

Mayor
Larry Jacobsen



Council Members
Kathryn Beus
Kay Sweeten
Nathan Laursen
Norman Larsen
Tom Bernhardt

March 30, 2022

Planning Commission Public Hearing Notice

The Nibley City Planning Commission will hold a public hearing to receive comment on the following items which will be discussed and considered:

Ordinance 22-07: Rezone of parcel 03-041-0003 and a portion of parcel 03-041-0001 from R-1 to R-1A (Applicant: Dustin Hansen)

Ordinance 22-08: Amending NCC 19.12.040 adding a portion of parcel 03-019-0003 to the R-M application map eligibility area (Applicant: Skyler Jenks)

Ordinance 22-09: Allowing 'pet services' as an allowed use in commercial and other zones (Applicant: Emily Woods)

Ordinance 22-10: Amending NCC 19.32- Residential Planned Unit Development Standards regarding minimum project acreage (Applicant: Wesley Nelson Farms Inc)

When: April 14, 2022, at 6:30 p. m.

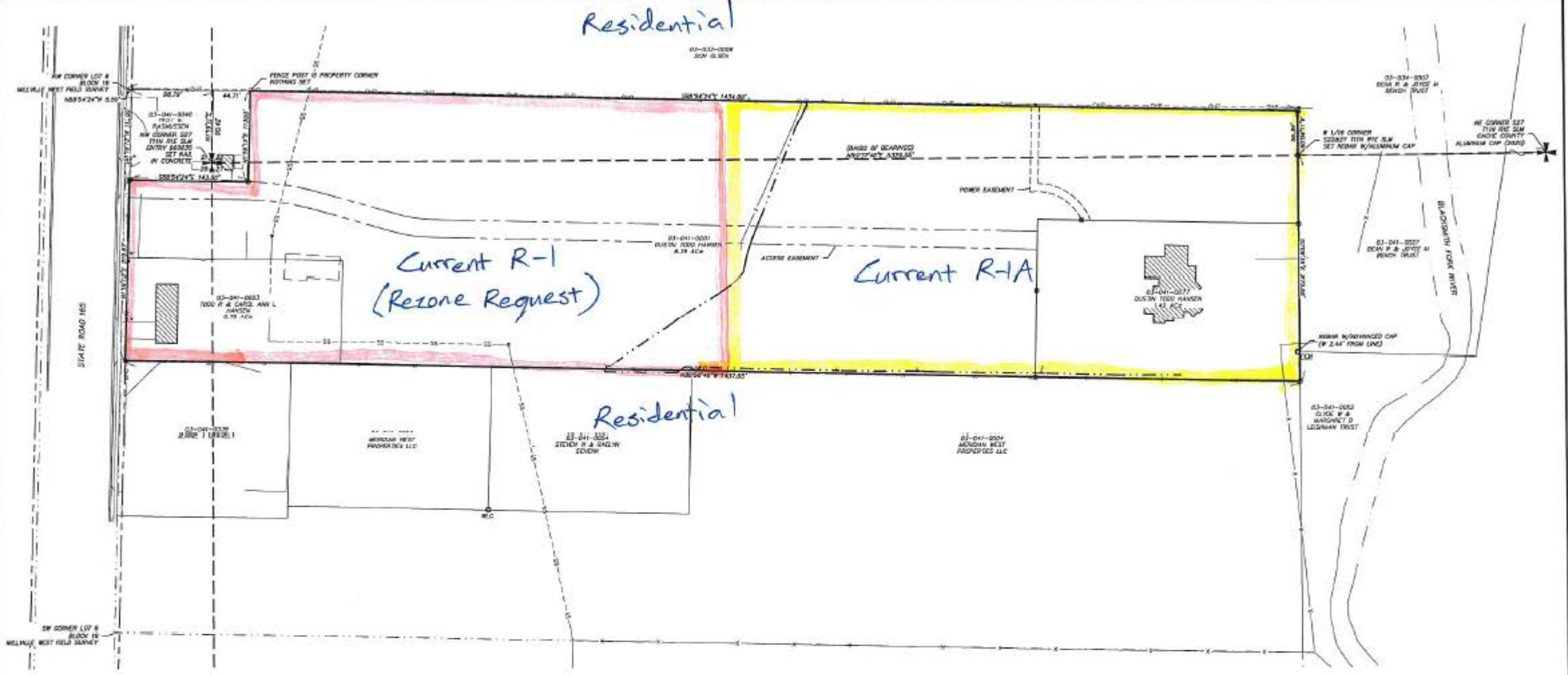
Where: Nibley City Hall, 455 W 3200 S, Nibley, Utah

For more information, please see www.nibleycity.com or visit Nibley City Hall. A full report will be posted on the City's website by April 8, 2022, as part of the Planning Commission's agenda and packet report. Any updates to the plan will be posted on the City's website. You may submit comments in writing before the meeting either by mail to:

Nibley City Hall
455 W 3200 S
Nibley, UT 84321

Or email to levi@nibleycity.com

Levi Roberts, AICP
Nibley City Planner
(435) 752-0431



LEGAL DESCRIPTION

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 PART OF SECTIONS 22, 27 AND 28, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, ALSO PART OF LOT 6, BLOCK 19, MILLVILLE WEST FIELD SURVEY, LOCATED IN WHELEY CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22;
 THENCE N17°12'25" E 20.42 FEET TO THE NORTH LINE OF SAID LOT 6;
 THENCE N88°54'24" E 104.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;
 THENCE S88°54'24" E 149.00 FEET ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING;
 THENCE S88°54'24" E 128.88 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION TO THE WEST SIXTEENTH LINE OF SAID SECTION 22;
 THENCE S00°41'11" W 56.39 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTIONS 22 AND 27;
 THENCE S00°03'39" E 275.66 FEET ALONG THE WEST SIXTEENTH LINE OF SAID SECTION 27;
 THENCE N88°56'46" W 1437.65 FEET TO THE EAST LINE OF STATE ROAD 165;
 THENCE N17°12'25" E 210.97 FEET ALONG SAID EAST LINE;
 THENCE S00°03'39" E 118.68 FEET;
 THENCE N17°12'25" E 113.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 10.57 ACRES, MORE OR LESS.

LEGEND

- BOUNDARY
- MILLVILLE WEST FIELD SURVEY LOT LINES
- SECTION LINE
- RIGHT-OF-WAY
- PARCEL LINE
- FENCE
- SECTION CORNERS
- SET REBAR W/ STEVEN C EARL, PLS
- REBAR W/ WAYNE L GROW, CAP
- REBAR W/ ADVANCED SURVEYING CAP

0 30 60 120
 GRAPHIC SCALE 1" = 60'

SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 31875-2011 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



RE-ZONE SURVEY FOR TODD & DUSTIN HANSEN

PARCELS 03-741-0001, 0003 & 0077 WHELEY, UT

S22 S27 S28 T11N R1E SLM

DATE: 19 MARCH 2022
 SCALE: 1" = 60'
 CALCULATED BY: S. EARL
 DRAWN BY: S. OGDENSTON
 REVIEWED BY: S. EARL
 PROJECT NUMBER: 20220106

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