning information, growth projections, historic demands, billing information, and future capital project needs.

PHASE II: IMPACT FEE FACILITIES PLAN

DATA GATHERING AND FACILITATION

According to the Impact Fees Act, local political subdivisions with populations or serving populations of more than 5,000 as of the last federal census must prepare an IFFP. Based on the City's population, an IFFP will be required. Key task for this process will include:

- Task 2a: Demand Growth Analysis and Level of Service (LOS)
- Task 2b: Determination of Existing Capacity and Equity Buy-In
- Task 2c: Identify Impact Fee Eligible Capital Facilities
- Task 2d: Identify a Financing Structure for Future Capital Project Needs

TASK 2A: DEMAND GROWTH ANALYSIS AND LEVEL OF SERVICE (LOS)

LYRB will work with the City to provide an analysis of the current level of service. LYRB will re-evaluate service areas; evaluate any existing projections or development trends, including population projections, and review existing funding methods.

TASK 2B: DETERMINATION OF EXISTING CAPACITY AND EQUITY BUY-IN

Based on established levels of service, LYRB will identify available capacity to serve future development activity (growth) and complete an "equity" buy-in analysis.

TASK 2C: IDENTIFY IMPACT FEE ELIGIBLE CAPITAL FACILITIES

LYRB, with assistance from the City, will identify all capital facilities and/or qualifying apparatus necessary to maintain the existing level of service. LYRB will also review the City engineer's allocation of project improvements versus system improvements to ensure that only system improvements are included in the IFFPs and IFAs.

TASK 2D: IDENTIFY A FINANCING STRUCTURE FOR EXISTING AND FUTURE SYSTEM IMPROVEMENTS

LYRB will analyze the City's current debt financing systems and document extent of current indebtedness, identify infrastructure that has been acquired with borrowed funds, and provide assumptions for future borrowing, if needed.

PHASE III: PROPORTIONATE SHARE ANALYSIS

IMPACT FEE ANALYSIS (PROPORTIONATE SHARE ANALYSIS)

LYRB will ensure the impact fee analysis and proportionate share analysis complies with all legislative requirements. Specific tasks include:

- **TASK 3A: EXCESS CAPACITY & FUTURE CAPITAL FACILITY ANALYSIS**
  LYRB will rely on data gathered in the tasks above to estimate the proportionate share of costs for existing capacity that will be recouped and the costs of impacts on system improvements that are reasonably related to the new development activity. LYRB will comply with all requirements of the Utah Impact Fee Act.

- **TASK 3B: CREATE IMPACT FEE SCHEDULES**
  Following Task 3A, LYRB will calculate the impact fees and create impact fee schedules and formulas for calculating adjusted impact fees. LYRB will also calculate any impact fee credits due to future contributions.
- **TASK 3C: CASH FLOW ANALYSIS**
  LYRB will also prepare a cash flow analysis of impact fee funds to forecast impact fee revenues, annual growth-related costs and any revenue shortfalls.

LYRB will also provide a comparative analysis of existing impact fee legislation, fees, and practices to determine and propose the most current best practices and regional practices.

PHASE IV: IMPLEMENTATION

TASK 4A: PRELIMINARY FINDINGS MEETING

After the completion of the above items, LYRB will meet with City staff to review the preliminary findings of the model. This meeting will allow LYRB to provide a status update for the project and receive any feedback regarding model assumptions. LYRB feels this meeting also provides important interaction with the City and ensures quality control.

TASK 4B: PREPARE DRAFT DOCUMENTS

LYRB will prepare a written IFFP and IFA. These initial drafts will be disseminated to all related parties.

TASK 4C: ASSIST WITH NOTICING AND ENACTMENT

LYRB will assist with all noticing requirements. All notice records and the official enactment will be recorded in the impact fees transcript.

TASK 4D: LEGISLATIVE WORK SESSION

LYRB's expertise includes presentation of detailed data to the legislative body during a work session. This provides an opportunity to dive deeper into the analysis to review the complexities that are inherent in this type of work. LYRB focuses on presenting all assumptions in a concise manner allowing the City Council and/or Mayor to absorb necessary information and make recommendations. LYRB proposes a work session to review substantially completed findings.

TASK 4E: PROVIDE FINAL WRITTEN IMPACT FEE ANALYSIS, TRANSCRIPT AND CERTIFICATION

The final written analysis will ensure that all elements of the Impact Fees Act (including certifications) are considered. LYRB will work with legal counsel to ensure that all elements required by the Act are incorporated into the impact fee enactment and will assist in the adoption process as needed.

TASK 4F: HOLD PUBLIC HEARING AND FINAL ADOPTION OF IFFP & IFA

LYRB will prepare a presentation of findings for the public hearing with final impact fee recommendations. LYRB will present at the public hearing and will ensure the project transcript is complete following final adoption of the impact fees. The final deliverable will be the project transcript, which will include the final IFFP & IFA.

LYRB will also provide comparable information for surrounding communities as needed, to help City Staff educate the public about the proposed impact fees. LYRB personnel will attend all necessary City Council meetings, public hearings, and work sessions. LYRB will present the study and recommendations to City Staff, the City Council, and stakeholders, in order to answer questions and address any concerns that may arise.

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

Fred Philpot, being first duly sworn, deposes and says that he or she is Vice President of Lewis Young Robertson & Burningham the party making the foregoing bid. The bidder, offeror, or contractor represents that it has not: 1) provided an illegal gift or payoff to a Nibley City officer or employee or former Nibley City officer or employee, or his or her relative or business entity; 2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than as exempted in the City conflict of interest ordinance; or 3) knowingly influenced (and hereby promises that it will not knowingly influence) a Nibley City officer or employee or former Nibley City officer or employee to breach any of the ethical standards set forth in the City conflict of interest ordinance,title 1, chapter 11 of the Nibley City code.

Responsible Managing Officer FRED PHILPOT

Title VICE PRESIDENT

Organization Lewis Young Robertson & Burningham, Inc.

Address 41 N Rio Grande Suite 101 Salt Lake City Ut 84101

STATE OF Utah)
CITY OF Salt Lake) :SS

On this 12 day of Nov, 2021, personally appeared before me, Fred Philpot who being by me duly sworn did say that he or she is the Vice President of Lewis Young Robertson & Burningham and that the foregoing instrument was signed in behalf of said entity by proper authority, and he or she acknowledged to me that said entity executed the same.

Karla Thomas
NOTARY PUBLIC

NOTARY PUBLIC
KARLA THOMAS
712541
MY COMMISSION EXPIRES
JUNE 20, 2024
STATE OF UTAH

Nibley City



Proposal for Impact Fee Facilities Plans and Impact Fee Analyses



Submitted by
Zions Public Finance, Inc.
November 2021

Table of Contents

Table of Contents 1
Tab 1: Letter of Transmittal 2
Tab 2: Executive Summary 3
Tab 3: Detailed Discussion 5
Tab 4: Cost Proposal 15
Tab 5: Financial Report 17
Tab 6: Miscellaneous- Resumes of Key Personnel 18

Tab 1: Letter of Transmittal

Zions Public Finance Inc. (ZPFI) enthusiastically submits this Proposal to provide Nibley City with consulting services for Impact Fee Facilities Plans (IFFPs) and Impact Fee Analyses (IFAs). ZPFI will complete the IFAs for each of the studies as well as the IFFPs for parks. For this engagement, ZPFI has assembled a highly experienced team of professionals and is pleased to partner with J-U-B Engineers (J-U-B). J-U-B's role on the project will be to complete the City's IFFPs for water, sewer, and stormwater.

We feel our team is uniquely qualified to assist the City in this important project for the following reasons:

- The ZPFI team has extensive impact fee project experience throughout the State and Intermountain region. Additionally, both ZPFI and J-U-B have worked successfully with the City of Nibley on past projects;
- ZPFI stays current on the issues surrounding impact fees in Utah, has been asked to testify before the Utah Legislature on impact fees, and can ensure that Nibley's impact fees are defensible and in line with today's standards;
- Susie Becker is a registered Municipal Advisor licensed with the Securities and Exchange Commission (SEC) and qualified to provide impact fee oversight, financial advice, plan capital funding scenarios, and provide insights and recommendations related to bond issuance in connection with the calculation of impact fees;
- Our financial models are highly interactive. As part of the process, we sit down with our clients and show impacts to the calculations from varying assumptions, such as timing of capital projects, inflation, growth, etc.; and
- The consultants at ZPFI are actively involved with AWWA, WEF/WEAU, and the League of Cities and Towns in order to stay abreast of current conditions and trends with impact fee analyses and other municipal studies.

We look forward to the opportunity of working with the City on this important project. Susie Becker of Zions Public Finance, Inc., will lead this project and will be assisted by Aaron Montgomery. Susie can be reached at (801) 540-8679.

Best Regards,

Susie Becker
Vice President, Zions Public Finance, Inc.
One South Main St, 18th Fl
Salt Lake City, UT 84133
801.844.8310 (w); 801.540.8679 (m)
susan.becker@zionsbancorp.com

Aaron Montgomery
Asst. Vice President, Zions Public Finance, Inc.
One South Main St, 18th Fl
Salt Lake City, UT 84133
801.844.8327 (w); 801.419.3571 (m)
aaron.montgomery@zionsbancorp.com

Tab 2: Executive Summary

Consultant's Approach

Zions Public Finance, Inc. (ZPFI) and J-U-B Engineers (J-U-B) are pleased to team together on the City's impact fee project. ZPFI will prepare the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for parks, as well as the IFAs for water, sewer and stormwater while J-U-B will prepare the IFFPs for water, sewer and stormwater. Susie Becker of ZPFI will act as Project Manager and will be the primary contact for the City. Susie will ensure that the project stays on schedule and she will coordinate between various team members at both firms and the City. Both ZPFI and J-U-B have extensive background with impact fees and are knowledgeable about the requirements of the Utah Impact Fee Act. All IFFPs and IFAs will be prepared in accordance with the Impact Fee Act to ensure fees are defensible and calculated fairly and accurately. There are no major requirements of the RFP that we are unable to meet at this time.

Firm Overview

ZIONS ZPFI PUBLIC FINANCE, INC.

Zions First National Bank was founded in Salt Lake City in 1873 and continues its legacy of strength and stability as one of the oldest financial institutions in the Intermountain West. To bring value to individuals, small-to middle-market businesses, nonprofits, corporations and institutions, Zions Bank provides a wide range of traditional banking and innovative services. Zions Bank is a division of ZB, N.A., which operates in nearly 500 local financial centers across 11 Western states: Arizona, California, Colorado, Idaho, Nevada, New Mexico, Oregon, Texas, Utah, Washington and Wyoming. ZB, N.A.'s parent company is Zions Bancorporation, which is included in the S&P 500 and NASDAQ Financial 100 indices (NASDAQ: ZION).

Our department, ZPFI, is comprised of a team of 21 professionals committed to providing unparalleled service to municipal entities, local districts, government agencies and private clients throughout Utah and the Intermountain West. We have two primary service areas: 1) financial advisory to assist governmental entities in the bonding and disclosure/ reporting process; and 2) municipal consulting services focusing on economic development, planning, real estate development advisory and fee-related services.

Our Municipal Consulting Group, an integral part of ZPFI, is well known and respected throughout the Intermountain Region for its leadership in impact fee and user rate analyses, economic development, redevelopment, market analysis, real estate development advisory, capital facility finance planning, feasibility studies and fiscal/economic impacts analysis.

J-U-B ENGINEERS, Inc. is a full-service engineering firm focused on satisfying clients and making better communities. We serve a variety of local government, state, and federal clients in seven western states. We have more than 430 experts in varying engineering fields offering cities full access to a variety ofservices.

J-U-B has been involved in master planning, capital facilities planning, and impact fee calculations since impact fees were instituted in Utah in 1995. With the addition of impact fee facilities plans required by the 2011 update of the Impact Fee Act, we also included them in our offerings. In the last several years we have prepared IFFPs for utilities of various types, including for Kaysville City, Lindon City, Logan City, Santaquin City, Syracuse City, Richmond City, Smithfield City, Springville City, Woods Cross City and communities throughout the State.

J-U-B BY THE NUMBERS

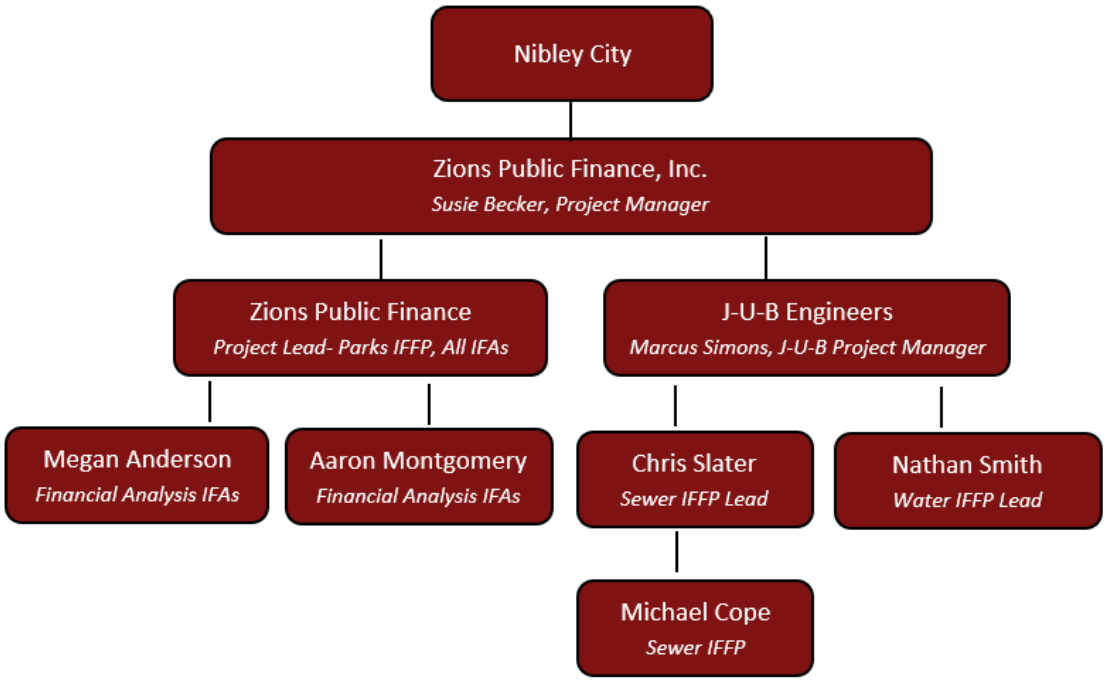
48
Utility master plans
completed in Utah in the past 10 years

66
Years of experience in
water system planning and engineering

32
Impact Fee Facilities Plans
completed in Utah in the past 10 years

120
Dedicated Water Resource
Engineers with master planning expertise

Organizational Chart



Tab 3: Detailed Discussion

A. Consultant's Understanding of Project Requirements

The consultants at Zions Public Finance, Inc. have extensive experience spanning decades with impact fee calculations in Utah. In fact, Susie Becker has been involved with impact fees since their inception. Our team stays actively involved and up to date with changes to the impact fee legislation and engages in discussions with the development community, homebuilders associations across the State, and the attorneys involved with impact fees. ZPFI will ensure all impact fees are calculated accurately and in accordance with the Impact Fees Act and we will assist the City through the entire process to ensure no part of the impact fee process is neglected or overlooked.

J-U-B has also worked with impact fees since their inception and has worked with most communities in Cache Valley to meet their engineering needs. J-U-B has specifically worked with Nibley City over the last 8 years as your City Engineer. This experience gives us a unique insight to Nibley's infrastructure and needs as we have developed and updated several master plans over the years. Recently J-U-B completed a Sewer Master Plan update which includes an IFFP which is part of this project.

B. Key Personnel and Qualifications



Susie Becker – Vice President, AICP | Zions Public Finance, Inc.
For the past 27 years, Susie has specialized in economic consulting, planning and cost of service analysis. She has been the lead consultant on some of the largest and most challenging projects in the intermountain region. Susie recently worked on funding mechanisms for the large Point of the Mountain project that spans Salt Lake and Utah counties, has testified before the Governor's Legislative Task Force on impact fees and on economic policies and procedures in Utah, has been involved with numerous general plan and economic strategic plans, as well as the creation of a multitude of community reinvestment areas. She chaired the public-private partnerships committee for the State's Economic Plan and was part of the committee developing that Plan.

Her experience stretches from issues such as affordable housing concerns in resort communities like McCall, ID, to redevelopment of a large deteriorating commercial center in Mesa, AZ – the Fiesta District. Susie has written numerous fees of all types, including impact fees, business license fees, planning and development fees, utility rates, recreation fees, cemetery fees, etc. Within the past few years, Susie has assisted the following communities with impact fees: Herriman, Provo, Orem, Murray, Farmington, Clinton, Clearfield, Heber Valley Special Service District, American Fork, South Salt Lake, Syracuse, Granger-Hunter Improvement District, Snyderville Basin Special Recreation District, Marriott-Slaterville, Mr. Olympus Improvement District, Harrisville, South Weber, Springville, Rexburg ID, Layton, Moab, Morgan, Saratoga Springs, Clearfield, Park City and Perry. She has a MBA degree, AICP and a securities license (Series 50 and 52).



Aaron Montgomery – Asst. Vice President | Zions Public Finance, Inc.

Aaron specializes in impact fees, utility rate studies, real estate advisory, economic analysis, and business licensing fee studies. He also provides in-depth geographic analysis through utilizing his skills in GIS to provide detailed examination of project areas and comprehensive research of the information within project boundaries. Aaron prepares concise reports and presentations which effectively convey findings and recommendations. He has received B.S. degrees in finance and economics with a minor emphasis in management information systems.



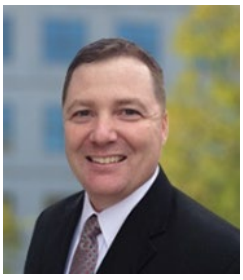
Megan Weber Anderson – Senior Financial Analyst | Zions Public Finance, Inc.

Megan has twelve years of experience in municipal consulting with emphasis on preparation of impact fee analyses and user rate analyses for water, sewer, roads, and storm systems as well as impact fee analyses and impact fee facilities plans for police, fire, and parks & recreation. Megan's primary focus is financial analysis, report writing, presentation preparation, and familiarity with the Utah and Idaho Impact Fees Acts.



Alex Buxton – Vice President | Zions Public Finance, Inc.

Alex is a registered Municipal Securities Representative for Zions and has extensive municipal finance experience throughout Utah and Idaho. He joined Zions Public Finance in 2001. Since joining the Zions team, Alex has assisted on well over 350 municipal transactions with a total par value in excess of $3.1 billion. Alex acts as lead financial advisor to Holladay, South Salt Lake, and Brigham cities; Kearns Improvement District, Magna Water District, and Taylorsville-Bennion Improvement District, and numerous other county and school district clients.



MARCUS SIMONS, PE, J-U-B Engineering

J-U-B TEAM PROJECT MANAGER

PE Utah #8374204 | BS, Civil Engineering

Role: As J-U-B's Project Manager, Marcus will manage the J-U-B team, budget, and schedule as he has for multiple projects.

Qualifications: Marcus has over 16 years of experience working in the civil engineering field. His expertise includes civil engineering design and project management with a focus on City Engineering services. He has been the Nibley City Engineer for 8 years and has help Nibley through several master plan processes including storm water, sewer, and water.

Marcus will work closely with the project team and oversees all aspects of the projects in order to assure they meet engineering standards and the Clients expectations.

Relevant Project Examples:

- Nibley City Engineer 2013 - 2021
- Nibley Sanitary Sewer Collection System MasterPlan Update 2021
- Nibley Culinary Water Master Plan Review 2020

- Nibley Stormwater Master Plan Report 2015
- Lewiston City Engineer Present
- Lewiston Water Conservation Plan 2021
- Trenton City Engineer 2010 - 2021
- Trenton Water Master Plan, Conservation Plan, Emergency Response Plan



CHRIS SLATER, PE, J-U-B Engineering

SEWER LEAD

PE Utah #337185 | BS, Civil Engineering

Role: Chris will review and understand capacity improvement projects and the prepare the sewer IFFP. Once the IFFP is complete, he will coordinate with Susie Becker (ZPFI) for the Sewer System IFA.

Qualifications: Chris has an extensive amount of sanitary sewer collection master planning experience using multiple software platforms. He has completed over 25 sewer collection master plans in his 20-year career, including two for the City of West Jordan and two for South Valley Sewer District. He has also installed over 145 temporary flow meters and evaluated the data collected. Chris installed most of these meters to calibrate sewer models and then create or update Master Plans. Chris has completed multiple recent IFFPs to meet the state impact fee requirements.

Chris will work closely with Michael Cope to complete this portion of the project. They recently worked together to complete the latest West Jordan sewer master plan, the Logan City sewer collection master plan, and the Provo City flow monitoring study.

Relevant Project Examples:

- West Jordan Sanitary Sewer Collection System Master Plan
- Plain City Sanitary Sewer Collection System Master Plan
- Logan Sanitary Sewer Collection System Master Plan
- Provo Sanitary Sewer Inflow and Infiltration Study
- Clinton City Sanitary Sewer Collection System Master Plan Update
- Hill Air Force Base Sanitary Sewer Collection System Metering and Model Creation
- Tabiona Sanitary Sewer Collection System Master Plan
- Nibley Sanitary Sewer Collection System Master Plan
- Richmond Sanitary Sewer Collection System Master Plan



NATHAN SMITH, PE, J-U-B Engineering

WATER LEAD

PE Utah #7563792 | BS, Civil Engineering

Role: Nathan will oversee the water system IFFP process to fully understand the water system and ensure that the City's goals are met. Once the IFFP is complete, he will coordinate with Susie Becker (ZPFI) for the Water System IFA.

Qualifications: Nathan has 14 years of experience working on water, sewer, irrigation, and storm drain projects. He has spent the much of that time using computer modeling to analyze complex culinary water, secondary irrigation water, sewer, and storm drain systems. This modeling has been done in Innovyze's modeling software; InfoWATER and InfoSWMM. Nathan has also completed the hydrology and hydraulics calculations for several projects.

Nathan has worked as part of the production team on multiple design projects, working in Civil 3D to create alignments and profiles, checking for utility conflicts and designing project details. He has taken on the project management responsibilities for multiple design projects, coordinating design from project conception through construction.

Relevant Project Examples:

- Granger Hunter Improvement District Hydraulic Analysis and Well Study
- Liberty Pipeline Company Water Master Plan Update
- Pineview/North Ogden Dual Use Reservoir
- Kaysville Water Master Plan Update
- Davis and Weber Counties Canal Company Secondary Water Master Plan
- Syracuse Culinary and Secondary Water Master Plan
- Farmington City Water Master Plan
- Woods Cross Water Master Plan Update
- Bona Vista Water Improvement District Water Master Plan Update
- Orem Water Master Plan Update and Training



MICHAEL COPE, PE, J-U-B Engineering

SEWER ENGINEER

PE Utah #11767034 | MS/BS, Civil and Environmental Engineering

Role: Michael will assist with the Sewer IFFP.

Qualifications: Michael has been in the engineering industry since 2017. He has gained his experience from a wide variety of projects, including updating the City of West Jordan Sanitary Sewer Master Plan and designing water system improvements throughout the region. In addition, Michael recently performed multiple analyses for a land development agency in which he created various model scenarios to determine the impact that several land development projects would have on the City of West Jordan's sanitary sewer system. Michael has experience installing flow meters and analyzing, processing, and interpreting the collected flow data.

Relevant Project Examples:

- West Jordan City Sewer Master Plan and System Modeling
- Charleston Water Rate Study and Water Conservation Plan
- Cedar Fort Culinary Waterline Extension
- Genola Culinary Water Line Upgrade and Water Technical Specifications Development

C. Consultant's Experience with Similar Projects and References

ZPFI PAST CLIENT REFERENCES		
Provo City	**Saratoga Springs**	**Park City**
Project Experience: City-wide Impact Fees	Project Experience: City-wide Impact Fees	Project Experience: City-wide Impact Fees
John Borget	Mark Christensen	Jed Briggs
Director, Administrative Service	City Administrator	Budget Operations & Strategic Planning Manager
801.852.6504	801.766.9793	435.615.5183
jborget@provo.utah.gov	markc@saratogaspringscity.com	jbriggs@parkcity.org

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE- ZPFI										
Entity	**Water**	**PI**	**Storm**	**Sewer**	**Parks**	**Roads**	**Power**	**Police**	**Fire**	**Total**
Alpine	x	x								2
American Fork	x	x	x	x	x	x		x	x	8
Ash Creek SSD				x						1
Ash Creek SSD 2018				x						1
Bear River Water	x									1
Brian Head	x			x		x		x		4
Brigham City	x		x	x	x	x	x			6
Cedar Hills	x	x		x	x	x		x	x	7
City of Chubbuck, Idaho					x			x	x	3
Clearfield	x		x	x						3
Clinton	x		x	x	x	x		x	x	7
Coalville	x	x	x	x	x	x				6
Cottonwood Heights			x			x				2
Eagle Mountain	x		x	x	x	x	x			6
Enoch	x	x	x	x	x	x		x	x	8
Farmington City 2015			x		x	x				3
Farmington City 2018			x			x				2
Farmington City 2019	x		x			x				3
Grand County					x	x		x	x	4
Harrisville					x	x		x		3
Heber Valley Sewer				x						1
Herriman	x	x	x		x	x		x	x	7
Hi-Country Estates	x									1
Highland	x	x		x	x	x		x	x	7
Hyrum	x	x		x	x	x				5
Jordanelle SSD 2015	x			x						2
Jordanelle SSD 2018	x			x						2

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE- ZPFI										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Power	Police	Fire	Total
Ivins								x	x	2
Koosharem	x									1
Layton	x				x	x				3
Lehi City 2015	x		x	x	x	x		x	x	7
Lehi City 2018	x	x	x	x	x	x	x	x	x	9
Lindon	x			x	x	x				4
Marriott-Slaterville		x		x	x	x		x		5
Manila	x			x						2
Millcreek City					x					1
Moab	x									1
Morgan City				x			x			2
Mountain Green Fire									x	1
Mountain Regional 2015	x									1
Mountain Regional 2019	x									1
North Davis Fire District									x	1
North Fork SSD	x									1
North Summit Fire District									x	1
No. Tooele County Fire									x	1
North View Fire									x	1
North View Fire 2018									x	1
North Village SSD 2015	x			x						2
North Village SSD 2018	x									1
Orem	x		x	x	x	x		x	x	7
Park City	x									1
Park City Fire District									x	1
Park City Fire District 2018									x	1
Payson								x	x	2
Perry City (Pointe Perry)	x	x	x		x			x	x	6
Plain City					x			x		2
Pleasant Grove			x		x					2
Pleasant View	x				x					2
Powder Mountain 2016	x			x						2
Powder Mountain 2018	x			x						2
Providence						x				1
Provo	x		x	x	x	x		x	x	7
Provo 2021				x						1
Rexburg, ID					x	x		x	x	4
Riverton	x	x	x		x	x			x	6
Rockville Springdale Fire									x	1
Roy	x		x		x					3

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE- ZPFI										
Entity	**Water**	**PI**	**Storm**	**Sewer**	**Parks**	**Roads**	**Power**	**Police**	**Fire**	**Total**
Santaquin City	x	x		x		x		x	x	6
Saratoga Springs	x	x	x	x	x	x		x	x	8
Snyderville Basin Rec District					x					1
South Davis Sewer District				x						1
South Jordan	x		x		x	x		x	x	6
South Valley Sewer District 2013				x						1
South Valley Sewer District 2015				x						1
South Weber	x			x	x	x		x	x	6
Springville		x	x		x	x				4
St. George	x	x	x	x	x	x	x	x	x	9
Stansbury Park Improvement District	x			x						2
Summit County						x				1
Syracuse		x	x			x		x	x	5
Taylorsville			x		x				x	3
Taylorsville-Bennion 2013	x		x							2
Taylorsville-Bennion 2014	x		x							2
Timpanogos SSD				x						1
Timber Lakes Water SSD	x									1
Tremonton City	x		x	x	x			x	x	6
Unified Fire Service Area									x	1
Unified Fire Service Area 2019									x	1
Washington Co. Water	x	x								2
Washington Terrace	x		x	x	x				x	5
Wasatch County					x	x		x	x	4
Weber County			x	x	x	x				4
Total Fees	**50**	**18**	**31**	**39**	**40**	**37**	**5**	**28**	**37**	**287**

J-U-B PAST CLIENT REFERENCES		
Logan	**Lewiston**	**Smithfield**
Sam Odd	Kelly Field	Craig Giles
Logan City Project Manager	Lewiston Mayor	City Manager
435.716.9164	435.770.4267	435.792.7997
samuel.odd@loganutah.org	mayorfield@gmail.com	cgiles@smithfieldcity.org

J-U-B is unique to the consulting industry in that we have 21 offices across six states. We have over 430 professionals and staff available to meet the needs of our clients. We use an internal virtual “long hallway” to access expertise and experience in all genres of civil engineering. This allows J-U-B to

provide our clients opportunities to work with industry experts in local offices. You get the benefits of a large engineering firm with the feel and service of a hometown office. We at the J-U-B Logan office are committed to providing our clients with the most care and consideration. Some of our specific services include:

- City Engineering
- Engineering and Development reviews
- Infrastructure Master Planning
- Culinary Water
- Secondary Water
- Wastewater and Transportation
- Project Management
- Engineering Design
- Construction Engineering
- Transportation Engineering
- Capital Improvement Project Planning
- Park Landscape Architecture
- GIS Planning and Maintenance
- Public Involvement

D. Scope of Work and Project Schedule

All IFFPs and IFAs will follow the requirements of Utah law and will be legally defensible. Generally speaking, the IFFP is the technical engineering-type document that identifies existing service levels, proposed service levels, any excess capacity in the existing system, new facilities required (with apportionment of capacity to growth within the next 10 years) and cost of construction.

The IFA builds on the IFFP by using the information provided to calculate proportionate share to various types of development based on the benefits received. The IFA must also make credits for any outstanding bonds and future projects that cover deficiencies that benefit existing development. More information about the IFFPs and IFAs are included below.

Parks Impact Fee Facilities Plan and Impact Fee Analysis (ZPFI)

- *Growth in Demand* – Most cities only charge impact fees to residential development. While there are a few exceptions, they are rare. We will work with the City to document existing and future anticipated growth that would impact park facilities.

- *Existing Service Levels* - The existing service level used in the IFFP is often less than the City's overall service level because it can only include system (not project) improvements, does not generally include gifted facilities or facilities obtained through grants, donations, shared use of school district facilities, etc. An inventory of existing facilities is required for this task.

- *Proposed Service Levels* – Through discussions with City staff and review of existing parks planning documents, ZPFI will identify the community's preferred service levels. The IFFP will then carefully document how the proposed service level was selected and explain how or why it differs from the City's existing level of service, if applicable, and how that will affect the impact fee calculation.

- *Excess Capacity* - Most communities do not feel they have excess capacity in their existing parks. On a rare occasion, a community may decide it wants fewer park acres per capita to maintain in the future. Generally, however, excess capacity in park facilities is found in unique, one-of-a-kind facilities that the community does not intend to replicate in the future, such as an

equestrian center, recreation center, or an ice arena. Through the IFFP planning process, excess capacity will be identified in any such facilities.

- *Additional Facilities Needed for New Growth* – The IFFP will identify a range of facilities which the City could construct in the near term (within six years of when impact fees are collected). The level of service for parks and trails will be calculated in terms of dollar amounts and the City will then have some flexibility in how park impact fee funds are spent, as long as they are spent for the types of capital facilities identified in the IFFP.

- *Proportionate Share* Calculation - Park impact fees are calculated on a per capita basis, and then multiplied by an average household size so that fees can be charged on a residential unit basis.

- *Credits* – Credits must be made for outstanding bonds so that new development is not charged twice.

- *Special Considerations* – Problems we have noticed with many park impact fees, but which we will correctly address in our study, are as follows:

    - Failure to distinguish between project and system improvements in parks
    - Failure to identify properties acquired through gifts, grants, donations, etc.
    - Method of funding for parks which could impact credits

Impact Fee Facilities Plans- Water, Sewer, and Storm Water

The purpose of an Impact Fee Facilities Plan is to identify public facilities that are needed to accommodate development, and to determine which projects may be funded with impact fees. Utah Law requires that an IFFP is prepared prior to an impact fee analysis and the establishment of an impact fee. According to Title 11, Chapter 36a-302 of the Utah Code, the IFFP is required to include the following:

- Identify the existing level of service (LOS)
- A proposed level of service
- Identify any excess capacity to accommodate future growth at the proposed level of service
- Identify demands placed on existing public facilities by new development activity at the proposed level of service
- Identify the means by which the local political subdivision will meet those growth demands
- A general consideration of all potential revenue sources to finance the impacts on the system improvements.

To meet the requirements list above our team will complete the following:

- Review the current master plans for the City. It is assumed that the master plans will have sufficient information that establishes the existing and proposed LOS, identifies excess capacity, and has inventory of existing facilities. For this proposal it is assumed that no addental inventory of facilities is needed, or modeling analysis required.
- Our team will work with the City staff in identifying projected growth areas within the planning window of 6 and 10 years and the projects from the master plans in those areas.

- After projects are identified we can calculate the excess capacity to accommodate future growth at the proposed level of service and show the portion of the projects can be included in an impact fee.
- Our team will work with the City staff to identify means to meet growth and list potential revenue sources.

Water, Sewer, and Stormwater Impact Fee Analyses

- *Incorporate Assumptions from IFFPs*- The IFAs will be consistent with the IFFPs in every way. The same growth projections, level of service, future capital projects, and other key assumptions used in the IFFP will be incorporated into the IFAs.
- *Proportionate Share* – ZPFI will allocate the costs among the demand units, including costs for any existing capacity, as well as the proportionate share of new construction costs attributable to new development within the next 10 years.
- *Credits* **–** Credits must be made against the gross impact fee for outstanding bonds, as well as the portion of new facilities that will benefit existing development (i.e., cure existing deficiencies). If these credits are not made properly, new development will pay twice – once through impact fees, and then again through rates that will have to be raised to cover the cost of the new facilities.

All IFFPs and IFAs will include the certifications required by law.

We will present the reports in a PowerPoint format to staff, City Council, etc., as requested by the City and will be available to answer any questions at a public hearing.

Project Schedule

We estimate a schedule of 2 to 4 months for the completion of all IFFPs and IFAs. We will work on the IFFPs/IFAs concurrently and complete the work as expeditiously as possible to shorten the overall project timeline.

Tab 4: Cost Proposal

	ZPFI				J-U-B Engineers				
	VP	Sr. Analyst	Analyst	ZPFI Fee	Project Manager	Project Engineer Lead	Project Engineer	J-U-B Fee	TOTAL FEES
Hourly Rate	**$200**	**$125**	**$100**		**$172**	**$165**	**$152**		
Parks IFFP									
Growth in Demand	2	-	3	$700	-	-	-	$0	**$700**
Inventory of Existing Facilities	-	-	8	$800	-	-	-	$0	**$800**
Evaluation of Service Levels	1	2	-	$450	-	-	-	$0	**$450**
Proposed Service Levels	-	2	-	$250	-	-	-	$0	**$250**
Cost of New Facilities	2	3	2	$975	-	-	-	$0	**$975**
IFFP Report	2	6	-	$1,150	-	-	-	$0	**$1,150**
Parks IFA									
Proportionate Share Analysis	2	8	-	$1,400	-	-	-	$0	**$1,400**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	1	6	-	$950	-	-	-	$0	**$950**
Water IFFP									
Demand Analysis and Growth Projections	-	-	-	$0	1	2	2	$806	**$806**
LOS Analysis	-	-	-	$0	1	2	4	$1,110	**$1,110**
Excess Capacity Analysis	-	-	-	$0	1	4	4	$1,440	**$1,440**
New Facility Need and Costs	-	-	-	$0	1	6	8	$2,378	**$2,378**
IFFP Report	-	-	-	$0	2	6	8	$2,550	**$2,550**
Water IFA									
Proportionate Share Analysis	5	18	-	$3,250	-	-	-	$0	**$3,250**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	2	10	-	$1,650	-	-	-	$0	**$1,650**

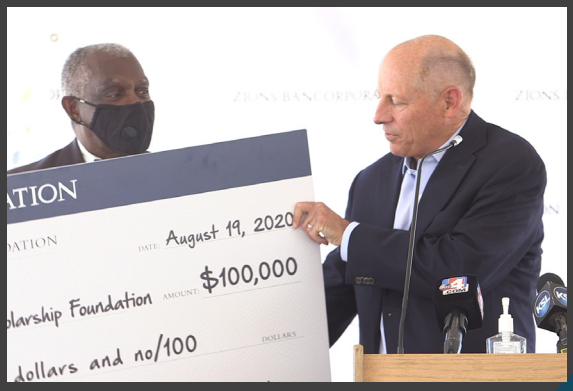
	ZPFI				J-U-B Engineers				
	VP	Sr. Analyst	Analyst	ZPFI Fee	Project Manager	Project Engineer Lead	Project Engineer	J-U-B Fee	TOTAL FEES
Hourly Rate	**$200**	**$125**	**$100**		**$172**	**$165**	**$152**		
Sewer IFFP									
Demand Analysis and Growth Projections	-	-	-	$0	-	1	1	$317	**$317**
LOS Analysis	-	-	-	$0	-	1	1	$317	**$317**
Excess Capacity Analysis	-	-	-	$0	-	1	1	$317	**$317**
New Facility Need and Costs	-	-	-	$0	-	2	2	$634	**$634**
IFFP Report	-	-	-	$0	2	2	2	$978	**$978**
Sewer IFA									
Proportionate Share Analysis	5	18	-	$3,250	-	-	-	$0	**$3,250**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	2	10	-	$1,650	-	-	-	$0	**$1,650**
Stormwater IFFP									
Demand Analysis and Growth Projections	-	-	-	$0	-	2	2	$634	**$634**
LOS Analysis	-	-	-	$0	1	2	2	$806	**$806**
Excess Capacity Analysis	-	-	-	$0	1	4	4	$1,440	**$1,440**
New Facility Need and Costs	-	-	-	$0	1	8	10	$3,012	**$3,012**
IFFP Report	-	-	-	$0	2	6	8	$2,550	**$2,550**
Stormwater IFA									
Proportionate Share Analysis	5	18	-	$3,250	-	-	-	$0	**$3,250**
Credits Analysis	2	4	-	$900	-	-	-	$0	**$900**
IFA Report	2	10	-	$1,650	-	-	-	$0	**$1,650**
TOTAL	**39**	**127**	**13**	**$24,975**	**13**	**49**	**59**	**$19,289**	**$44,264**

Tab 5: Financial Report











ANNUAL REPORT 2020

RESPONSE & RESPONSIBILITY

ZIONS BANCORPORATION

ZIONS BANCORPORATION

THE COMMERCE BANK OF WASHINGTON

THE COMMERCE BANK OF OREGON

NSB NEVADA STATE BANK

CB&T CALIFORNIA BANK & TRUST®

NB|AZ

AmegyBank



A Collection of Great Banks



On the cover:
Top left: NSB client Rolando Velasquez is the owner of Velasquez Immigration Law Group of Las Vegas. **Top right:** Zions Bank branch manager Alex Rosenhan meets with Miss Essie's BBQ owners Deonn Henderson and Marcus Jones in Salt Lake City. **Bottom left:** CB&T client service associate Gabriela Gonzales cleans an ATM in Oakland. **Bottom middle:** Zions Bancorporation Chairman and CEO Harris H. Simmons honors Pastor France A. Davis. **Bottom right:** CB&T client service associate Hilda Casado prepares to help clients in Fresno.

CHAIRMAN'S MESSAGE

TO OUR SHAREHOLDERS

Over the past year, I've thought frequently of the story I heard a while back about an inscription found outside a small church in Leicestershire, England:

> *"In the year 1653, when all things sacred were either demolished or profaned, Sir Robert Shirley built this church, whose singular praise it is to have done the best of things in the worst of times, and hoped them in the most calamitous."*



By any measure, 2020 was a calamitous time for many. Most of us approached 2020 with great optimism: In recent years, it may have been the exceptional strategic plan or aspirational forecast that had not embraced the double meaning suggested by "2020" to convey a sense of vision and focus. But as if with the flip of a switch, in mid-March the global COVID-19 pandemic upended those plans, and with unprecedented immediacy broad swaths of the U.S. economy were locked down or shut in.

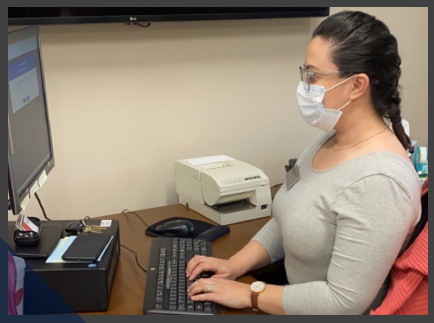
In addition to the pandemic, we saw record-breaking wildfires in California, a major earthquake in our headquarters state of Utah, and so many hurricanes along the Gulf Coast that, after exhausting the English alphabet, a third of the Greek alphabet was consumed in naming them. And as a nation, and in our local communities, we found ourselves reflecting deeply on the need for a much greater commitment to racial equity and to ensuring that all Americans have access to the tools needed to succeed in our economy after the series of racially charged events that culminated with the tragic killing of George Floyd in Minneapolis last summer.

As bankers, we've never experienced a time when so many of our clients were in such great need of immediate help as was the case in 2020. I was incredibly proud of our team, who rose to the challenge of doing "the best of things in the worst of times," and of providing hope during such a tumultuous period. This past year tested our ability to respond to challenges in our communities, and to demonstrate our responsibility to provide leadership in delivering solutions.

To its credit, the U.S. Congress recognized the urgency of providing economic aid to businesses and individuals impacted by the pandemic, and almost immediately at its onset provided important tools for banks to use in assisting clients. The Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed into law on March 27, 2020. At a total cost of $2.2 trillion, it was by far the largest economic stimulus initiative in our nation's history, amounting to about 10% of U.S. GDP. Included in the bill was $300 billion in one-time payments to individuals, $260 billion in increased unemployment benefits, and $840 billion in loans and grants to corporations and local governments.







RESPONDING TO THE PANDEMIC



Top left: As essential workers, CB&T Irvine Branch employees mask up and make preparations to safely serve bank clients. **Top right:** Zions Bancorporation supplier diversity program manager James Jackson adjusts to working remotely. **Bottom left:** Nevada State Bank branch relationship manager Carina Marino wears a mask to work safely in her branch office. **Bottom right:** Vectra Bank employees organize an essential items donation drive.

The CARES Act also included $350 billion (later increased to $669 billion) in forgivable, fully government-guaranteed Paycheck Protection Program (PPP) loans for small businesses. The PPP program was designed to help small businesses pay their employees and meet other pressing financial needs while their businesses were adversely affected by the pandemic, by providing for loan forgiveness if the proceeds were used to meet specific needs.

Three days after the CARES Act was signed into law, and even before the program's final rules were in place, we'd begun training nearly 2,000 of our front-line bankers, encouraging them to reach out to their clients and to prospective clients in need of help. Within a week, we began taking loan applications, quickly introducing a digital application available via our websites and on mobile devices.

This was all being done a mere two weeks after moving thousands of our office-based bankers to working from home, and it was a great test of our ability to work remotely. One visiting our nearly vacant headquarters offices during those early weeks of the pandemic would never have guessed that a giant home-based invisible army of bankers was working through tens of thousands of applications, delivering help to their clients.

Small businesses have always been one of our most important target market segments, and we understood the importance of going the extra mile to reach out to them during an incredibly stressful time. It was fascinating to witness how various competitors responded to the opportunity to deliver PPP aid to small businesses. At least two of the nation's largest banks at one time or another posted notices on their websites suggesting that clients in need of a PPP loan might want to talk to another bank. Another initially indicated that it would accept applications only from clients who were existing borrowers.

Our own approach was to unite great technology with great bankers, and in so doing to provide an experience to clients that combined the simplicity and elegance of





PAYCHECK PROTECTION PROGRAM





Top left: The Commerce Bank of Oregon clients Jonathan, Abraham, Rhonda, and Hans Wrobel operate the family-owned business Higher Taste in Cornelius. **Top right:** Zions Bank employees Robert Rendon and Michael Brussock meet with Red Iguana restaurant owners Lucy Cardenes and Bill Coker in Salt Lake City. **Bottom left:** New clients through the Paycheck Protection Program, Mike Buich and his daughter Melissa Buich, are the owner and CFO of Tadich Grill in San Francisco. **Bottom right:** Vectra Bank client Dr. Jeff Patrician is the owner of Boulder Dental Arts in Boulder.

a digital application with the assurance and coaching of a helpful banker focused on seeing that client expectations were exceeded.

It was a huge success: By the time the "2020 round" of the PPP program concluded, Zions Bancorporation was the ninth largest PPP lender in the nation, providing more than $7 billion of loans to over 47,000 businesses, over 30% of which were new clients. In total, our aggregate PPP lending in 2020 equaled 24% of the volume produced by the nation's largest bank — a company 41 times our asset size.

We were particularly proud of the fact that approximately one-third of the dollars loaned were to businesses in low-to-moderate income census tracts, or where minority groups constitute over 50% of the population. This was the result, in part, of outreach to numerous Black, Hispanic, and Asian/Pacific Islander chambers of commerce throughout our market area. Seventy percent of our loans were to businesses with fewer than ten employees, and the median size of the loans we made was $33,200.

Our success with the PPP program generated approximately $220 million in fee-based revenue (all of which, under accounting rules, is being deferred and recognized as

Top PPP Lenders

Rank	Lender Name	Loan Count	Net Dollars	Average Loan Size
1	JP Morgan Chase Bank	280,185	$29,352,233,698	$104,760
2	Bank of America	343,626	$25,557,615,698	$74,376
3	PNC Financial Services	73,925	$13,003,814,963	$175,906
4	Truist Financial Corporation	82,047	$12,631,618,727	$153,956
5	Wells Fargo & Company	194,451	$10,597,856,807	$54,501
6	TD Bank	85,970	$8,557,036,274	$99,535
7	KeyCorp	43,172	$8,211,676,707	$190,208
8	U.S. Bancorp	108,365	$7,608,550,070	$70,212
9	**Zions Bancorporation**	**47,828**	**$7,003,731,087**	**$146,436**
10	M&T Bank Corporation	34,651	$6,762,506,609	$195,161

Source: U.S. Small Business Administration Paycheck Protection Program Report, August 8, 2020.

interest income in our financial statements). We donated a portion of those fees, $30 million, to our charitable foundation, the earnings from which will be used in future years to benefit charities we help support throughout the Western United States.

The PPP experience served to validate our belief that the future of banking businesses and their owners — a focal point of our long-term strategy — will continue to be grounded in the intersection of technology and strong banker-to-client relationships.
I want to share a sampling of a few of the stories, letters and emails I received during the course of the PPP campaign. I include them because they communicate, more eloquently and convincingly than I can, why we believe building strong relationships is critical to our success. Clients' names have been changed, where appropriate:

FROM MIKE BUICH, OWNER OF TADICH GRILL IN SAN FRANCISCO, CA: "Since [we've had a] long relationship with [a major national bank], I was confident 'my bank' would take care of me … My hope for assistance quickly turned to frustration when I realized [they] were not processing applications nor providing any direction or answers to my inquiries. On April 13, 2020 I called Zions Bank … and was immediately transferred to Mel Hugentobler, Vice President and Branch Manager, who took personal interest in my plight, and personally handled the application process for the PPP loan … My experience with Zions Bank and the PPP application was seamless. I know your employees have been working long hours, often dealing with clients that are scared, frustrated, and angry, however I wanted to take this time to give you some positive feedback and assure you that their hard work did pay off. I always felt like we were a team working together towards a common goal."

FROM NANCY PEARCE, A ZIONS BANK BRANCH MANAGER IN BOUNTIFUL, UT: "Jane Anders is a single divorced woman who has her own photography business. Her business came to a screaming halt with the pandemic. She originally sent in an incomplete PPP application. I called Jane, and she was surprised to hear from me as she had heard the [PPP money was exhausted]. I assured her there was money available and I would be happy to help her if she still wanted to pursue it. She was thrilled! When I asked her for her 2019 taxes, she started to cry and said she could not do them as she has no money to pay her accountant. I knew then that I needed to do everything in my power to get this application through and done quickly.

"After spending all day Friday with numerous obstacles of expired registration, unfiled 2019 taxes, and account issues I was able to help Jane and finally get her application submitted. With the assistance of Shelly Johnson, we were able to quickly get it moved through the queue. When I informed Jane Friday night she replied, 'Oh my goodness! Best news EVER! I cannot thank you enough. Just know that all your hard work and reopening my application is actually putting groceries in my fridge today.'"

FROM THE OWNER OF A HOSPICE CARE BUSINESS IN BURBANK, CA: "It is with great gratitude that I write this letter of appreciation to Ms. Nhienle Mac [a relationship banker in Pasadena] for the exemplary service I received from her last week.

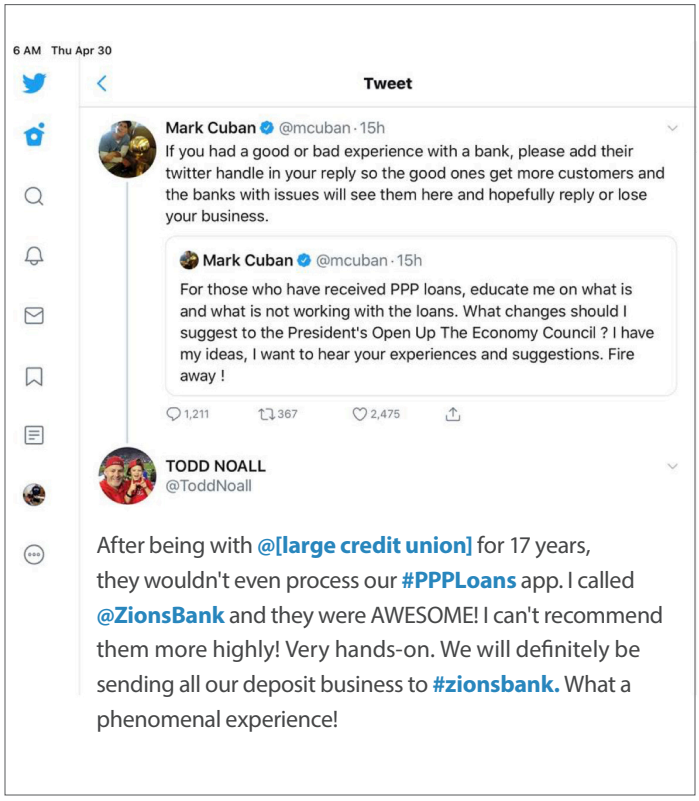
"I am a Small Business owner and … I was so frustrated with the process of trying to get a PPP loan from [a major national] bank. When I submitted my request for the loan, because of the numerous applications and [the] huge scale of the whole system, I didn't hear anything from the bank. Waiting and waiting and it's like it went into a dark hole. I almost gave up, until a friend of mine referred me to California Bank & Trust and I spoke directly to Ms. Nhienle Mac. It was a surprise that I finally was able to speak to a live person in the bank.

"Ms. Nhienle Mac's enthusiastic, natural, and attentive tone of voice while on the phone helped me feel comfortable during our conversation. She answered my questions with sincerity and honesty that made me feel satisfied in moving forward with the application ... She worked on my loan tirelessly and got it done so swiftly. I got my PPP loan approval in less than 72 hours. Ms. Mac's performance surpassed my expectations. [It's] hard to find words to describe the positive experience I had with her. I am a Registered Nurse, and as part of the health care workers during this COVID-19 global pandemic crisis, we are being hailed as 'heroes.' For me and for sure to many other small business applicants she is helping now, Ms. Nheinle Mac is a true 'superhero.'"

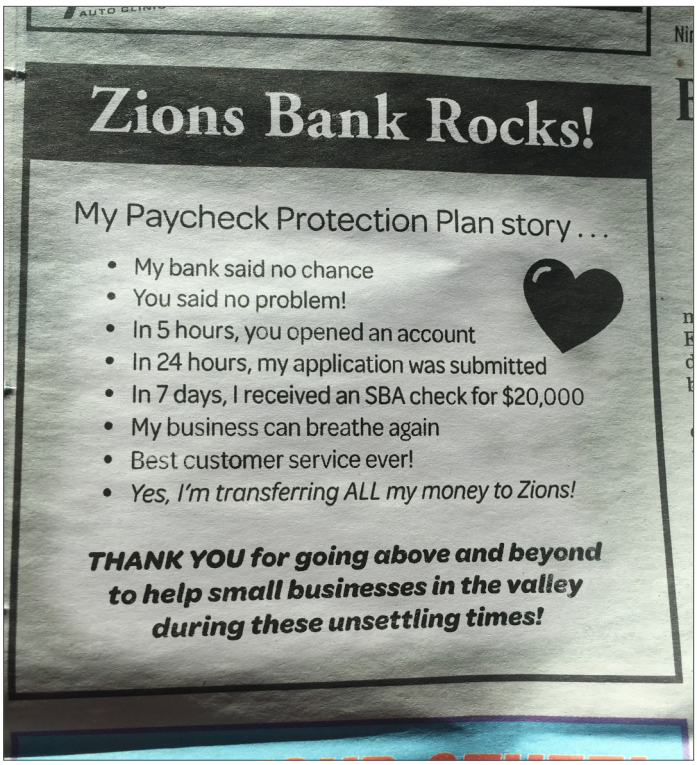
FROM DR. JEFF PATRICIAN, A DENTIST IN BOULDER, CO:
"I want to say how lucky I am to have a banking relationship with Vectra and the entire team, specifically Drew Britton [a business banker in Boulder]. Over close to a decade I have depended on Vectra for my business and personal banking needs … That relationship has now saved my office during this disaster. I read horror stories online of dentists who bank with the evil faceless Big Boys finding themselves thrown to the curb and scrambling completely on their own.

"I want to thank Drew and everyone involved for their tireless efforts in the last few weeks. This was a heck of a test you were given, but your tremendous skill with what you do, combined with an inner sense of care for the people you serve … has saved my business, and surely many more. I know how long and hard you've been working, and I wish there was a way I could show my appreciation. This letter will have to do for now. Please feel free to pass it along to people who will want to know."

AND A TWEET FROM ONE OF OUR NEW UTAH CLIENTS, in response to *Shark Tank's* Mark Cuban, who asked for both positive and negative PPP experiences:



One of my favorite stories to come out of the PPP experience was the client in Idaho's Wood River Valley who took out a newspaper ad [see below], at his/her own expense, to laud Zions Bank for its performance in delivering PPP aid.



We helped our clients in other ways, as well. We provided payment deferrals or modifications on loans totaling $4.3 billion to clients impacted by COVID-19. At the end of the year, only 1% had payments that were past due 90 days or more. We also participated in the Main Street Lending Program, a facility provided by the Federal Reserve System to assist certain middle market borrowers access the credit markets, originating $148 million in such deals during the year.

As you can imagine, I'm proud beyond words of the work of so many of our bankers — some of whom worked virtually around the clock, at home, for days on end — in helping many thousands of businesses. Of the many heroes we've read about in recent months, they certainly rank among them for their role in helping to rescue these businesses. They truly did the best of things in the worst of times, and provided hope in the most calamitous.

FINANCIAL RESULTS

The bank's financial results in 2020 were materially impacted by the pandemic, which led the Federal Reserve to more vigorously promote a "zero interest rate policy" that adversely affected our primary revenue source — net interest income. The pandemic also resulted in a substantial addition to the bank's loan loss reserves due to concerns about our borrowers' ability to withstand the pandemic's impact on their businesses and their personal financial situations.

Net income available to common shareholders totaled $505 million, or $3.02 per share, a reduction from the prior year's results of $782 million, or $4.16 per share. The most notable factor adversely impacting our performance in 2020 was a provision for credit losses of $414 million, as compared with $39 million in 2019. Aside from the pandemic, the increased provision was also precipitated in part by a new accounting standard that became effective at the beginning of 2020, known as Current Expected Credit Loss, or CECL. This standard, in many cases, requires larger reserves than previously, as reserves must be established for losses expected during the life of a loan, as opposed to only reserving for losses currently inherent in our loans under the prior standard.

Actual net loan and lease charge-offs during the year were $105 million or 0.22% of average (non-PPP) loans, up from $37 million or 0.08% of average loans in 2019.

Internally, and for many of our management incentive programs, we focus on a measure we refer to as adjusted Pre-provision Net Revenue, less Net Charge-offs, or PPNR-NCOs. This measure employs adjusted PPNR (which we reconcile to Generally Accepted Accounting Principles, or GAAP, in our financial statements), which adjusts tax-exempt revenue to its taxable equivalent value and further adjusts for non-recurring expenses. In 2020, the most significant adjustment was a one-time expense of $28 million to fully terminate our dormant defined-benefit pension plan.

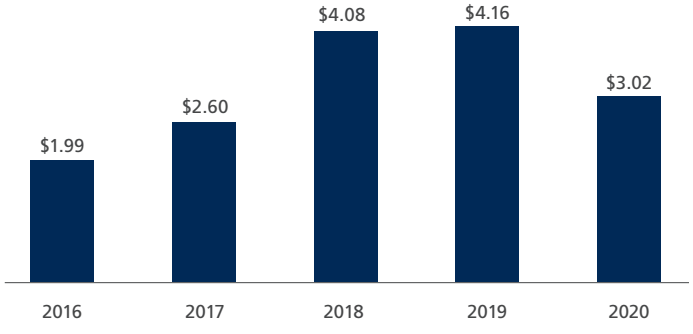
PPNR-NCOs also substitutes actual net charge-offs for the provision for credit losses. Net charge-offs is a measure of actual losses during the period, while the provision for credit losses results from a forecast of future losses that is subject to the increased imprecision (certainly a feature of any forecast) inherent with the implementation of the CECL accounting standard.

When measured by our PPNR-NCOs results, 2020 was a respectable year, considering the impact of the pandemic. PPNR-NCOs was $1.038 billion, a 7.7% reduction from $1.125 billion in 2019 — a year in which realized credit losses were exceptionally low.

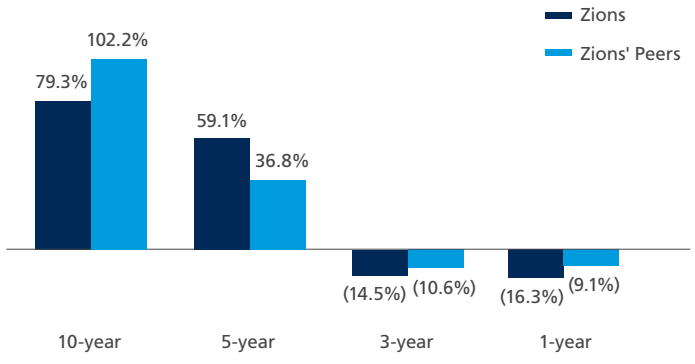
The pandemic had a sizable impact on loans and deposits. Average non-PPP loans increased only 0.5%, to $48.5 billion, and non-PPP loans at year end were down $805 million or 1.7%, and would have been down further but for $550 million, or 4.8%, growth in commercial real estate loans, and strong growth of $558 million or 23.3% in municipal loans.

Deposits, on the other hand, experienced massive growth as a result of the government stimulus programs and Fed monetary policy. Average deposits increased

EARNINGS PER SHARE (DILUTED)

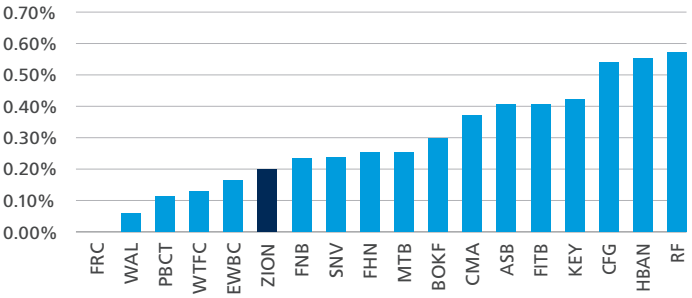


STOCK PRICE PERFORMANCE HISTORY

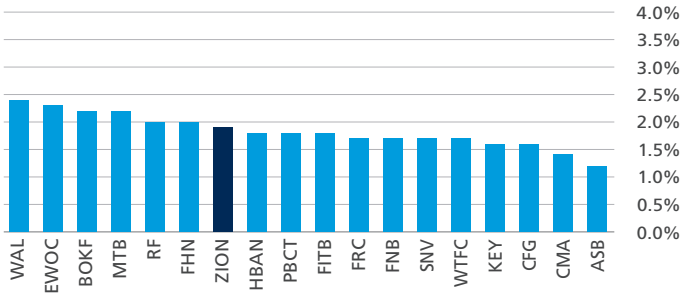


Source for peer financial data throughout this report: S&P Global Market Intelligence; peer group corresponds with the peer group defined in the Bank's proxy statement and found on page 16 of this report.

NET CHARGE-OFFS / AVG LOANS (2020)



PRE-PROVISION NET REVENUE LESS NET CHARGE-OFFS / RISK-WEIGHTED ASSETS (2020)



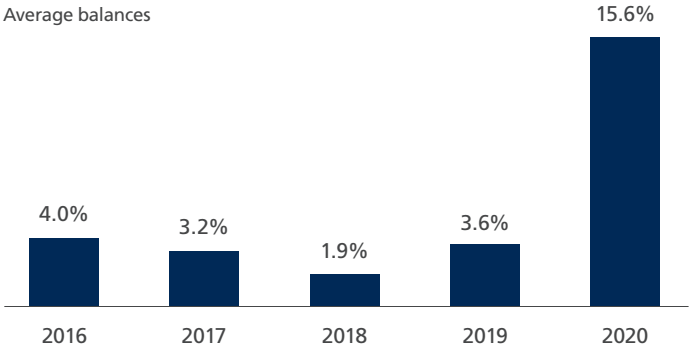
Excluding PPP loans, Zions' NCO/Avg Loan ratio was 0.22% for 2020

15.6% to $63.7 billion, while average noninterest-bearing demand deposits increased 23.6% to $28.9 billion. At year end, noninterest-bearing demand deposits had increased a phenomenal 37.8% to $32.5 billion, constituting 47% of total deposits.

The extraordinary economic stimulus consisted of both federal government fiscal policy, which produced a $3.1 trillion deficit equal to about 15% of GDP, and an equal dose of central bank money creation. The Federal Reserve System's balance sheet, which had already swollen from $0.9 trillion prior to the 2008 financial crisis to a pre-pandemic level of $4.3 trillion, was further inflated to $7.4 trillion by the end of 2020. To put this $3.1 trillion *increase* in money supply in context, a $3.1 trillion stack of dollar bills would reach to the moon; 3.1 trillion gallons of water would fill Lake Powell — a massive 185-mile-long reservoir that straddles the Utah-Arizona border and averages 132 feet in depth.

DEPOSIT GROWTH

Average balances



This enormous increase in money supply was accomplished through the open market purchase of securities, which injected immense amounts of cash into the economy. All that cash must end up somewhere, and much of it appears to be in deposit accounts on banks' balance sheets.

The purchase of securities by the Fed boosts the market value of those securities and, inversely, creates downward pressure on interest rates: the average 30-year Treasury rate in 2020, at a mere 1.56%, was a full percentage point lower than in 2019; the average 3-month Treasury rate dropped one and three quarters percentage points to 0.36% in 2020, from 2.11% in 2019.

All of this was wonderful for our residential mortgage business — total mortgage production increased 29% from 2019 to $3.5 billion, with another $1.5 billion in the pipeline at the end of December. The profit margins on mortgages we sold increased as well, resulting in an increase in loan sales income of more than 220% when compared with 2019. But the lower interest rates were decidedly less helpful to our net interest margin, which decreased to 3.15% in 2020, from 3.54% in 2019. Average earning asset yields fell 80 basis points (hundredths of a percentage point) as maturing loans were refinanced at current lower rates, while the total cost of deposits and interest-bearing liabilities dropped 45 basis points. With such a large volume of noninterest-bearing demand deposits, and with other deposit rates nearing zero, margin compression is a great challenge in such a low rate environment.

Our taxable-equivalent net interest income, which was negatively impacted by this margin pressure, was greatly

aided by the amortization of deferred PPP revenue, which contributed $148 million to 2020 pretax results. Noninterest income rose 2.1% to $574 million, with customer-related fee income — which excludes dividend income, securities gains and fair value adjustments on derivatives — increasing 4.6% to $549 million. Weakness in retail banking fees and card income was offset by the aforementioned strength in mortgage banking income, which more than tripled during the year, the result of the low interest rate environment and the introduction in 2019 of a very appealing digital mortgage application.

Noninterest expense was well controlled. Total noninterest expense was $1.7 billion, down 2.2% from 2019. When adjusted for certain non-operating expenses, such as the termination of our defined-benefit pension plan, severance, and restructuring costs in both years, noninterest expense decreased $31 million, or $61 million when further adjusted for the one-time $30 million donation made to the Bank's charitable foundation in conjunction with our success in the PPP program.

In late 2019, we had anticipated earnings pressure from a low interest rate environment during 2020, and implemented a staff reduction program that, when combined with other net workforce reductions accomplished through attrition and associated with lower branch transactional activity, reduced our full-time equivalent employee count by 510, and contributed to a $54 million, or 4.7%, reduction in salary and benefits expense. Travel, business development, and public relations expenses were also down $21 million, or 75.9%, because of the pandemic.

Our ability to reduce staffing levels has benefited from a focus on applying robotic automation to a wide range of tasks. In late 2018, we established a Business Process Automation Center of Excellence, with a dedicated team that has implemented over 240 automation solutions, reducing human error, improving consistency, and enhancing competitiveness by reducing costs. In 2020, 281,000 manual hours were eliminated, and the team has established an ambitious goal to eliminate an additional *1 million hours* by 2022.

I've told Ken Collins, an exceptional executive who oversees much of this process automation effort, that the bank of the future will have a person, a dog, and a computer. The person's job will be to feed the dog, and the dog's job will be to keep the person from touching the computer. When it comes to back-office processes, at least, I'm pretty sure that's the future to which Ken is leading us!

Our Supply Chain Management group also produced strong results in 2020, with realized savings of $27.5 million, arising from 81 different projects.

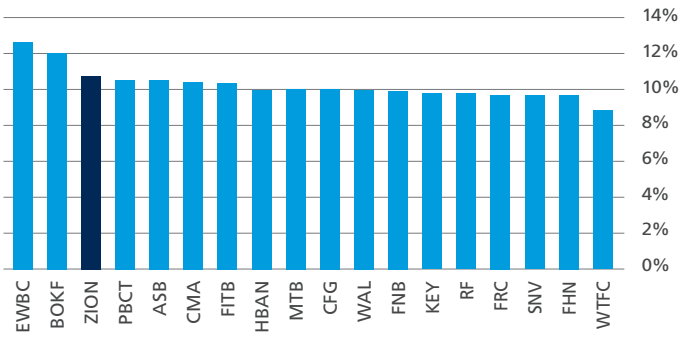
We continued to rationalize our branch network in 2020, closing 14 branches and consolidating their accounts and people into other branches, while rightsizing five other branches. At the same time, we opened two new branches during the year in growing markets. While we will continue to constantly evaluate and optimize our branch network, these physical locations remain a vitally important component of our strategy to locate empowered, well-trained, and long-tenured relationship bankers close to our clients.

CREDIT QUALITY

The strength and resiliency of our borrowing clients, combined with the impact of a great deal of government stimulus and high-quality asset selection, resulted in relatively healthy credit results in 2020, given the backdrop of the pandemic.

We identified approximately $4 billion of non-PPP loans extended to borrowers in ten industries we deemed to have elevated risk due to the pandemic. We conducted extensive reviews of the significant loans in these portfolios and continue to carefully

STRONG CAPITAL POSITION
COMMON EQUITY TIER 1 RATIO (CET1)



monitor developments in our clients' businesses. While a higher proportion of these businesses availed themselves of temporary relief through payment deferral programs, there was almost always a strong secondary source of repayment, and 98% of the loans were secured by collateral, generally with real estate and with a median loan-to-value ratio of 53%.

Non-performing asset levels increased during the year, from 0.51% of loans, leases and other real estate owned at the end of 2019 to 0.69% at the end of 2020, but remained at very acceptable levels. Classified loans, those with weaknesses that, if not mitigated, could lead to loss, doubled in 2020, primarily among borrowers in the high-risk COVID-19 industries.

CAPITAL AND LIQUIDITY MANAGEMENT

We finished the year with a strong capital position, with a regulatory Common Equity Tier 1 ratio of 10.8%, up from 10.2% a year ago. Our Tier 1 Leverage ratio declined to 8.3%, from 9.2%, as a result of the strong deposit growth we experienced, and the coinciding increase in high-quality liquid assets.

As pandemic-related concerns produced a sharp decline in equity prices — including our own common share price — throughout the spring, 29.2 million of our ZIONW warrants, issued ten years ago in the aftermath of the financial crisis, expired "out of the money." While this produced a loss for holders of the warrants (myself included!), it was a boon for the company and its common shareholders, as it eliminated over eight million shares from our fully diluted share count. While we purchased 1.7 million shares of our common stock in the open market during the first quarter, we suspended any share buybacks for the remainder of the year after the onset of the pandemic, while maintaining our common dividend at its existing level.

Our balance sheet liquidity increased sharply during the year. At the end of 2019, interest-earning money market investments and securities totaling $15.7 billion comprised 23% of our total assets. By the end of 2020, these liquid assets had increased to $23.5 billion, constituting 29% of total assets. We've maintained a reasonably short duration in our securities portfolio. We believe that a persistent negative interest rate environment is unlikely, and that our downside risk in such a scenario is very limited, while our models indicate that a 100 basis point increase in rates would result in a 9% increase in net interest income, and a 200 basis point increase would result in an 18% rise in such revenue. We continue to believe that the government's posture toward fiscal policy, when combined with the immense amount of liquidity created through very accommodating monetary policy in recent years, creates an environment in which we would expect to see higher levels of inflation — and thus interest rates — in the years ahead.

OUR TECHNOLOGY JOURNEY

We continue to make substantial investments in technology, to ensure that we'll be capable of competing in a world that's become increasingly digital. As noted, we're strong believers in the symbiotic combination of great bankers and great technology. The investments we're making and the projects we've undertaken will allow us to create exceptional experiences for our clients and provide bankers with the products and tools they need to succeed.

Two of our primary projects, the replacement of our core loan and deposit systems (FutureCore), and the replacement of our online and mobile client-facing applications, experienced moderate setbacks due to the pandemic this past year. Work being performed offshore, in particular, was slowed or brought back to the U.S. primarily due to security concerns as contractors moved from working in cleanrooms to working in living rooms.

We're nevertheless proceeding at full speed to complete these two major projects, with the final release of FutureCore — a new and modern deposit system — slated for installation in early 2023; and with the new mobile and online platform beginning its rollout in the first quarter of 2021 with an initial implementation at National Bank of Arizona.

The risk of cyberattacks and data theft or compromise continues to escalate each year, as does our response. Over the past three years we have nearly tripled the size of our cybersecurity team, with a major increase in our associated investment in tools to prevent and detect data and network intrusions. Over that same period, we have increased the number of daily cybersecurity

"signals" or data sources we process and monitor by more than tenfold to secure our systems against this increasing threat.

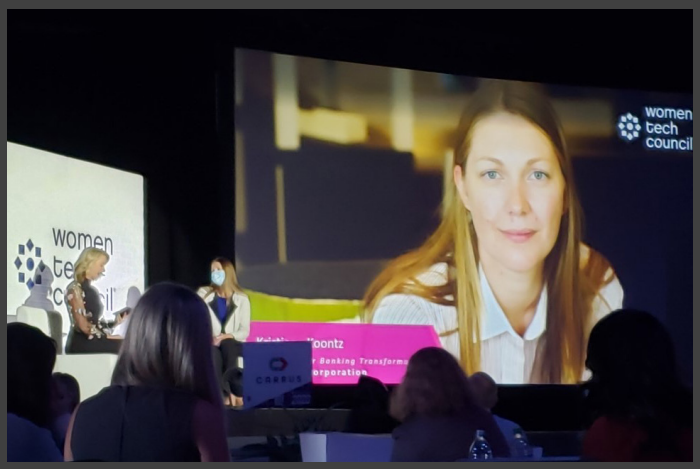
In addition to the rapid deployment of a digital solution for PPP loans, a sampling of some of our achievements in 2020 included:

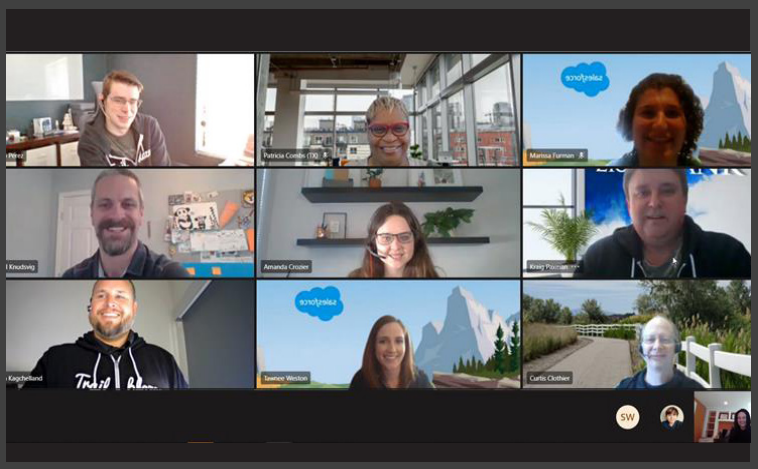
- The launch of a New Accounts Opening Platform for our Treasury Management Select product, streamlining the process of opening new accounts for smaller treasury management clients. It was used to open over 400 new treasury management accounts subsequent to its launch in the fall.
- The redesign and launch of a digital small business loan application, using the platform we built for the PPP program, and designed to speed the underwriting and processing of unsecured small business loans of under $50,000, and secured loans of up to $175,000.
- The implementation of our Intelligent Real-time Information System (IRIS), which uses machine learning to help bankers identify solutions for clients. Launched in August with 630 users, it will be rolled out to 3,200 bankers over the next few months.
- The launch of our Mobile Banker project, equipping hundreds of bankers with iPads that allow them to connect to client data while on calls, and to provide real-time solutions while meeting with clients.
- The introduction of an online scheduler, allowing clients to schedule appointments with their branch-based bankers, either in the office or via videoconference — on their mobile phones.
- The launch of a new Application Programming Interface, or API, platform, allowing for faster integration between our core systems and other applications.
- The completion of a branch teller "capture" project, modernizing the manner in which deposited item information is captured at the point of deposit, eliminating the need for a deposit slip and dramatically reducing balancing and reconciliation issues.

PEOPLE & TECHNOLOGY

Top: Zions Bank's marketing team was recognized for their campaign to support local restaurants during the pandemic. **Bottom left:** Zions Bancorporation director of banking transformation Kristiane Koontz received the "Technology Transformation Excellence" award from the Women Tech Council in 2020. **Bottom right:** Zions Bancorporation's enterprise digital strategy team meets virtually.







- The upgrade of our telecommunications network and Wi-Fi availability in our branches
- The launch of new workforce management software, allowing the bank to schedule branch employees at the best possible times and allowing employees to view their schedules via an online tool.

We expect that the investments we're making in foundational technology and digital tools will keep us at the forefront of the banking industry in providing both our bankers and our clients with the capabilities and products they need, and with elegant experiences interacting with us in the years ahead.

EVERYONE COUNTS

Beyond the pandemic, 2020 was marked by an increased awareness throughout our nation of the need to raise our commitment, both institutionally and individually, to inclusiveness. At Zions Bancorporation, we're committed to ensuring this takes place in three areas: in the workforce, in the workplace, and in the marketplace, in an effort we're calling, "Everyone Counts."

Following the tragic murder of George Floyd, we spent a great deal of time throughout the bank listening to colleagues from minority communities, with the objective of better understanding their hopes and challenges. I expressed my belief that tolerance should never be our objective; none of us aspires to be tolerated. We need to move beyond tolerance and form real friendships with those outside our usual circles and do all we can to help them succeed.

In this spirit, we expanded our company-wide Diversity, Equity and Inclusion (DEI) Council to advise the bank's management on steps we can take to ensure that we're a truly great place for all of our employees to work. Among the objectives we've established are expanding diversity training and ensuring that every new employee participates in it; including DEI questions in our periodic employee surveys; and seeking out more diverse candidates in our recruiting efforts. We've developed a



DIVERSITY, EQUITY & INCLUSION

Top: Employees take part in diversity, equity and inclusion training. **Bottom left:** Chairman and CEO Harris H. Simmons presents a $100,000 donation to the Pastor France A. Davis Scholarship Foundation. **Bottom right:** Zions Bank President and CEO Scott Anderson speaks at the presentation of the "Utah Compact on Racial Equity, Diversity and Inclusion" at the Utah State Capitol in Salt Lake City.





supplier diversity program, with the goal of expanding the list of diverse suppliers with whom we currently do business.

We also conducted, as we've done for a number of years, a study with the help of an independent third party to review equity in employee compensation. We found that, after adjusting for relevant variables including education, experience and geography, women are paid, on average, above 99% of what men are paid, and minorities are paid above 98% of what non-minorities earn. In a relatively few cases we identified outlier situations that have subsequently been addressed. We're committed to continue this focus on ensuring that Zions Bancorporation has a workplace where all are treated fairly in accordance with their qualifications and abilities, and that it's a place where "everyone counts."

I'm especially determined that we will do all in our power to make a difference for women and minority-owned businesses in the marketplace. Our most potent tool in creating positive change is to put our balance sheet and our bankers to work in funding the capital needs of deserving, underrepresented entrepreneurs. We're working with our regulators at the Office of the Comptroller of the Currency in an effort they're calling Project REACh to develop innovative and prudent methods for providing greater volumes of credit to these small business owners using both conventional and U.S. Small Business Administration (SBA) guaranteed loans. We have a great opportunity to put our small business banking capabilities to work in better serving these communities.

We've also announced a partnership with Unity National Bank, a Black-owned community bank headquartered in Houston, Texas, to provide equity capital. More importantly, we'll be providing Unity National with consulting in compliance and risk; and training, by reserving space in our Banker Development Program for one of their bankers.

The events of this past summer brought tragedy to one of our great bankers, Angela Underwood, a most talented regional manager for California Bank & Trust in California's Antelope Valley, and a woman who has very capably served her community in a number of capacities, including as deputy mayor of the city of Lancaster. During the nation-wide unrest that followed the killing of George Floyd, Angela's brother, Patrick, was shot and killed while protecting a Department of Homeland Security building in Oakland. As we've worked on creating a more equal and inclusive society this year, I've thought often of my friend Angela and her late brother, Patrick, two extraordinary Black citizens who are frequent reminders to me of why this work is so important.

WHAT THE PRESENT MAY TEACH US ABOUT THE FUTURE

One of the pandemic's not-so-minor miracles was the fact that the videoconferencing technology we and so many other businesses used to quickly pivot to working from home was so recently developed and deployed. In our case, we'd made Microsoft Teams® software available to employees in late 2019, only months before it became critical to our ability to function. By the end of the year, we were supporting 3.7 million monthly Teams® interactions.

It's an open question as to how the capabilities we've developed will change the way we work and interact with others. I expect it will allow greater flexibility for occasional work from home for many of us. Long before the pandemic, we'd had a number of employees working remotely, including many of our customer care center employees and some of our technologists.

I also expect that we'll see a reduction in business travel; there are many meetings that simply don't warrant the cost and the travel time required to show up in person now that "virtual" participation has become a good substitute for being physically present.

At the same time, we've seen that it's a real challenge, especially for newly hired employees, to develop the networks and relationships that are critical in our own, and most other businesses if we're not interacting with the people we work with in informal settings — in hallways, break rooms and elevators.

During 2020, we broke ground on two new significant building projects — a new headquarters facility for our Vectra Bank Colorado affiliate bank in Denver and a new technology and innovation campus in the Salt Lake Valley. In both cases, we're consolidating employees

located in multiple locations into more efficient space in a single building. Our technology campus, for instance, will reduce by 20% the space we currently occupy in a dozen different buildings, and will do so in a building that's substantially more energy-efficient and inviting.

Certainly, the digitalization of banking will continue. It will allow all of us to reduce costs and provide greater convenience and access to our clients. We currently average over 85 million mobile and online banking logins annually — creating substantial savings relative to the alternative of providing service in a branch or by telephone. At the same time, when a client is frustrated, or needs coaching with respect to a solution, there's no good substitute for a well-trained, highly qualified banker. Relationships still count. I believe that's not likely to change anytime soon.

As I write this letter, we're delivering the second round of PPP loans to eligible businesses, with $284.5 billion in funding included in a coronavirus relief bill passed by Congress in late December. The SBA opened its web portal to accept applications submitted through participating banks in mid-January, and in its interim report on results through February 15, 2021, Zions Bancorporation was listed as the nation's sixth largest PPP lender. Our bankers are at it again!

Our support of small and middle-market businesses led Greenwich Associates, a leading global financial services research organization, to name Zions Bancorporation as one of only a small number of "Standout Commercial Banks" amid the crisis for the way our people went the extra mile in serving these clients. After conducting more than 23,000 interviews with small and middle market businesses, resulting in enough data to evaluate more than 600 banks, Greenwich Associates also awarded Zions Bancorporation 15 "Excellence" awards in a variety of categories — the sixth most of any bank in the nation in 2020.

Finally, I want to express my appreciation to a long-time member of our Board of Directors who retired from his service with us this past year. During Jerry C. Atkin's 27 years as a board member he consistently challenged our thinking and added an abundance of common sense to our discourse. He also added the perspective of the kind of individual we seek out as a client — someone who worked hard over several decades to build a very small family-owned business — SkyWest Airlines — into a national leader in its field. We'll greatly miss Jerry's wisdom and good humor. At the same time, we were extremely pleased to welcome Claire A. Huang to our board. Claire brings us deep experience in financial services marketing with several of the nation's leading banks and brokerage firms. We're delighted to have her with us!

My thanks to each of you as shareholders in Zions Bancorporation. You have every reason to be proud to be associated with one of the most extraordinary teams of bankers in the industry. We look forward with you to a new year that will, I hope, see a recovering economy and a brighter outlook — especially for businesses and individuals who've been particularly hard-hit by the pandemic. The future is very bright, and we appreciate your support in helping us to capitalize on the opportunities that lie ahead of us.

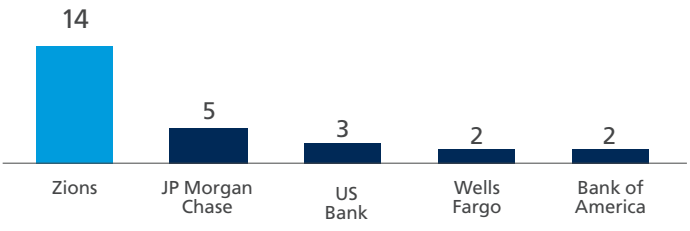
Sincerely,



Harris H. Simmons,
Chairman and CEO
February 15, 2021

GREENWICH EXCELLENCE AWARDS:
2009-2020 (YEARLY AVERAGE)

Zions has outranked several of the nation's largest banking companies



Source: Greenwich Associates (February 2021) with multi-year averages calculated by Zions. Awards include recognition of excellence in a variety of banking product and service categories in both small and middle market business banking. Nationally, more than 600 banks were evaluated through the process of surveying more than 23,000 commercial banking clients.

Financial Highlights

(Dollar amounts in millions, except per share amounts)	2020/2019 Change (%)	2020	2019	2018	2017	2016
For the Year						
Net interest income	(2)	$2,216	$2,272	$2,230	$2,065	$1,867
Noninterest income	2	574	562	552	544	516
Total revenue	2	2,790	2,834	2,782	2,609	2,383
Provision for credit losses	NM	414	39	(40)	17	83
Noninterest expense	(2)	1,704	1,742	1,679	1,656	1,585
Income before income taxes	(36)	672	1,053	1,143	936	705
Income taxes	(2)	133	237	259	344	236
Net income	(34)	539	816	884	592	469
Net earnings applicable to common shareholders	(35)	505	782	850	550	411
Per Common Share						
Net earnings – diluted	(27)	$3.02	$4.16	$4.08	$2.60	$1.99
Net earnings – basic	(31)	3.06	4.41	4.36	2.71	2.00
Dividends declared	+6	1.36	1.28	1.04	0.44	0.28
Book value at year-end	+8	44.61	41.12	37.39	36.01	34.10
Market price – end	(16)	43.44	51.92	40.74	50.83	43.04
Market price – high	+1	52.48	52.08	59.19	52.20	44.15
Market price – low	(40)	23.58	39.11	38.08	38.43	19.65
At Year-End						
Assets	18	$81,479	$69,172	$68,746	$66,288	$63,239
Net loans and leases	10	53,476	48,709	46,714	44,780	42,649
Deposits	22	69,653	57,085	54,101	52,621	53,236
Long-term debt	(22)	1,336	1,723	724	383	535
Federal funds and other short-term borrowings	(23)	1,572	2,053	5,653	4,976	827
Preferred equity	NM	566	566	566	566	710
Common equity	8	7,320	6,787	7,012	7,113	6,924
Performance Ratios		%	%	%	%	%
Return on average assets		0.71	1.17	1.33	0.91	0.78
Return on average common equity		7.2	11.2	12.1	7.7	6.0
Tangible return on average tangible common equity		8.4	13.1	14.2	9.0	7.1
Net interest margin		3.15	3.54	3.61	3.45	3.37
Equity to assets		9.7	10.6	11.0	11.6	12.1
Common equity tier 1		10.8	10.2	11.7	12.1	12.1
Tier 1 leverage		8.3	9.2	10.3	10.5	11.1
Tier 1 risk-based capital		11.8	11.2	12.7	13.2	13.5
Total risk-based capital		14.1	13.2	13.9	14.8	15.2
Tangible common equity		7.8	8.5	8.9	9.3	9.5
Tangible equity		8.5	9.3	9.7	10.2	10.6
Selected Information						
Weighted average diluted shares outstanding (in thousands)	-11%	165,613	186,504	206,501	209,653	204,269
Common shares repurchased (in thousands)	-93%	1,666	23,505	12,943	7,009	2,889
Common dividend payout ratio[1]		45 %	29 %	24 %	16 %	14 %
Capital distributed as a percentage of net earnings applicable to common shareholders[2]		59 %	170 %	103 %	74 %	36 %
Full-time equivalent employees	-5%	9,678	10,188	10,201	10,083	10,057
Branches	-3%	422	434	433	433	436

[1]The common dividend payout ratio is equal to common dividends paid divided by net earnings applicable to common shareholders.
[2] Common dividends paid plus dollar amount used for share repurchases for the year, divided by net earnings applicable to common shareholders.

GAAP to Non-GAAP Reconciliation

	(Dollar amounts in millions, except per share amounts)	2020	2019	2018	2017	2016
Pre-Provision Net Revenue (PPNR)						
(a)	**Total noninterest expense**	**$1,704**	**$1,742**	**$1,679**	**$1,656**	**$1,595**
	LESS adjustments:					
	Severance costs	1	25	3	7	5
	Other real estate expense	1	(3)	1	(1)	(2)
	Debt extinguishment cost	-	-	-	-	-
	Amortization of core deposit and other intangibles	-	1	1	6	8
	Restructuring costs	1	15	2	4	5
	Pension termination-related expense	28	-	-	-	-
(b)	Total adjustments	31	38	7	16	16
(a-b)=(c)	**Adjusted noninterest expense**	**1,673**	**1,704**	**1,672**	**1,640**	**1,579**
(d)	Net interest income	2,215	2,272	2,230	2,065	1,867
(e)	Fully taxable-equivalent adjustments	28	26	22	35	25
(d+e)=(f)	Taxable-equivalent net interest income (TENII)	2,243	2,298	2,252	2,100	1,892
(g)	Noninterest Income	574	562	552	544	516
(f+g)=(h)	**Combined Income**	**2,817**	**2,860**	**2,804**	**2,644**	**2,408**
	LESS adjustments:					
	Fair value and nonhedge derivative income (loss)	(6)	(9)	(1)	(2)	2
	Securities gains, net	7	3	1	14	7
(i)	Total adjustments	1	(6)	-	12	9
(h-i)=(j)	**Adjusted revenue**	**2,816**	**2,866**	**2,804**	**2,632**	**2,399**
(j-c)	**Adjusted pre-provision net revenue (PPNR)**	**1,143**	**1,162**	**1,132**	**992**	**820**
Net Earnings Applicable to Common Shareholders (NEAC)						
(k)	Net earnings applicable to common	505	782	850	550	411
(l)	Diluted Shares	165,613	186,504	206,501	209,653	204,269
	Diluted EPS	3.02	4.16	4.08	2.60	1.99
	PLUS Adjustments:					
	Adjustments to noninterest expense	31	38	7	16	16
	Adjustments to revenue	(1)	6	-	(12)	(9)
	Tax effect for adjustments	(7)	(11)	(2)	(2)	(3)
	Preferred stock redemption	-	-	-	2	10
(m)	Total adjustments	23	33	5	4	14
(k+m)=(n)	**Adjusted net earnings applicable to common (NEAC)**	**528**	**815**	**855**	**554**	**425**
(n)/(l)	Adjusted EPS	3.19	4.37	4.14	2.64	2.08
(o)	Average assets	76,057	69,571	66,569	65,116	60,050
(p)	Average tangible common equity	6,035	5,951	6,009	6,129	5,888
Profitability						
(n)/(o)	Adjusted Return on Assets	0.69%	1.17%	1.28%	0.85%	0.71%
(n)/(p)	Adjusted Return on Tangible Common Equity	8.7%	13.7%	14.2%	9.0%	7.2%
(c)/(j)	Efficiency Ratio	59.4%	59.5%	59.6%	62.3%	65.8%

Zions Bancorporation, N.A.

BOARD OF DIRECTORS

Harris H. Simmons
Chairman and Chief Executive Officer
Zions Bancorporation

Gary L. Crittenden
Private Investor

Suren K. Gupta
Executive Vice President of
Technology and Strategic Ventures
Allstate Insurance Company

J. David Heaney
Chairman
Heaney Rosenthal, Inc.

Claire A. Huang
Former Chief Marketing Officer
J.P. Morgan Chase and Company

Vivian S. Lee
President, Health Platforms
Verily Life Sciences

Scott J. McLean
President and Chief Operating Officer
Zions Bancorporation

Edward F. Murphy
Former Chief Financial Officer
Federal Reserve Bank of New York

Stephen D. Quinn
Lead Director
Former Managing Director and
General Partner
Goldman, Sachs & Co.

Aaron B. Skonnard
Chairman and Chief Executive Officer
Pluralsight, Inc.

Barbara A. Yastine
Former Chair, President and
Chief Executive Officer
Ally Bank

CORPORATE OFFICERS

Harris H. Simmons
Chairman and Chief Executive Officer

Scott J. McLean
President and Chief Operating Officer

EXECUTIVE VICE PRESIDENTS

Bruce K. Alexander
CEO, Vectra Bank Colorado

A. Scott Anderson
CEO, Zions Bank

Paul E. Burdiss
Chief Financial Officer

Kenneth J. Collins
Enterprise Program Management

Eric Ellingsen
Chief Executive Officer
California Bank & Trust

Travis E. Finstad
Chief Audit Executive

Alan M. Forney
CEO, The Commerce Bank
of Washington

Olga T. Hoff
Retail Banking

Thomas E. Laursen
General Counsel

Scott A. Law
Chief Human Resources Officer

Keith D. Maio
Chief Risk Officer

Michael Morris
Chief Credit Officer

Rebecca K. Robinson
Wealth Management

Terry A. Shirey
CEO, Nevada State Bank

Jennifer A. Smith
Chief Information Officer

Steven D. Stephens
CEO, Amegy Bank

Randy R. Stewart
Enterprise Mortgage Lending

Mark Young
CEO, National Bank of Arizona

ZIONS' PEER GROUP

Ticker Symbol / Company Name

ASB	Associated Banc-Corp
BOKF	BOK Financial Corporation
CFG	Citizens Financial Group, Inc.
CMA	Comerica Incorporated
EWBC	East West Bancorp, Inc.
FHN	First Horizon National Corporation
FITB	Fifth Third Bancorp
FNB	F.N.B. Corporation
FRC	First Republic Bank
HBAN	Huntington Bancshares Inc.
KEY	KeyCorp
MTB	M&T Bank Corp.
PBCT	People's United Financial, Inc.
RF	Regions Financial Corp.
SNV	Synovus Financial Corp.
WAL	Western Alliance Bancorporation
WTFC	Wintrust Financial Corp.

Corporate Information

EXECUTIVE OFFICES
One South Main Street
Salt Lake City, Utah 84133-1109
801-844-7637

ANNUAL SHAREHOLDERS' MEETING
April 30, 2021, 1 p.m. MDT
Webcast details will be provided on the zionsbancorporation.com website

TRANSFER AGENT
Zions Bank
Corporate Trust Department
One South Main Street, 12th Floor
Salt Lake City, Utah 84133-1109
801-844-7545 or 888-416-5176

REGISTRAR
Zions Bank
One South Main Street, 12th Floor
Salt Lake City, Utah 84133-1109

AUDITORS
Ernst & Young LLP
15 W. South Temple
Suite 1800
Salt Lake City, Utah 84101

NASDAQ GLOBAL SELECT MARKET SYMBOL
ZION

OTHER LISTED SECURITIES
Series A Preferred Stock – NASDAQ: ZIONP
Series G Preferred Stock – NASDAQ: ZIONO
Series H Preferred Stock – NASDAQ: ZIONN
Series I Preferred Stock – CUSIP: 989701BD8
Series J Preferred Stock – CUSIP: 989701BF3

DIVIDEND REINVESTMENT PLAN
Shareholders can reinvest their cash dividends in additional shares of our common stock at the market price on the dividend payment date. Shareholders, as well as brokers and custodians who hold our common stock for clients, can obtain a prospectus of the plan on the Zions Bancorporation website at zionsbancorporation.com or by writing to:

Zions Bancorporation
Dividend Reinvestment Plan
P.O. Box 30880
Salt Lake City, Utah 84130-0880

CREDIT RATINGS
Credit ratings are updated regularly and may be found on the Zions Bancorporation website at zionsbancorporation.com.

OPTION MARKET MAKERS
Chicago Board Options Exchange
Philadelphia Stock Exchange

SELECTED INDEX MEMBERSHIPS
S&P 500
S&P Global 1200
KBW Bank
NASDAQ Financial 100

INVESTOR RELATIONS
For financial information about the corporation, analysts, investors and news media representatives should contact:
James R. Abbott
801-844-7637
james.abbott@zionsbancorp.com

ZIONS BANCORPORATION NEWS RELEASES
Our news releases are available on our website at zionsbancorporation.com. To be added to the email distribution list, please visit zionsbancorporation.com and click on "Email Notifications."

INTERNET SITES

Zions Bancorporation
zionsbancorporation.com

Zions Bank
zionsbank.com

Amegy Bank
amegybank.com

California Bank & Trust
calbanktrust.com

National Bank of Arizona
nbarizona.com

Nevada State Bank
nsbank.com

Vectra Bank Colorado
vectrabank.com

The Commerce Bank of Washington
tcbwa.com

The Commerce Bank of Oregon
tcboregon.com

Zions Direct Inc.
zionsdirect.com

This document may contain statements that could be considered "forward looking." Readers should review the forward-looking statement disclaimer of Zions' Annual Report on Form 10-K, which can be found on the website at zionsbancorporation.com and applies equally to this document. Certain financial measures containing descriptive words such as "core" or "adjusted" are subject to GAAP to Non-GAAP reconciliation tables, which can be found on page 15.

Printed on paper that contains 10% post-consumer recycled content and is elemental chlorine free.

ZIONS BANCORPORATION

One South Main Street
Salt Lake City, Utah 84133

ZIONSBANCORPORATION.COM

Tab 6: Miscellaneous- Resumes of Key Personnel



Education

Master of Business Administration, University of Utah
MBA Ace and Dean's Scholar
Bachelor of Arts, Humanities, Brigham Young University

Public Service and Affiliations

Municipal Securities Registered Representative
American Institute of Certified Planners (AICP)
University of Utah Business School Alumni Association Board of Directors
Urban Land Institute, Mentor
Utah Redevelopment Association
Utah Economic Alliance
Utah League of Cities and Towns, Land Use Task Force
WFRC Economic Development

Selected Presentations

"Downtown Revitalization," Utah League of Cities and Towns
"Basics of Market Analysis," Main Street Annual Conferences
"Weathering the Economic Storm," Utah League of Cities and Towns
"Redevelopment in Utah," Utah County and Davis County Economic Alliance
"The Marriage of CDAs and SAA's," Utah League of Cities and towns
"Downtown Revitalization and Economic Development," University of Utah School of Architecture
"Economics and Planning," Utah League of Cities and Towns
"Economic Development Policies and Practices," Governor's Economic Task Force and Utah Economic Alliance
"Rate Sustainability Amid COVID-19," AWWA

Susan C. Becker, AICP

Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

For the past 27 years, Susie has specialized in fee studies and economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region, including funding mechanisms for the large Point of the Mountain project that spans Salt Lake and Utah counties, has testified before the Governor's Legislative Task Forces on economic policies and procedures in Utah and in impact fees, has been involved with numerous fee studies, as well as the creation of a multitude of community reinvestment areas. Her experience stretches from issues such as affordable housing concerns in resort communities like McCall, ID, to redevelopment of a large deteriorating commercial center in Mesa, AZ – the Fiesta District to utility rates for a newly-incorporated entity. She has a MBA degree, AICP and a securities license (Series 50 and 52). Susie's project experience includes:

- Timpanogos Special Service District (TSSD) Impact Fees and Rates
- Mountain Regional Water Rates and Impact Fees
- Lehi Culinary Water and PI Rates
- Mt. Olympus Improvement Dist. IFA and Rates (ongoing)
- Granger-Hunter Improvement Dist. IFA and Rates (ongoing)
- Farmington Impact Fees – Water, Storm and Roads
- Clearfield City Culinary Water, Sewer and Storm Rate Impact Fees and User Rates
- Saratoga Springs Storm and Sewer User Rates, Parks and Recreation, Public Safety, Storm Water and Transportation Impact Fees
- Moab Water and Sewer Rates and Impact Fees
- Syracuse Impact Fees
- Herriman User Rates and Impact Fees
- Layton Park and Transportation Impact Fees
- Marriott-Slaterville Secondary Water Fees
- Orem City Impact Fees
- Provo City Impact Fees
- Plain City Impact Fees
- Pleasant View Culinary Water & Storm Water IFAs and Rates
- South Weber Culinary Water and Sewer IFAs and User Rates
- North Salt Lake Culinary Water and PI User Rates
- Salem City Water and PI Rates
- Park City Impact Fees
- North Fork SSD Rates
- Heber City Utility Rates
- Riverton Fire Impact Fees
- Unified Fire Service Area Impact Fees
- Santaquin Water and PI Rates
- SBSRD Impact Fees
- Millville Water IFA
- Uintah Water IFA



Education

Bachelor of Science, Finance
Utah State University
Bachelor of Science, Economics
Utah State University

Aaron C Montgomery
Assistant Vice President
Zions Public Finance, Inc. | Municipal Consulting Group

During his time with ZPFI, Aaron has specialized in real estate advisory, economic analysis, and utility rate and business licensing fee studies. He also provides in-depth geographic analysis through utilizing his skills in GIS to provide detailed examination of project areas and comprehensive research of the information within project boundaries. Aaron prepares concise reports and presentations which effectively convey findings and recommendations.

In his past projects, Aaron has demonstrated that he has the ability to apply his knowledge of GIS to uncover additional trends which were applicable to the scope of the report. He has also proved his ability to utilize GIS tools to create maps that not only present relevant data but are also visually appealing to the recipient.

A sampling of project experience includes:

- Orem City Fee Study
- Mountainland Association of Governments Comprehensive Economic Development Strategy Update 2018
- Draper Housing Plan
- Alcoholic Beverage Control 2018 Master Plan Update
- Millard County Landfill Study
- Syracuse Antelope Drive Corridor Market Study
- Marriott-Slaterville Business Licensing Fee Study
- Taylorsville 5400 South Market Valuation
- Clearfield Market Analysis
- American Fork Meadows Crossing Economic Impacts
- Snyderville Basin Special Recreation District Needs Assessment
- Summit County Landfill Study



Education
Bachelor of Science, Brigham Young University - Idaho

Megan Weber Anderson
Senior Financial Analyst
Zions Public Finance | Municipal Consulting

Megan has twelve years of experience with Impact Fee and User Rate Analyses for water, secondary water, sewer, and storm systems as well as Impact Fee Analyses and Impact Fee Facilities Plans for public safety and parks & recreation. Megan joined the Zions Public Finance Municipal Consulting Group in 2011. Megan's primary focus is financial analysis, report writing, presentation preparation, and familiarity with the Utah Impact Fees Act in order to ensure all Impact Fee Analyses completed by our team are done so in accordance with the Act.

Megan volunteered for a decade on the Water For People committee, the charity of AWWA, helping with local fundraising efforts which benefit Water For People projects globally.

Megan graduated from Brigham Young University-Idaho in 2007 with a Bachelor of Social Work.

A sampling of project experience includes:

- Herriman City, Culinary and Secondary User Rate Analyses and Impact Fee Analyses
- Riverton City, City-wide Impact Fee Analyses
- American Fork City, City-wide Impact Fee Analyses
- City of Orem, Culinary Water, Sanitary Sewer, and Public Safety Impact Fee Analyses
- Chubbuck City, Idaho, Public Safety and Parks & Recreation Impact Fee Analyses and Capital Improvement Plans
- Provo City, Water, Sewer, and Public Safety Impact Fee Analyses
- Park City Fire District, Public Safety Impact Fee Facilities Plan and Impact Fee Analysis
- North View Fire District, Public Safety Impact Fee Facilities Plan and Impact Fee Analysis



Education

BA, University of Utah

Licenses

Municipal Securities Registered Representative (Series 52)

Municipal Advisor Representative (Series 50)

Alex Buxton
Vice President
Zions Public Finance, Inc.

Alex is a registered Municipal Securities Representative for Zions and has extensive municipal finance experience throughout Utah and Idaho. He joined Zions Public Finance in 2001. Since joining the Zions team, Alex has assisted on well over 350 municipal transactions with a total par value in excess of $3.1 billion. Alex acts as lead financial advisor to Holladay, South Salt Lake, and Brigham cities; Kearns Improvement District, Magna Water District, and Taylorsville-Bennion Improvement District, and numerous other county and school district clients. He specializes in the financing of education, water, sewer, power, roads, municipal facilities, RDA projects and has worked with several manufacturing companies in issuing tax-exempt Industrial Development Bonds through the Private Activity Bond Authority. He also works extensively with municipal bond elections.

Since joining Zions Public Finance, Inc., Alex has served as lead advisor on 147 transactions totaling over $1 billion in par amount.

Alex is a 1999 graduate of the University of Utah with a Bachelor of Arts Degree. Alex was a high school All–American tennis player and was on an athletic scholarship while at the U of U and played on the Men's Tennis Team. He was named a member of the conference all-academic team. After graduation from the University of Utah, Alex spent two years in New York City working for Paine Webber on the floor of the New York Stock Exchange ("NYSE"). While at the NYSE, Mr. Buxton assisted in the trading of several billion dollars of stocks. This finance experience on Wall Street laid a solid foundation for his career now in the Municipal Bond industry.

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

MARCUS SIMONS, PE

Project Manager

Marcus Simons has over 16 years of experience working in the civil engineering field. His expertise includes civil engineering design and project management with a focus on City Engineering services.

He currently serves as City Engineer for Lewiston and Trenton Utah and was the City Engineer for Nibley from 2013 – 2021. He also aids other J-U-B staff who fill roles as City Engineer for other communities in northern Utah. He brings a practical approach to projects and is able to understand the needs of the client beyond construction and into the operation and maintenance aspects of their facilities. His background in the public sector helps him relate to the challenges of growth and limited resources facing communities and service districts.

Mr. Simons oversees all aspects of the projects in order to asssure they meet engineering standards and the scope of work. He has coordinated projects with engineers, clients and governing agencies throughout the planning, design and construction process of a multitude of projects. He also acts as quality control for his Cities and reviews construction plans and specifications for projects designed by other consultants in order to assure the City's needs are being addressed and that items are detailed as needed. He also assists City's in preparing construction standards and drawings for public works construction.



Professional Registrations

- Professional Engineer, Utah, 8374204

Education

- BS Civil Engineering
  Boise State University, 2007
- AAS Civil Engineering
  Idaho State University, 2001

Experience

- Project Engineer
  J-U-B ENGINEERS, Inc.
  2008 – Present
- Engineer-in-Training
  Sunrise Engineering, Inc.
  2003 – 2008
- Engineering Intern
  City of Boise, ID
  2002 – 2003
- Engineering Technician
  Quadrant Consulting, Inc.
  2001

RELEVANT EXPERIENCE

CITY ENGINEERING

- City Engineer; Nibley, UT (2013-2021) *Project Manager.* $5 million (all projects) City Engineer, Project Manager, Construction Engineering. Projects include street reconstruction, public works yard improvements, master planning for sewer and storm water, storm water infrastructure, land use planning, over 50 development reviews, sidewalk and trail infrastructure projects, engineering reviews, water modeling, GIS system and support.
- City Engineer; Trenton, UT (2012-Ongoing) *Project Manager.* $2 million (all projects) City Engineer, Project Manager, Construction Engineering, Design and build chlorination bldg. upgrades, water master plan update, Drinking water source protection plan, spring redevelopment, water transmission line replacement, funding assistance and management through CDBG and USDA.
- City Engineer; Lewiston, UT (2012-Ongoing) *Project Manager.* $12 million (all projects) City Engineer, Project Manager, Construction Engineering, Design. Managed Sewer system upgrades- including removal of an existing lift station, new main trunk line, railroad boring, head works facilities, lagoon aeriation, and tail works improvements including disinfection, chlorination, de-chlorination, and re-aeration. Prepared water conservation plan, water line replacement projects. Managed water system improvements including water tank rehabilitation, culinary water well, 1-million-gallon water tank, distribution system piping, and funding assistance and management through USDA and the State of Utah.

CHRISTOPHER B. SLATER, PE

Sanitary Sewer Lead

Chris Slater has 20 Years of sewer collection system master planning experience. He has completed over 25 collection system master plans and studies in Utah, Idaho and Colorado. He has coordinated with financial consultants to prepare impact fees in conjunction with many of these master plans. Most of the master plans included dynamic computer models using various software packages, while others were completed using spreadsheets. His experience in on these projects has given him a comprehensive understanding of all the steps required to complete sewer models and impact fee facility plans.



Professional Registrations

- Professional Engineer:
  Utah, 337185
  Idaho, 13680

Education

- BS, Civil Engineering
  Utah State University, 2001

Experience

- Project Manager/Project Engineer
  J-U-B Engineers, Inc.
  2008 – Present
- Project Engineer
  J-U-B Engineers, Inc.
  2004 - 2008
- Design Engineer
  J-U-B Engineers, Inc.
  2001 – 2004
- Civil Engineering Intern
  Ogden City Public works
  2000 – 2001
- Civil Engineering Intern
  Jones & Associates
  1999

RELEVANT EXPERIENCE

- Sanitary Collection System Master Plan; Blackfoot City/Blackfoot, ID (2020) Master Plan Engineer – Created an InfoSWMM computer model and calibrated the model to match the metered flows. This project also included growth projections and evaluation of the system capacity for buildout. Created a capital facilities plan, and a report based on the existing and future evaluations.
- Sanitary Collection System Master Plan; West Jordan City UT/West Jordan, UT (2019) Project Engineer – Updated an existing InfoSWMM computer model using City model files for a model that includes all of the pipes in the collection system, analyzed flow data from permanent meters and calibrated the model to match the metered flows. This project also included growth projections and evaluation of the system capacity for buildout. Created a capital facilities plan, and a report based on the existing and future evaluations.
- Sanitary Collection System Master Plan; Plain City/Plain City, UT (2019). Project Engineer – Created an InfoSWMM computer model using City GIS shape files that included the major pipes and lift stations in the system. Selected two temporary flow meter sites, installed meters, analyzed the flow data along with data from permanent meters and calibrated the model to match the metered flows. This project also included growth projections and evaluation of the system capacity for the future time frames of 10 years and 50 years. Created a capital facilities plan, an impact fee facilities plan (IFFP), and a report based on the existing and future evaluations.
- Sanitary Sewer Collection System Master Plan; Logan City/Logan, UT (2018). Project Manager – Created an InfoSWMM computer model using City GIS shape files that includes every pipe in the collection system with 13 pump stations. Selected 13 temporary flow meter sites, installed meters, analyzed the flow data along with data from permanent meters and calibrated the model to match the metered flows. This project also included growth projections and evaluation of the system capacity for the future time frames of 5 years, 10 years, and buildout. Created a capital facilities plan and report based on the existing and future evaluations and prepared an SSMP.

- **Sanitary Sewer Inflow and Infiltration Study; City of Provo /Provo, UT (2018).** Project Engineer – Installed and maintained 33 temporary flow meters in a City with a population of 117,000 for a period of 5 months. Analyzed the data and quantified I&I flows throughout the city and summarized the findings in a written report.
- **Sanitary Sewer Collection System Master Plan Update; City of Clinton /Clinton, UT (2017).** Project Engineer – Created a computer model for a city of 22,000 people using City GIS shape files. Ran existing model and Buildout model scenarios to identify any capacity concern areas.
- **Salt Lake International Airport Sewer Capacity Evaluation; Salt Lake International Airport /Salt Lake City, UT (2016).** Project Engineer – Created an InfoSWMM computer model to evaluate the capacity of existing sewer mains and lift stations that serve the airport. Evaluated collection system alternatives to serve the north side of the airport and new terminals.
- **Sanitary Sewer Collection System Metering and Model Creation; Hill Air Force Base/ Ogden, UT (2016).** Project Engineer – Installed 9 temporary flow meters for a period of 2 months, evaluated flow data, created, and calibrated an existing system model and evaluated capacity of the collection system.
- **Sanitary Sewer Collection System Master Plan; City of Tabiona/Tabiona, UT (2014).** Project Engineer – Installed 2 temporary flow meters, evaluated data, built, and calibrated InfoSWMM model, identified existing deficiencies, identified future deficiencies. Master planned future trunk lines to serve annexation areas and evaluated different collection scenarios. Prepared a capital facilities plan and report.
- **Sanitary Sewer Collection System Master Plan; City of Nibley/ Nibley, UT (2013-2014).** Lead Sewer Engineer - Identified temporary flow meter sites for calibration, installed meters, analyzed flow meter data, constructed an existing InfoSWMM model. Created future models and a capital facilities plan and report.
- **Sanitary Sewer Collection System Master Plan; City of Richmond/ Richmond, UT (2011).** Project Engineer - Installed 5 temporary flow meters, evaluated data, built, and calibrated model, identified existing deficiencies, identified future deficiencies at 5-year time frame and at build-out. Master planned future trunk lines to serve annexation areas and evaluated different collection scenarios. Prepared a capital facilities plan and report.
- **Sanitary Sewer Collection System Master Plan; City of Lewiston/ Lewiston, UT (2009).** Collection System Project Engineer - Evaluated capacity of existing system and identified improvements needed for future growth. Master planned collection system to serve entire area within Lewiston City boundaries with associated cost estimates and report.
- **Sanitary Sewer Collection System Flow Metering; Provo City Corp/ Provo, UT (2008).** Project Manager – Installed 12 temporary flow meters, collected flow data, removed meters, plotted, and evaluated data.
- **Sanitary Sewer Meters Installation, Collection System Model and Master Plan; City of Santaquin/ Santaquin, UT (2007).** Model and Master Plan Project Engineer – Installed 5 flow meters, collected, and evaluated flow data, reviewed model calibration and prepared capital facilities cost estimates, plan, and report.
- **Sanitary Sewer Collection System Master Plan Update; South Valley Sewer District/ Draper, UT (2006).** Project Manager - Installed 15 flow meters, populated model using GIS software, built and calibrated a model. Created 5-year, 10-year and build-out models, master planned future system for undeveloped areas, created capital improvements plan and prepared report.

J-U-B ENGINEERS, INC.

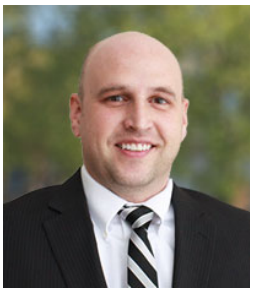
OTHER J-U-B COMPANIES: THE LANGDON GROUP, GATEWAY MAPPING INC.

NATHAN SMITH, PE

Water Lead

Nate has 14 years of experience working on water, sewer, irrigation, and storm drain projects. He has spent the much of that time using computer modeling to analyze complex culinary water, secondary irrigation water, sewer, and storm drain systems. This modeling has been done in Innovyze's modeling software; InfoWATER and InfoSWMM. Mr. Smith has also completed the hydrology and hydraulics calculations for several projects.

His modeling experience includes open channel systems, closed conduit gravity systems, and closed conduit pressure systems. His breadth of modeling includes simple one pipe systems to complex city-wide networks. In addition to his modeling experience he has worked as part of the production team on multiple design projects, working in Civil 3D to create alignments and profiles, checking for utility conflicts and designing project details. He has taken on the project management responsibilities for mulitiple design projects, coordinating design from project conception through construction.



Professional Registrations

- Professional Engineer:
  Utah, 7563792-2202
  Colorado, 51922

Education

- MS, Civil Engineering
  Utah State University, 2007
- BS, Civil Engineering
  Utah State University, 2006

Experience

- Project Engineer
  J-U-B ENGINEERS, Inc.
  2007 – Present
- Intern
  CMX Engineering,
  Phoenix, Arizona,
  Summer 2005
- Research Assistant,
  Water Research Laboratory
  2005 – 2007

RELEVANT EXPERIENCE

WATER MASTER PLANNING & HYDRAULIC MODELING

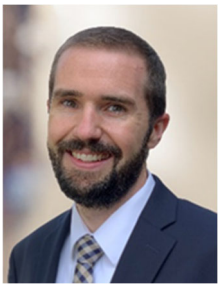
- Hydraulic Analysis and Well Study; Granger Hunter Improvement District, West Valley City, UT (2020) *Modeling QC.* Performed modeling quality assurance and quality control on modeling consisting of converting the existing EPANET model to InfoWATER, verifying correct modeling of system upgrades including piping 3 wells to the new treatment facility.
- Water Master Plan Update; Liberty Pipeline Company, Liberty, UT (2020) *Modeling Lead.* Performed modeling tasks including updating demands, pipe layouts, prv settings, and running various scenarios to identify projects. Also created a masterplan document summarizing results from the modeling.
- Pineview/North Ogden Dual Use Reservoir; North Ogden, UT (2019) *Modeling Lead.* Updated demands and pipe set in the model for Unit I and Unit C to size future pump station for a dual use reservoir in North Ogden.
- District Master Plan; Eden Valley Irrigation & Drainage District, Farson, WY (2017) *Modeling Lead.* Updated the irrigation masterplan to include updated demands and pipe sizes. Coordinated with project manager to create cost estimates of the projects.
- Water Master Plan Update; Kaysville City, UT (2018) *Modeling Lead.* Performed modeling tasks including updating demands, pipe layouts, prv settings, and running various scenarios to identify projects. Also created a masterplan document summarizing results from the modeling.
- Secondary Water Master Plan; Davis and Weber Counties Canal Company, Sunset, UT (2018) *Modeling Lead.* Updated pressure irrigation masterplans for the Clinton/West Point system and the Kaysville/Southwest Layton system. Calculated demands and calibrated the model. Created a capital facilities list of projects for both systems.

- Culinary and Secondary Water Master Plan; Syracuse City, UT (2017) *Modeling Lead.* Managed the process of updating the culinary and secondary water masterplan including updating the pipe sizes, usage demands, pumps and tanks. Created IFFP report for IFA analysis.
- Water Master Plan; Farmington City, UT (2018) *Modeling Lead.* Completed the hydraulic modeling to analyze the Farmington City water system including verifying deficiencies in pipe sizes, storage, and source volumes. Created a masterplan document summarizing the results of the analysis.
- Water Master Plan Update; Woods Cross City, UT (2018) *Modeling Lead.* Completed the hydraulic modeling to analyze the Farmington City water system including verifying deficiencies in pipe sizes, storage, and source volumes. Created a masterplan document summarizing the results of the analysis.
- Water Master Plan Update; Bona Vista Water Improvement District, UT (2018) *Modeling Lead*. Updated water system master plan and ongoing modeling services.
- Water Master Plan Update; Deer Park, WA (2015) *Modeling Lead*. Updated the hydraulic water model with demands from existing water meters to verify the existing water system. Created a future scenario to model future demands and verify pipe sizes and pressures. Created a masterplan document which was approved through the Washington Department of Health.
- Water Master Plan Update; Johnstown, CO (2015) *Modeling Lead and QC*. Updated the water model with existing demands. Create future scenarios to size and locate pipes, tanks, and booster pump station.
- Water Master Plan Update and Training; Orem City, UT (2011) *Modeling Lead.* Updated the model to current conditions and provided training to city staff on how to use the modeling software
- Water Master Plan; Corinne, UT (2007) *Modeling Lead.* Built hydraulic water model and sized infrastructure for future projects. Created masterplan document with capital facilities plan.
- Water Master Plan Update; West Corinne, UT (2008) *Modeling Lead.* Built hydraulic water model and sized infrastructure for future projects. Created masterplan document with capital facilities plan.
- Water Master Plan Update; North Logan, UT (2007) *Modeling Lead.* Updated the hydraulic water model with updated pipe size location and size, updated demands, and pressure zone boundaries. Created a capital facilities list with cost estimates.
- Water Master Plan Update; Trenton & Amalga, UT (2007) *Modeling Lead.* Built water master plan and sized infrastructure for future projects.

MICHAEL COPE, PE

Sewer Engineer

Michael Cope has been in the water resources engineering industry since 2017. He has gained his experience from a wide variety of projects, including updating the City of West Jordan Sanitary Sewer Master Plan, the City of Lindon Stormwater Master Plan, and the City of Springville Stromwater Master Plan. In addition, Michael recently performed multiple analyses for land development agencies in which he created various model scenarios to determine the impact that several land development projects would have on the sanitary sewer systems in the City of West Jordan and in the City of Santaquin. Michael also has experience installing sewer flow meters and analyzing, processing, and interpreting the collected flow data, along with experience in water system upgrades, including desings of water mains, well houses, and pump stations. This experience, along with those listed below, shows that Michael is a real asset to the team.



Professional Registrations

- Professional Engineer: Utah, #11767034-2202

Education

- MS, Civil and Environmental Engineering, Brigham Young University, 2017
- BS, Civil and Environmental Engineering, Brigham Young University, 2016

Experience

- Project Engineer
  J-U-B ENGINEERS, Inc.
  Orem, Utah
  2020 - Present
- Design Engineer
  J-U-B ENGINEERS, Inc.
  Orem, Utah
  2017 - 2020
- Engineering Intern
  Geneva Rock Products
  Murray, Utah
  April 2015 - August 2015

Professional Affiliation

- Tau Beta Pi Engineering Honor Society

RELEVANT EXPERIENCE

SEWER MODELING & MASTER PLANNING

- **Sanitary Sewer System Modeling, Santaquin, UT –** Create and run various model scenarios to determine the impact that several land development projects from various land development agencies would have on the City's sanitary sewer system.
- **Sanitary Sewer System Modeling, West Jordan, UT –** Create and run various model scenarios to determine the impact that several land development projects from various land development agencies would have on the City's sanitary sewer system.
- **Sanitary Sewer Master Plan, West Jordan, UT –** Model sanitary sewer system, calculate residential and non-residential flows, process and analyze model results, and update sanitary sewer master plan report.
- **Wastewater Flow Study, Welfare Square - Salt Lake City, UT –** Program and install 1 flow meter
- **Wastewater Flow Study, Provo, UT –** Program and install 34 flow meters, continued flow meter maintenance and calibration, data collection and analysis, and write summary report of findings.
- **Wastewater Flow Study, Kearns, UT –** Program and install 1 flow meter, data collection and analysis, and write summary report of findings.
- **Wastewater Flow Study, Lehi, UT –** Program and install 7 flow meters, data collection and analysis, and write summary report of findings.
- **Sewer Modeling Data Collection, BYU - Provo, UT –** Dip 276 manholes to collected invert data for sewer modeling.

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

Susan Becker, being first duly sworn, deposes and says that he or she is Vice President of Zions Public Finance, the party making the foregoing bid. The bidder, offeror, or contractor represents that it has not: 1) provided an illegal gift or payoff to a Nibley City officer or employee or former Nibley City officer or employee, or his or her relative or business entity; 2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than as exempted in the City conflict of interest ordinance; or 3) knowingly influenced (and hereby promises that it will not knowingly influence) a Nibley City officer or employee or former Nibley City officer or employee to breach any of the ethical standards set forth in the City conflict of interest ordinance,title 1, chapter 11 of the Nibley City code.

Responsible Managing Officer Susan Becker

Title Vice President

Organization Zions Public Finance, Inc.

Address 1 S. Main St, 18th fl. Salt Lake City, UT 84133

STATE OF Utah)
CITY OF Bountiful) :SS

On this 12 day of November, 2021, personally appeared before me, Susan Becker who being by me duly sworn did say that he or she is the Vice President of Zions Public Finance, Inc., and that the foregoing instrument was signed in behalf of said entity by proper authority, and he or she acknowledged to me that said entity executed the same.

NOTARY PUBLIC

NOTARY PUBLIC
Efrain Ruiz
714963
My Commission Expires
11/03/2024
STATE OF UTAH

Agenda Item #7

Description	**Discussion & Consideration –** Ordinance 21-20: Short-term Rental Regulations (Second Reading)
Presenter	Levi Roberts, City Planner
Recommendation	Move to approve Ordinance 21-20: Short-term Rental Regulations for first reading.
Reviewed By	Mayor, City Manager, City Planner, City Attorney

Background:

One of the Planning Commission goals for 2021 is to create a more detailed Short-term Rental Code. The existing code, NCC 19.28.050(C)(1)(g) provides the following regulations:

g. Short-term rentals

1) *All short-term rentals shall be inspected by the Fire Marshal annually to insure each home meets residential fire standards.*
2) *Shall provide a minimum of two 90-gallon garbage cans and one recycling can issued by Logan Environmental Services.*
3) *Only one Short-term rental shall be allowed for each property.*

In addition, 19.24.250(D)(9), which regulates Accessory Dwelling Units (ADUs) states:

> *Short Term Rental, as defined within this title, shall be a prohibited use within accessory dwelling units.*

To inform this consideration and generate ideas about potential appropriate regulations for short-term rentals within Nibley City, Nibley's Planning Intern conducted research of different Utah cities: Park City, Salt Lake City, Sandy, Provo, Moab, St George and Kanab. These cities were selected, as they have significant experience in regulating short-term rentals as more prominent travel destinations. Although Nibley City is not expected to reach the same volume of short-term rental demand as these cities, there are some considerations and lessons learned that are worth gleaning from such examples. The following requirements are included within such City regulations:

1. Requirement for a business license
2. Requirement for a building or property inspection
3. Proper yard & structure maintenance, including trash/snow removal
4. Provision of off-street parking

5. Noise control
6. Limits on size (i.e. 4 bedrooms)
7. Limiting hours for use of pools/spas
8. Requirement for proper housekeeping services
9. Responsible party must be available 24/7
10. Provision of smoke/CO detectors
11. Assessment of impact fees for separated units
12. Providing the City with a list of rules
13. Assessment of transient room tax

The Planning Commission reviewed these provisions and discussed potential amendments to short term rentals. In general, it was determined that the impacts of short-term rentals are minimal in Nibley City. There have not been any recent documented complaints within the City regarding short-term rentals and a cursory search of available short-term rentals online indicates that their presence is limited. There are benefits to landowners and to visitors when short-term rentals are allowed, including additional income generated for residents and the opportunity of visitors to stay in the community.

The Planning Commission expressed that the City should be cautious about creating too many restrictions that would either discourage the establishment of a short-term rental or incentivize landowners to create a short-term rental without the proper licensing from the City. Other than adding provisions related to parking, limiting the number of short-term rentals on a residential property within a permanent structure, and ensuring that the City's existing ordinances are enforced, there was not support expressed among the Planning Commission for additional regulations for short term rentals. In addition, it was expressed that short term rentals should not be prohibited within accessory dwelling units (ADUs), as they currently are. Rather, there is a benefit to ensure that short-term rentals are properly managed when the property owner is living on the property, which can be more feasibly facilitated with an ADU.

Regarding licensing, currently a conditional use permit (CUP) is required for a short-term rental, but a business license is not. It would be more appropriate to require a business license, but not a CUP. This would ensure that the City could properly track and monitor short term rentals but not disincentivize landowners to obtain a license.

The attached ordinance changes address the Planning Commission's and Staff's recommendation regarding short-term rentals. The Planning Commission recommended approval of this ordinance, as presented.

ORDINANCE 21-20

SHORT-TERM RENTAL REGULATIONS

WHEREAS, short-term rental operations provide benefits to Nibley City residents and should be allowed throughout Nibley City with appropriate mitigation measures; and

WHEREAS, Requiring a business license for short-term rentals will allow the City to effectively regulate activities related to such business operations;

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

1. The attached Nibley City Code 19.24.260 and amendments to NCC 19.20.020, 19.28.050, and 19.24.250 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS 16 DAY OF DECEMBER, 2021.

_____

Shaun Dustin, Mayor

ATTEST:

_____

Cheryl Bodily, City Recorder

19.20.020 Land Use Chart

Nibley City Land Use Chart

Key

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

Use	**A**	**R-E**	**R-1**	**R-1A**	**R-2**	**R-2A**	**R-M**	**P/S**	**C**	**C-N**	**I**
Residential											
Assisted Living Facility	C	C	NP	NP	NP	NP	P	NP	C	C	NP

Artisan Shop	C	C	C	C	C	C	C	NP	C	C	C
Bed and Breakfast Inn	C	C	C	C	NP	NP	P	NP	C	C	NP
Building moved from another site	C	C	C	C	C	C	C	C	C	C	C
Group Living Facility [1]	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Occupation	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Office	P	P	P	P	P	P	P	NP	NP	NP	NP
Housing, Short-Term Rental[4]	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	NP	~~NP~~P	~~NP~~P	~~N~~
Housing, Single-Family	P	P	P	P	P	P	P	NP	C	C	C
Housing, Multi-Family	NP	NP	NP	NP	NP	NP	P	NP	NP		
Housing, Two-Family	P	P	P	P	P	P	NP	NP	C	C	C
Mobile Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Nursing Home	C	C	C	C	C	C	C	NP	C	C	NP
Temporary Office/Model Home	C	C	C	C	C	C	C	NP	C	C	C
Accessory Dwelling Unit[3]	P	P	P	P	P	P	P	P	P	P	P

Formatted: Superscript

1. Group living facilities are governed by NCC 19.42

2. Any land use not listed is not permitted

3. Accessory dwelling units are governed by NCC 19.24.250

4. . Short-term rental housing is governed by NCC 19.24.260

19.28.50 Basis For Issuance Of Conditional Use Permit

A. A conditional use permit shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, then the conditional use may be denied. Substantial mitigation shall not mean complete elimination of all detrimental effects.

B. The granting of a conditional use permit shall not exempt the application from other relevant provisions of this or other ordinances of the Nibley City, or other state, federal, fire or building standards. All proposed uses shall comply with the regulations and conditions specified in this title for such use.

C. The City shall consider the following, plus other adopted standards in order to mitigate any detrimental effects of a conditional use application.

1. Additional Standards for Conditional Uses for Residential Zones:
    a. All Conditional Uses within Residential Zones shall comply with all conditions set forth in this Title applicable to all conditional uses, Nibley City Code, Nibley City Design Standards and Specifications, and any applicable state or federal law
    b. Traffic and Connectivity
        A. Roadways and intersections shall maintain a Level of Service (LOS) C. Conditional Use Applicants shall be required to make any road updates in order to ensure the roadway will maintain LOS C.
        B. Site plans must comply with the Transportation and Trails Master Plan.
    c. Applicant may be required to limit noise associated with the conditional use that emanates beyond their property boundaries to less than 50 dBA.
    d. Applicant may be required to limit light associated with the conditional use that emanates beyond their property boundaries to less than 0.01 foot-candles.
    e. Parking
        A. Applicant shall provide off-street parking for the proposed use. Parking may be contained in a driveway, RV pad, or parking lot.
        B. Applicant may be required to provide off-street accommodation for delivery and pickup of materials and supplies associated with the Conditional Use.
        C. Other Parking requirement shall comply with NCC 19.24.160
    f. Hours of operation: Conditional Uses shall not operate, or cause outside disturbance from 10:00 p.m. to 7:00 a.m.

~~g. Short-term rentals~~

Formatted: Indent: Left: 1.5", No bullets or

~~A. All short-term rentals shall be inspected by the Fire Marshal annually to insure each home meets residential fire standards.~~
~~B.A. Shall provide a minimum of two 90-gallon garbage cans and one recycling can issued by Logan Environmental Services.~~
~~C.A. Only one Short-term rental shall be allowed for each property.~~

19.24.250 Accessory Dwelling Unit Standards

A. Purpose
1. This chapter establishes approval criteria and outlines processing procedures for accessory dwelling units.
2. The purpose of this chapter is to provide opportunities to develop affordable moderate-income housing by allowing accessory dwelling units in zoning districts specified in this title, to establish the conditions under which accessory dwelling units are regulated under this chapter, and to set forth criteria and standards to be required of accessory dwelling units when this chapter is applicable. Definitions
3. Accessory Dwelling Unit: A residential dwelling unit, but not a Mobile Home as defined by Utah State Code, located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. Accessory

dwelling units shall be developed in accordance with the standards set forth in this chapter and only in those zoning districts where the use is listed as a permitted use.

4. Bona fide temporary absence: A specified time during which a property is not owner occupied. Such time shall be no more than 90 days within any 180 day period. Longer absences are allowed for military, humanitarian, or religious service.
5. Owner Occupied: The owner(s) of the property or an individual related to an owner of the property within and including two degrees of consanguinity residing on the property in either the primary dwelling or the accessory dwelling unit.

B. Accessory Dwelling Unit Approval Required
    1. All Accessory Dwelling Units shall comply with the standards and provisions of this title. Accessory dwelling units that existed prior to the adoption of this ordinance, that have not received formal approval, shall be considered illegal until approved in compliance with these provisions, and the City may deny any land use or building approval requested by an owner of property that has an illegal accessory dwelling unit.

C. Application
    1. Persons shall make application for an accessory dwelling unit on forms prepared by Nibley City. No accessory dwelling unit application shall be processed without the submission of the application, all supporting materials as required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstances.
    2. Supporting Materials. The accessory dwelling unit application shall be submitted with the materials listed herein.
        a. Notarized letter: a notarized letter of application shall be provided by the property owner stating that the property will be owner-occupied except for bona fide temporary absences
        b. Floor Plan: A floor plan showing the floor in which the accessory dwelling unit will be located shall be provided
        c. Parking Plans: A parking plan shall be submitted showing the location of dedicated off-street parking for the accessory dwelling unit and the primary residence
        d. Fire Extinguisher(s): Evidence of a fire extinguisher in the accessory dwelling unit shall be provided.
        e. Fee: The processing fee as required by the consolidated fee schedule as approved by the City council shall be paid in full.
    3. A building permit is required for all new or remodeled accessory dwelling units.
    4. A certificate of occupancy is required prior to occupancy of any accessory dwelling unit to ensure compliance with fire, building and health codes.
    5. Notification must be sent to abutting property owners with an opportunity to comment to Nibley City Staff within a period of fourteen (14) days from the date of notification.

D. Approval Criteria
    1. Proposed accessory dwelling units in compliance with the following criteria to ensure the health and safety of occupants.
    2. Owner Occupation. The property shall be owner occupied except for bona fide temporary absences.
    3. Fire, building, and health codes. The design and size of the accessory dwelling unit shall conform to all applicable standards in the fire, building, and health codes. All necessary permits shall indicate the area to be designated for accessory dwelling unit use.
    4. Separate addresses and mailboxes shall be placed on all accessory dwelling units regulated by this chapter as required for public safety purposes.
    5. All entrances to attached accessory dwelling units shall be located on the rear or side of the building.
    6. Parking: Off-street parking for two vehicles, shall be provided for use by the tenants of the accessory dwelling unit. This parking shall be provided in addition to the required parking

for the primary dwelling unit and shall not obstruct access to the parking of the primary dwelling unit and shall be located behind the front plane of the primary dwelling. Parking surfaces shall be constructed of a hard surface, such as concrete or asphalt, or gravel.

7. One Accessory Dwelling Unit: Only one accessory dwelling unit shall be allowed for each single-family dwelling lot.
8. Detached Structures: Accessory dwelling units may be permitted in a detached structure.
~~9. Short Term Rental, as defined within this title, shall be a prohibited use within accessory dwelling units.~~
~~10.~~9. No accessory dwelling unit shall be built on a registered wetland or flood plain.
~~11.~~10. Installation of separate water and sewer meters for accessory dwelling units shall be prohibited.
~~12.~~11. Accessory dwelling units shall be charged the base rate for water and sewer usage in accordance with the Nibley City Fee Schedule.
~~13.~~12. Impact Fees: Accessory dwelling units shall be subject to impact fees for residential buildings in accordance with the Nibley City Impact Fee Schedule.
    a. Owners may petition the City for a rebate of impact fees for accessory dwelling units which provide rent that is considered affordable, as described below. The maximum rebate amount shall be set at 20% annually of the total collected impact fee for a period of five (5) years. City Staff shall determine if documentation of rent collected is acceptable. If documentation is not provided within 30 days of each anniversary of the issuance of the certificate of occupancy, the rebate shall be forfeited for that year. The rebate shall be non-transferrable.
        1) The unit's rent is considered affordable to a household of four (4) earning 50% of the area median income of the Logan, UT-ID Metropolitan Statistical Area (MSA), according to income limits set by the US Department of Housing and Urban Development (HUD) for a period of five (5) years.
        2) The rent limit shall be set using the following calculation: HUD annual 4-person 50% AMI Income Limit * 0.3 (30 %) – $150 (for utility expenses)

E. Size, Height and Zoning
    1. Accessory dwelling units shall have the following requirements:
        a. Shall have the minimum size of 300 sq. ft.
        b. No detached accessory dwelling units shall be larger than 1,200 sq. ft.
        c. Detached accessory dwelling units shall follow the sizing and setback requirements for other accessory buildings as listed in NCC 19.24. For new one-story detached accessory dwelling unit structures, a minimum rear and side setback of 10 feet is required. For new two-story detached accessory dwelling unit structures, a minimum rear and side setback of 20 feet is required.
        d. Detached accessory dwelling units shall not be permitted on lots smaller than 12,000 sq. ft.
        e. The total square footage of all detached accessory dwelling units shall not occupy more than twenty five percent (25%) of the rear yard.
        f. Detached accessory dwelling units shall be limited to two stories and shall not exceed the height of the primary single-family dwelling.
    2. Accessory Dwelling Unit Use within Commercial, Neighborhood Commercial, and Industrial Zones
        a. Commercial buildings within Neighborhood Commercial Zones shall be allowed to have up to two attached accessory dwelling units. Accessory dwelling units shall be attached to the building. Dwelling Units shall be located either on the rear of the building or on the second story.

b. Any Commercial Building shall supply two additional off-street parking for each accessory dwelling unit, in addition to parking required by the commercial use.
c. Each accessory dwelling unit shall have a separate access apart from the commercial access to the building
d. Each accessory dwelling unit must meet all applicable building, zoning, and fire code requirements.

19.24.260 Short-term Rental Housing

A. Short-term rental housing shall require a business license, which shall be renewed annually. A short-term rental in which the primary homeowner lives at the residence shall be require a home occupation business license. A short-term rental which does not house the primary homeowner shall require a commercial business license.

B. During the time of business license application, the applicant for a short-term rental shall provide the City with the following information:
   1. Maximum occupancy of the short-term rental.
   2. Number of bedrooms within the home and number of bedrooms that the short-term rental will occupy.
   3. A certificate from the Fire Marshall to insure the home meets residential fire standards.
   4. A site plan which shows off-street parking areas in relation to the home and parking for the primary residence which meets the requirements of this chapter.
   5. Proof of insurance that specifically addresses the use of the property as a short-term rental.

C. Short-term rentals are only allowed within a permanent, residential structure. Short term rental of accessory structures or spaces for camping, within recreational vehicles, or other locations outside of a permanent residential structure shall only be permitted in licensed RV parks or campgrounds. This restriction does not apply to use of private property for non-commercial camping.

D. All short-term rentals shall be inspected by the Fire Marshal ~~annually~~ to insure each home meets residential fire standards prior to operation. The same residential standards apply whether the short-term rental requires a commercial or home occupation business license.

~~Shall provide a minimum of two 90-gallon garbage cans and one recycling can issued by Logan Environmental Services.~~

E. Only one Short-term rental shall be allowed for each property.

F. Off-street parking shall be provided at the following rates, based upon occupancy limitation of the short-term rental:

Maximum occupants	Minimum parking stalls
1-4	1
5-8	2
9-12	3
13-16	4
17-20	5
Above 20	Commensurate with the rates listed above

For short-term rentals, which are incidental to a permanent residence, this parking shall be provided in addition to the required parking for the primary dwelling unit and shall not obstruct access to the parking of the primary dwelling unit. Parking surfaces shall be constructed of a hard surface, such as concrete, asphalt, or gravel.

G. Each host of a short-term rental shall inform short-term rental tenants about NCC 9.06.040: Disturbing the Peace, NCC 11.02.040: Parking Regulations, and any other applicable City ordinances. The record owner of the property ~~homeowner~~ shall be held responsible for any nuisance

Formatted: Font: Bold, Font color: Auto

Formatted: List Paragraph, Outline numbered + Level: 3 + Numbering Style: 01, 02, 03, … + Start at: 260 + Alignment: Left + Aligned at: 0" + Indent at: 0.65"

Formatted: Font: (Default) Times New Roman, Bold

Formatted: Indent: Left: 0.75"

Commented [RAP1]: I don't know if you want this, but this is one of the more common requirements I see. Typically requires either a specific endorsement on the homeowner's insurance or business insurance.

Formatted: Normal

Formatted: Font: (Default) Times New Roman

Formatted: List Paragraph, Outline numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Tab after: 0.5" + Indent at: 0.5"

Formatted: Font: (Default) Times New Roman

Formatted: Font: (Default) Times New Roman

Commented [RAP2]: Is there a definition for "short term rental" that makes this do work? Since we can allow numerous occupants per rental, I don't know what it means to only have one short-term rental. What am I missing?

Formatted Table

Formatted: Indent: Left: 0.25", No bullets or numbering

or noise violations at the short-term rental location. Two or more violations within the previous twelve-month period may be grounds for denial or revocation of a short-term business license.

Commented [RAP3]: Too much?

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Indent: Left: 0.5", No bullets or

Formatted: Indent: Left: 0.25", Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Tab after: 1" + Indent at: 1"

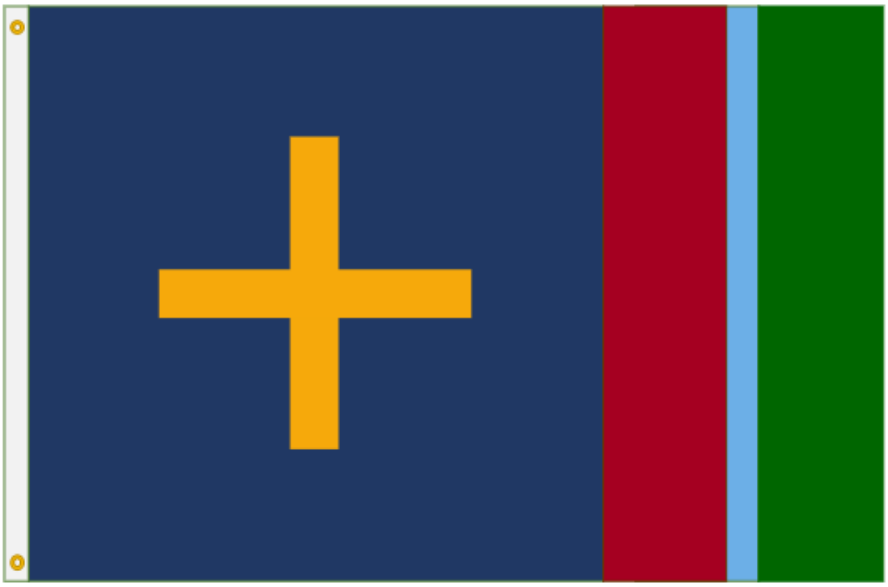
Formatted: Font: Bold, Font color: Auto

Agenda Item #8

Description	**Discussion & Consideration –** Resolution 21-27: Adopting a Nibley City Flag (Second Reading)
Presenter	Shaun Dustin, Mayor
Recommendation	Move to approve Resolution 21-27: Adopting a Nibley City Flag, for first reading.
Reviewed By	Mayor, City Manager, Councilmember Laursen

Background:

Mayor Dustin and Councilmen Laursen, and others have been working of a concept for a Nibley City Flag for some time. The following has been proposed and approved for first reading. At that time, it was requested that some wording changes be made to the ordinance about the symbolism and meaning of the colors and shapes. Those changes have been made to the proposed ordinance.



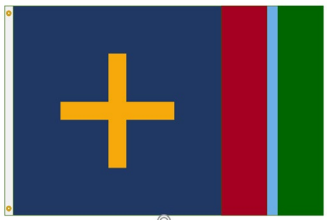
RESOLUTION 21-27
A RESOLUTION ADOPTING A NIBLEY CITY FLAG

WHEREAS, many cities in the United States have adopted official city flags for display at city facilities and at civic functions; and

WHEREAS, the City of Nibley, Utah desires to adopt an official city flag that will capture the values and goals of the City, and recognize the heritage of the Native Americans, pioneers, explorers and the new people that continue to build our community; and

WHEREAS, in 2020, Nibley's Mayor and Council approved a program to solicit design ideas for a City flag that would comply with good design practices for flags and produce a symbol that would reflect these goals; and

WHEREAS, in 2021, Nibley's City Manager, Mayor, and Nibley City Councilmember, Nathan Laursen worked together to synthesize a design based on the input from the contest, the Northwest Band of the Shoshone, and the Flag Design committee with the following outcome:



Where the symbolism represented is as follows:

1. The cross is the same design used by the Church of Jesus Christ of Latter-day Saints for their brand at ~~of~~ the Elkhorn Ranch established in present-day Nibley in 1855. It represents the resiliency of those early settlers during the severe winter of 1855 and the continued strength of citizens today. The cross also represents the four seasons and the heritage of the four groups that helped establish our community. It is symbolic of the strength of working together and a compass giving direction to follow the city mission and plan. ~~and represents the pioneers and the winter of 1854-55 spent in the Nibley townsite. It also represents the aspiration, together we are stronger.~~
2. Gold is the color of aspen leaves, sunshine, agriculture, industry, the fall harvest and ~~represents the sunshine and~~ a prosperous future.
3. The dark b~~B~~lue field represents open space and ~~the~~ is symbolic of the safety our community provides and the loyalty and work ethic of Nibley residents.
4. The red band represents the love and passion of our community to make life better for each other. It represents our energy and recreation.
5. ~~3.~~The light blue line, a color of the Shoshone, the first people here, represents our springs, rivers, streams and canals providing the water that sustains life and the basis of the incorporation of the city in 1935 ~~to "take over the water works and get the government grant." and is a color of the NW Band of the Shoshone.~~
6. ~~4.~~Green is associated with nature and growth. ~~the~~ The green line represents the grass, plants ~~crops,~~ and trees~~, and mountains~~ and reminds us to develop the city in harmony with its natural environment. It represents the prosperity, stability, and good fortune that comes from hard work.

WHEREAS, it is hoped that the said design will identify, unify and inspire the citizens of Nibley; and

WHEREAS, it would be an honor and distinction to adopt said design for the official flag of the City of Nibley.

Formatted: Font color: Auto

Formatted: Font color: Auto

NOW, THEREFORE, BE IT RESOLVED, BY THE NIBLEY CITY COUNCIL THAT:

The Flag design attached hereto, be adopted as the official flag of the City of Nibley, Utah.

ADOPTED AND PASSED BY THE NIBLEY CITY COUNCIL of NIBLEY, UT, this _____ day of November, 2021.

_____
Shaun Dustin, Mayor

ATTEST: _____
Cheryl Bodily, Deputy City Recorder



Agenda Item #9

Description	**Discussion & Consideration –** Ordinance 21-21: Amending Accessory Dwelling Unit, Two-Family Housing and Mixed-Use Provisions (First Reading)
Presenter	Levi Roberts, City Planner
Recommendation	Move to approve Ordinance 21-21: Amending Accessory Dwelling Unit, Two-Family Housing and Mixed-Use Provisions, for first reading.
Reviewed By	Mayor, City Manager, City Planner, City Attorney

Background:

In November 2020, Nibley City adopted an Accessory Dwelling Unit Ordinance in support of the Nibley City Moderate Income Housing Plan. Specific provisions were developed to mitigate potential impacts on surrounding properties. Under this ordinance an Accessory Dwelling Unit is defined as:

A residential dwelling unit, but not a Mobile Home as defined by Utah State Code, located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building.

Per this ordinance, an accessory dwelling unit may be either attached/internal to a single-family home or a detached building on the same lot as a single-family dwelling.

In addition to this updated provision of Nibley City Code, the following restrictions were adopted:

1. The property must be owner occupied (or be occupied by a close relative)
2. ADU must be fire, building and health codes.
3. Separate addresses and mailboxes must be places on all ADUs
4. All entrances must be located on the side or rear of the building
5. Two off-street parking spaces, in addition to those required by the primary dwelling must be provided without obstructing access to parking for the primary dwelling and be located behind the front plane of the house.
6. Only One ADU is allowed for each single-family dwelling lot.
7. Short-term rentals are prohibited (although this is proposed to be changed with short-term rental ordinance changes)
8. No ADU may be built in a wetland or flood plain

9. May not install separate water or sewer meters
10. ADUs shall be charged the base rate for water and sewer
11. ADUs are subject to impact fees but may receive a rebate if they are affordable to households below 50% AMI.
12. ADUs have a minimum square footage of 300 sq. ft. Detached ADUs have a maximum square footage of 1,200 sq. ft.
13. Detached ADUs are not permitted on lots smaller than 12,000 sq. ft.
14. The total square footage of the ADU shall not occupy more than 25% of the rear yard.
15. Detached ADUs are limited to 2 stories with increased setbacks of 20 feet when they are greater than 1 story.

Per this ordinance, ADUs are considered a permitted use that require administrative approval. Since adopting this ordinance, there has not been one permit submitted for an ADU within Nibley City.

In addition to allowing for both attached (or internal) and detached ADUs with restrictions, 'Two-family housing' is currently listed as a permitted use within all residential zones and a conditional use within commercial and industrial zones. However, single-family lots within R-PUD overlay areas are limited to single-family dwellings. Two-family housing is defined as 'a single building that is situated on one lot and that contains two (2) dwelling units.' Under this definition, there is overlap with a detached or internal dwelling unit located within a single-family dwelling and a two-family dwelling. In other words, in most cases, what would be considered a detached accessory dwelling unit can also be considered a two-family dwelling.

2021 State Code Update

During the 2021 Legislative Session, HB 82 was passed which mandates Cities and Counties to permit 'Internal Accessory Dwelling Units' (IADU) as a permitted land use in all single-family residential zones and prohibits municipalities from establishing restrictions for IADUs with limited exceptions.

Under this bill, Internal Accessory Dwellings Units are defined as:
an accessory dwelling unit created:
i. within a primary dwelling.
ii. within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created.

'Primary dwelling' means a single-family dwelling that:
i. is detached; and
ii. is occupied as the primary residence of the owner of record.

Under State Code IADUs must be permitted, but can be adopted with the following restrictions:

1. May be limited to long-term rentals of 30 days or longer.

2. May require that residence is occupied by owner of record.
3. May limit to one IADU per lot
4. May prohibit the installation of separate utility meter.
5. May not limit the square footage of the IADU.
6. May require IADU to comply with building, health and fire codes.
7. Require that an IADU be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling
8. May require one additional on-site parking space
9. May prohibit an IADU within a mobile home
10. May require a business license for renting the unit
11. May prohibit the creation of IADUs within a zoning district covering 25% or less of the total area of the City.
12. May prohibit IADUs if the primary dwelling is served by a failing septic tank
13. May prohibit the creation of an IADU on lots less than 6,000 sq. ft.
14. May hold a lien against a property with IADUs if any provisions of the code are not upheld.

Recommended Code Changes

In order to align Nibley City Code with State Code and clarify our existing ordinance, in consultation with the Planning Commission, Staff recommends amending the definition of 'Two-family housing' to be inclusive of IADUs and amend the ADU ordinance to only apply to detached ADUs. As stated above, Utah State Code only allows City's to require one additional parking space for an IADU. As Staff is not recommending to decipher between an IADU and other two-family dwellings, Staff recommends simply requiring one additional parking stall for a two-family dwelling for a total of 3 stalls independent of garage space. In addition, it has been recommended to require that one of the units shall be owner-occupied, consistent with the provision for detached ADUs. For detached ADU's, the Planning Commission recommended limiting uses to residential and prohibiting commercial or industrial uses.

In addition to ADUs on residential lots, the existing ordinance allows for up to two ADUs attached to commercial buildings. This can be considered a 'commercial/residential mixed-use' building. In order to avoid confusion with the revised definition of ADUs, Staff recommends removing the provision related to commercial ADUs and replacing this with an allowance for commercial/residential mixed use in all zones as a conditional use provided that the proposed uses are listed as an allowed use. For example, within a commercial zone, two-family housing and a bakery within the same building and would be allowed as a conditional use. However, this would not be allowed in a R-2 zone since 'bakery' is not allowed in a R-2 zone. A conditional use is recommended, as depending upon the mix of uses, mitigating measures may be necessary. Based upon a discussion with the Planning Commission, it is also recommended to clarify that commercial/residential mixed-use is limited to uses located within the same building.

The Planning Commission recommended approval of this ordinance, as presented.

ORDINANCE 21-21

AMENDING ACCESSORY DWELLING UNIT, TWO-FAMILY HOUSING AND MIXED-USE PROVISIONS

WHEREAS, UCA 10-9a-230 provides limitations for cities to regulate internal accessory dwelling units; and

WHEREAS, The impacts of internal accessory dwelling units and other two-family dwellings are sufficiently similar and should be managed and regulated as such;

WHEREAS, Nibley City promotes the provision of a variety of affordable moderate-income housing options; and

WHEREAS, Nibley City promotes the preservation of existing neighborhoods, while providing for population growth within the City.

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

1. The attached amendments to NCC 19.04.010, 19.24.160, and 19.24.250 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS 16 DAY OF DECEMBER, 2021.

_____

Shaun Dustin, Mayor

ATTEST:

_____

Cheryl Bodily, City Recorder

19.04.010 Definitions

ACCESSORY DWELLING UNIT: A residential dwelling unit, but not a Mobile Home as defined by Utah State Code, located on the same lot as a single-family dwelling unit, in a detached building. Accessory dwelling units shall be developed in accordance with the standards set forth in NCC 19.24.250 and only in those zoning districts where the use is listed as a permitted use.

BONA FIDE TEMPORARY ABSENCE: A specified time during which a property is not owner occupied. Such time shall be no more than 90 days within any 180 day period. Longer absences are allowed for military, humanitarian, or religious service.

HOUSING, TWO-FAMILY: A single building that is situated on one lot and that contains two (2) dwelling units. An internal accessory dwelling unit (IADU) as defined by Utah State Code shall be considered two-family housing.

OWNER OCCUPIED: The owner(s) of the property, including a trustor or trustee of a trust that is the record owner, or an individual related to an owner of the property within and including two degrees of consanguinity residing on the property.

RESIDENTIAL/COMMERCIAL MIXED-USE: The use of both residential use(s) and commercial use(s) on the same lot or parcel. The mix of uses shall be limited to those in NCC 19.20.020. Residential and Commercial Uses shall have separate accesses and meet all requirements of the zone and use, as provided by Nibley City Code.

19.20.020 Land Use Chart

Nibley City Land Use Chart

Key

P:	Permitted Use
NP:	Not Permitted Use
C:	Conditional use
A:	Agriculture Zone
R-E:	Rural Estate Zone
R-1:	Residential Zone R-1
R-1A:	Residential Zone R-1A
R-2:	Residential Zone R-2

Commented [LR1]: Add each definition to appropriate location within alphabetical list.

Commented [RP2]: Are there any other standards for two-family/IADU per state code? Or is the intent to just allow two units within one building per fire/building code?

Also, parking under 19.24.160(B) seems to require 2 parking spots per each dwelling unit, but state law says we can only require 1 extra parking spot for an IADU (detached ADU we can do whatever). May need to add another line or to the parking requirement or otherwise amend the parking code specific to IADU parking requirements.

Commented [LR3R2]: 19.24.160(B) is amended below to come into compliance with State Code. To be consistent with the rest of the ordinance, Staff recommends requiring one additional space for an additional housing unit or 3 total for two-family housing.

Formatted: Font: Bold

Formatted: Font: Bold

R-2A:	Residential Zone R-2A
R-M:	Mixed Residential Zone
P/S:	Park/School
C:	Commercial Zone
C-N:	Neighborhood Commercial Zone
I:	Industrial Zone

Use	**A**	**R-E**	**R-1**	**R-1A**	**R-2**	**R-2A**	**R-M**	**P/S**	**C**	**C-N**	**I**
Residential											
Assisted Living Facility	C	C	NP	NP	NP	NP	P	NP	C	C	NP
Artisan Shop	C	C	C	C	C	C	C	NP	C	C	C
Bed and Breakfast Inn	C	C	C	C	NP	NP	P	NP	C	C	NP
Building moved from another site	C	C	C	C	C	C	C	C	C	C	C
Residential/Commercial Mixed Use[6]	C	C	C	C	C	C	C	NP	C	C	C
Group Living Facility [1]	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Occupation	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Office	P	P	P	P	P	P	P	NP	NP	NP	NP
Housing, Short-Term Rental[4]	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	NP	~~NP~~P	~~NP~~P	~~NP~~P
Housing, Single-Family	P	P	P	P	P	P	P	NP	C	C	C
Housing, Multi-Family	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP

Formatted: Superscript

Commented [LR4]: Part of pending short-term rental ordinance.

Formatted: Superscript

Housing, Two-Family[5]	P	P	P	P	P	P	~~NP~~P	NP	C	C	C
Mobile Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Nursing Home	C	C	C	C	C	C	C	NP	C	C	NP
Temporary Office/Model Home	C	C	C	C	C	C	C	NP	C	C	C
Accessory Dwelling Unit[3]	P	P	P	P	P	P	P	P	P	P	P

1. Group living facilities are governed by NCC 19.42
2. Any land use not listed is not permitted
3. Accessory dwelling units are governed by NCC 19.24.250
4. Short-term rental housing is governed by NCC 19.24.260
5. For Two-family housing, one of the units shall be owner-occupied, except for bona fide temporary absences
6. Residential/Commercial Mixed-Use is limited to residential and commercial uses allowed for each zone. Any mix of commercial and residential uses on a single lot shall be located within the same building.

19.24.160 Parking Requirements

1. General Requirements: Except as herein provided, no building or structure shall be erected, altered or converted for or to any use unless there shall be provided on the lot or parcel, off street vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts and all roadways comply with the standards contained herein, except that an established use lawfully existing at the effective date hereof need not provide parking or roadways as herein set forth and that no existing vehicle parking or roadways may be reduced or further reduced below the minimum standards herein required.
2. Specific Requirements: In all districts, the following schedule shall apply:

Churches, theaters, meeting rooms, places of public assembly	1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement
Drive-in food establishments	1 space per 100 square feet of floor space, but not less than 10 spaces
Hospitals, convalescent	1 space per each 2 beds

Commented [RP5]: I assume not permitted because this would be multi-family only?

Commented [LR6R5]: This was an oversight with the original ordinance. Added as permitted.

Formatted: Superscript

Commented [RP7]: Just to be clear, Nibley will allow three units per residential lot. Two within the "main" dwelling (primary DU, IADU) and one within an accessory structure.

Commented [LR8R7]: No. They are only allowed on single-family lots. This is clarified 19.24.250(D)(6) below.

Commented [LR9]: Part of pending short-term rental ordinance.

homes, nursing homes	
Professional offices such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians	3 spaces per professional member, plus 1 space per professional and staff employee
Residential dwelling units	2 off-~~-~~street spaces in addition to any carport or garage for ~~each~~ single-family dwelling units. 3 off-street spaces in addition to any carport or garage for two-family dwelling units., ~~plus 1 space for every 2 paying guests. (Paying guests refers to the rental of sleeping rooms within the dwelling unit.)~~ If any dwelling unit is ~~increased by occupant use~~added after the original building permit is issued, the parking requirements shall reflect that increase. Additional parking standards for residential dwelling units within R-PUD overlay zones are provided in NCC 19.28. Additional parking standards for residential dwelling units within R-M zones are provided in NCC 19.20.040.
Restaurant, cafeteria, cafe	1 space per 4 fixed seats, plus 1 space per each 40 square feet of floor area for movable seats under maximum seating arrangement
Retail stores, businesses selling or catering to the public, recreational places of assembly	1 space per 200 square feet of floor space
Other uses not listed	1.5 spaces per 2 employees working on highest employment shift

Commented [LR10]: Per state code, only 1 parking space is allowed to be required for IADUs.

19.24.250 Accessory Dwelling Unit Standards

A. Purpose

1. This chapter establishes approval criteria and outlines processing procedures for accessory dwelling units.
2. The purpose of this chapter is to provide opportunities to develop affordable moderate-income housing by allowing accessory dwelling units in zoning districts specified in this title, to establish the conditions under which accessory dwelling units are regulated under this chapter, and to set forth criteria and standards to be required of accessory dwelling units when this chapter is applicable. ~~Definitions~~

3. ~~Accessory Dwelling Unit: A residential dwelling unit, but not a Mobile Home as defined by Utah State Code, located on the same lot as a single family dwelling unit, either within the same building as the single family dwelling unit or in a detached building. Accessory dwelling units shall be developed in accordance with the standards set forth in this chapter and only in those zoning districts where the use is listed as a permitted use.~~
4. ~~Bona fide temporary absence: A specified time during which a property is not owner occupied. Such time shall be no more than 90 days within any 180 day period. Longer absences are allowed for military, humanitarian, or religious service.~~
5. ~~Owner Occupied: The owner(s) of the property or an individual related to an owner of the property within and including two degrees of consanguinity residing on the property in either the primary dwelling or the accessory dwelling unit.~~

Commented [LR11]: Moved to general land use definition section

B. Accessory Dwelling Unit Approval Required
   1. All Accessory Dwelling Units shall comply with the standards and provisions of this title. Accessory dwelling units that existed prior to the adoption of this ordinance, that have not received formal approval, shall be considered illegal until approved in compliance with these provisions, and the City may deny any land use or building approval requested by an owner of property that has an illegal accessory dwelling unit.

C. Application
   1. Persons shall make application for an accessory dwelling unit on forms prepared by Nibley City. No accessory dwelling unit application shall be processed without the submission of the application, all supporting materials as required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstances.
   2. Supporting Materials. The accessory dwelling unit application shall be submitted with the materials listed herein.
      a. Notarized letter: a notarized letter of application shall be provided by the property owner stating that the property will be owner-occupied except for bona fide temporary absences
      b. Floor Plan: A floor plan ~~showing the floor in which~~of the accessory dwelling unit ~~will be located~~ shall be provided
      c. Parking Plans: A parking plan shall be submitted showing the location of dedicated off-street parking for the accessory dwelling unit and the primary residence
      d. Fire Extinguisher(s): Evidence of a fire extinguisher in the accessory dwelling unit shall be provided.
      e. Fee: The processing fee as required by the consolidated fee schedule as approved by the City council shall be paid in full.
   3. A building permit is required for all new or remodeled accessory dwelling units.
   4. A certificate of occupancy is required prior to occupancy of any accessory dwelling unit to ensure compliance with fire, building and health codes.
   5. Notification must be sent to abutting property owners with an opportunity to comment to Nibley City Staff within a period of fourteen (14) days from the date of notification.

D. Approval Criteria
   1. Proposed accessory dwelling units in compliance with the following criteria to ensure the health and safety of occupants.
   2. Owner Occupation. The property shall be owner occupied except for bona fide temporary absences.
   3. Fire, building, and health codes. The design and size of the accessory dwelling unit shall conform to all applicable standards in the fire, building, and health codes. All necessary permits shall indicate the area to be designated for accessory dwelling unit use.
   4. Separate addresses and mailboxes shall be placed on all accessory dwelling units regulated by this chapter as required for public safety purposes.

~~5. All entrances to attached accessory dwelling units shall be located on the rear or side of the building.~~

~~6.~~5. Parking: Off-street parking for two vehicles, shall be provided for use by the tenants of the accessory dwelling unit. This parking shall be provided in addition to the required parking for the primary dwelling unit and shall not obstruct access to the parking of the primary dwelling unit and shall be located behind the front plane of the primary dwelling. Parking surfaces shall be constructed of a hard surface, such as concrete or asphalt, or gravel.

~~7.~~6. One Accessory Dwelling Unit: Only one accessory dwelling unit shall be allowed for each single-family dwelling ~~lot~~. Accessory dwelling units are not allowed on lots that contain a two-family dwelling.

~~8. Detached Structures: Accessory dwelling units may be permitted in a detached structure.~~

~~9. Short Term Rental, as defined within this title, shall be a prohibited use within accessory dwelling units.~~

7. No accessory dwelling unit shall be built on a registered wetland or flood plain.

~~10.~~8. The use of an accessory dwelling unit shall be limited to residential uses. With the exception of a home occupation, no commercial or industrial uses are permitted within an accessory dwelling unit.

~~11.~~9. Installation of separate water and sewer meters for accessory dwelling units shall be prohibited.

~~12.~~10. Accessory dwelling units shall be charged the base rate for water and sewer usage in accordance with the Nibley City Fee Schedule.

~~13.~~11. Impact Fees: Accessory dwelling units shall be subject to impact fees for residential buildings in accordance with the Nibley City Impact Fee Schedule.

a. Owners may petition the City for a rebate of impact fees for accessory dwelling units which provide rent that is considered affordable, as described below. The maximum rebate amount shall be set at 20% annually of the total collected impact fee for a period of five (5) years. City Staff shall determine if documentation of rent collected is acceptable. If documentation is not provided within 30 days of each anniversary of the issuance of the certificate of occupancy, the rebate shall be forfeited for that year. The rebate shall be non-transferrable.

1) The unit's rent is considered affordable to a household of four (4) earning 50% of the area median income of the Logan, UT-ID Metropolitan Statistical Area (MSA), according to income limits set by the US Department of Housing and Urban Development (HUD) for a period of five (5) years.

2) The rent limit shall be set using the following calculation: HUD annual 4-person 50% AMI Income Limit * 0.3 (30 %) – $150 (for utility expenses)

E. Size, Height and Zoning

1. Accessory dwelling units shall have the following requirements:

a. Shall have the minimum floor area~~size~~ of 300 sq. ft. and a maximum floor area of 1,200 sq. ft.

~~b. No detached accessory dwelling units shall be larger than 1,200 sq. ft.~~

~~c.~~b. Detached accessory dwelling units shall follow the sizing and setback requirements for other accessory buildings as listed in NCC 19.24. For new one-story detached accessory dwelling unit structures, a minimum rear and side setback of 10 feet is required. For new two-story detached accessory dwelling unit structures, a minimum rear yard ~~and side~~ setback of 20 feet and side yard setback of 10 feet is required.

Commented [LR12]: This is redundant to the definition above.

Commented [LR13]: Part of pending short-term rental ordinance.

Commented [RP14]: home occupations?

Commented [LR15]: Side yard requirement is more restrictive than the main house. Staff recommends matching side yard setback to primary structure setback.

~~d.~~c. Detached accessory dwelling units shall not be permitted on lots smaller than 12,000 sq. ft.

~~e.~~d. The total square footage of all detached accessory dwelling units shall not occupy more than twenty five percent (25%) of the rear yard.

~~f.~~e. Detached accessory dwelling units shall be limited to two stories and shall not exceed the height of the primary single-family dwelling.

~~2. Accessory Dwelling Unit Use within Commercial, Neighborhood Commercial, and Industrial Zones~~

~~a. Commercial buildings within Neighborhood Commercial Zones shall be allowed to have up to two attached accessory dwelling units. Accessory dwelling units shall be attached to the building. Dwelling Units shall be located either on the rear of the building or on the second story.~~

~~b. Any Commercial Building shall supply two additional off-street parking for each accessory dwelling unit, in addition to parking required by the commercial use.~~

~~c. Each accessory dwelling unit shall have a separate access apart from the commercial access to the building~~

~~d.~~f. ~~Each accessory dwelling unit must meet all applicable building, zoning, and fire code requirements.~~

Commented [LR16]: This is provided for in the definitions and land-use chart as commercial/residential mixed use.

Agenda Item #10

Description	**Discussion & Consideration –** Resolution 21-28: Appointment to the Nibley City Planning Commission
Presenter	Shaun Dustin, Mayor
Recommendation	Move to approve Resolution 21-28: Appointment to the Nibley City Planning Commission, and waive second reading.
Reviewed By	Mayor, City Manager, City Planner

Background:

Planning Commissioners are appointed by the City Council for a five-year term. Commissioner Tyler Obray is nearing the end of his appointed term. While on the commission, Commissioner Obrey has served the citizens well and is the current Chair. Commissioner Obray has a background in development and banking, and is employed at Cache Valley Bank. His family are long-time residents of the City, and his wife serves on the Nibley Millville EMT team.

Mayor Shaun Dustin, in consultation with Mayor-Elect Larry Jacobsen, have asked Commissioner Obray if he would be willing to serve another five-year term, in which Commissioner Obray has expressed a desire and willingness.

Typically, at this time Mayor Dustin would also recommend a new Chair and Vice Chair for the Commission for approval. However, he and Mayor Elect Jacobsen have requested that the Planning Commission jointly recommend their own Chair and Vice Chair at their next meeting, to be presented to the Council for approval at a later date.

RESOLUTION 21-28

APPOINTMENT TO THE NIBLEY CITY PLANNING COMMISSION

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

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

WHEREAS, Nibley City wishes to reappoint Tyler Obray as a representative to the Nibley City Planning Commission.

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

1. Tyler Obray is hereby appointed to serve as a Nibley City Planning Commissioner to serve for a term of five (5) years. Beginning February 1, 2022 and ending January 31, 2027.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____, 2021.

_____
Shaun Dustin, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder