

Mayor
Larry Jacobsen



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

May 20, 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:

Public Hearing: Hawk Hollow Subdivision Preliminary Plat, located at approximately 1150 West 3200 South (Applicant: Bryce Goodin)

When: June 2, 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 May 27, 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

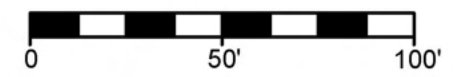
Or email to levi@nibleycity.com

A handwritten signature in black ink, appearing to read "Levi Roberts".

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



SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



PROJECT CONTACTS:

1. DEVELOPER:
BRYCE GOODIN
BRYCE.GOODIN@GMAIL.COM

2. CIVIL ENGINEER:

TYSON GLOVER
498 WEST 100 SOUTH
PROVIDENCE, UT 84332
TGLOVER@CSG.WORK
P. 435.237.2030

3. SURVEYOR:

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

GENERAL NOTES:

1. NUMBER OF RESIDENTIAL LOTS ALLOWED: 22
2. PROPOSED NUMBER OF RESIDENTIAL LOTS: 21
3. ZONE: R-2
4. TYPE: 35% OPEN SPACE SUBDIVISION
5. MINIMUM ALLOWABLE FRONTAGE: 85'
6. MINIMUM ALLOWABLE LOT SIZE: 9,000 SF
7. AVERAGE LOT SIZE PROVIDED: 17,569 SF
8. 3.00 AC TOTAL (FROM LOTS 5, LOT 6, LOT 8, AND LOT 9) WILL BE PROVIDED TO THE CITY AS OPEN SPACE.
9. PROPOSED NUMBER OF PHASES: 1
10. ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE. THERE ARE NO STEEP SLOPES OR NON-DEVELOPABLE SENSITIVE AREAS
11. SEE PUE AND SETBACK DETAIL FOR SETBACK REQUIREMENTS

CODE REQUIREMENTS FOR 35% OPEN SPACE:

1. MIN. ALLOWABLE LOT SIZE: 9,000 SF
2. MIN. ALLOWABLE FRONTAGE: 85.0'
3. MIN ALLOWABLE AVERAGE LOT SIZE: 10,200 SF

SITE NOTES:

1. TOTAL AREA: 9.91-AC
2. ROADS: 1.44-AC
3. NET DEVELOPABLE LAND: 8.47-AC
4. BASE DENSITY: 16.94 LOTS
5. LOTS ALLOWED W/ 1.30 MULTIPLIER: 22
6. LOTS PROVIDED: 21
7. OPEN SPACE REQUIRED: 2.96-AC
8. OPEN SPACE PROVIDED: 3.00-AC

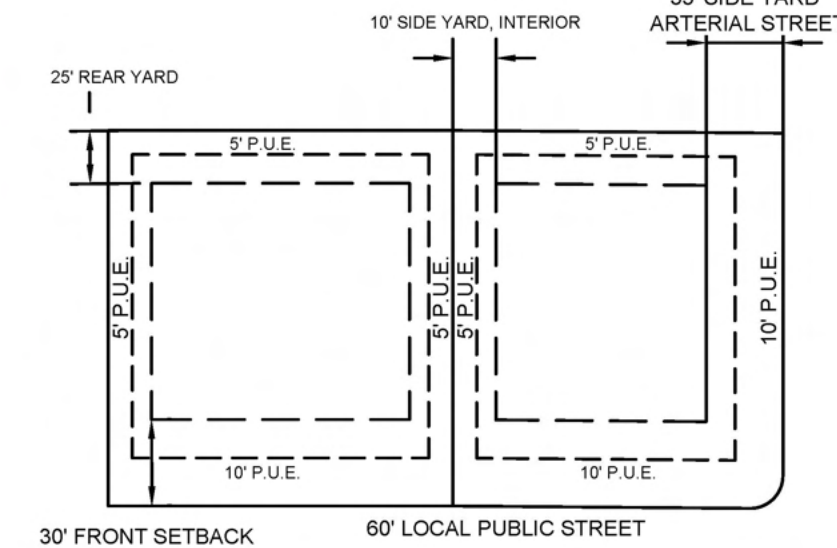
CODE	USE	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY
OS-01	OPEN SPACE	29,605	0.68	HOMEOWNER	HOMEOWNER
OS-02	OPEN SPACE	33,025	0.76	HOMEOWNER	HOMEOWNER
OS-03	OPEN SPACE	26,865	0.62	HOMEOWNER	HOMEOWNER
OS-04	OPEN SPACE	41,398	0.95	HOMEOWNER	HOMEOWNER
	Total	130,894	3.00		

SURVEY DESCRIPTION:

A PORTION OF LOT 10, BLOCK 15, J.W. FOXES SURVEY OF MILLVILLE WEST FIELD SURVEY LOCATED IN THE SE1/4 OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, NIBLEY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 10, BLOCK 15, J.W. FOXES SURVEY OF MILLVILLE WEST FIELD SURVEY, AND THE NORTHWEST CORNER OF THAT REAL PROPERTY RECORDED IN DEED BOOK 2262 PAGE 803 OF THE OFFICIAL RECORDS OF CACHE COUNTY LOCATED N89°51'19"W ALONG THE SECTION LINE 1841.55 FEET AND SUTW 1237.51 FEET FROM THE EAST 1/4 CORNER OF SECTION 20, T11N, R12E, THENCE ALONG SAID DEED BOUNDARY THE FOLLOWING 2 (TWO) COURSES S1°26'S27"W (RECORD: NORTH132.00 FEET; THENCE S88°52'07"E (RECORD: WEST 120.00 FEET) TO THE EAST CORNER OF SAID DEED AND THE EAST LINE OF SAID LOT 10, THENCE ALONG SAID LOT THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: S1°26'S27"W 528.07 FEET; THENCE N89°41'33"W 670.03 FEET; THENCE N0°55'E2 669.70 FEET; THENCE S88°52'07"E 555.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9.91+/- ACRES



PUE & SETBACK DETAIL
NTS



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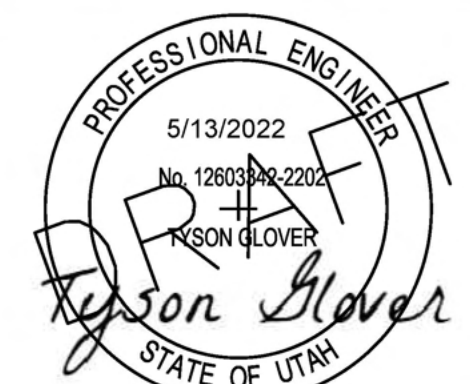
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

HAWK HOLLOW SUBDIVISION
3200 S 1150 W

3200 S 1150 W
NIBLEY, UTAH 84321

[illegible]

PROJECT #: 21-292
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 5/13/2022



PRELIMINARY SURVEY PLAN

C100