



Nibley City
Planning Commission Meeting
Thursday, June 2, 2022
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
 Approval of Agenda
 Approval of Minutes

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting either in person or via the Zoom meeting link provided at www.nibleycity.com .

1. **Public Hearing:** Hawk Hollow Subdivision Preliminary Plat, located at approximately 1150 West 3200 South (Applicant: Bryce Goodin)
2. **Discussion and Consideration:** Recommendation for Hawk Hollow Subdivision Preliminary Plat, located at approximately 1150 West 3200 South (Applicant: Bryce Goodin)
3. **Discussion and Consideration:** Recommendation for Green Acres Subdivision 1st Amendment (Applicant: Bill Green)
4. **Workshop:** Future Land Use Map Designations for Annexation Areas
5. Staff Report and Action Items

*Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.



**Nibley City Planning
Commission
Agenda Item Report
June 2, 2022**

Agenda Item #1 & #2: Preliminary Plat: Hawk Hollow

Description

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

Discussion and Consideration: Recommendation for Hawk Hollow Subdivision Preliminary Plat, located at approximately 1150 West 3200 South (Applicant: Bryce Goodin)

Department

City Planning

Action Type

Administrative

Recommendation

Recommend Approval of Hawk Hollow Subdivision Preliminary Plat with the following conditions:

- 1) The proposed Open Space to be dedicated to Nibley City and be improved with Sod grass and trees.
- 2) Pedestrian access to the open space be provided via a dedicated 15' wide Right-of-Way and 8' pedestrian pathway between the proposed 3250 S street and the open space area.
- 3) The preliminary maintenance plan to note that street trees are to be installed by the developer, not adjacent property owners, in accordance with Nibley City Code.
- 4) Trees along 3200 South park strip should be removed from the preliminary maintenance plan and replaced with shrubs due to the location of the piped irrigation ditch.
- 5) The following to be addressed with the Final Plat application for the subdivision.

- a. The development will be responsible to contribute to building half of the paved trail in the 1100 W alignment. To be included in the development agreement.
- b. Documentation of the existing stormwater discharge location has not been presented. The development will be required to obtain specific approval from BSF to discharge into the Canal at the proposed locations.
- c. Discharging the difference between pre and post construction stormwater from 3200 S improvements directly into the BSF canal requires specific approval from BSF. Generally, this is not allowed without cleaning the water first by means of a basin or a special device. If approval is not granted by BSF, the difference in stormwater will need to be stored and released according to standard stormwater management standards.
- d. A geotechnical report shall be provided to the City in regard to the subdivision improvements. Among other things specific in nature to the subdivision the report will need to address foundation / footing design and construction standards, roadway structural sections – residential street and 3200 South, historic high groundwater surface elevations, finish floor elevations. The result of this information can affect the preliminary plat layout and the City reserves the right to require changes based on the results.
- e. The park strip swale volume could not be confirmed. City staff calculations show a lesser volume. Calculations will be reviewed with construction plans submittal, but it should be noted that this could affect the layout of the development if adequate retention has not been provided.
- f. The curb along 3200 South should stop at the existing asphalt edge as the asphalt acts as a driveway for the property to the west. Improvements here will be completed at a later date.
- g. All construction plans showing improvements to BSF facilities will need to be approved by signature.
- h. If grading for the lots is not planned to be included in the design, the City will require a note on the Final Plat indicating that the lots will either need to retain the full 100-year event on their property or drain all stormwater to the street swale.
- i. The northeast portion of 1125 W sidewalk on the existing Koford residential property will require an easement to be dedicated to the City over the sidewalk area. Otherwise, the sidewalk will need to be brought back into the right-of-way which would affect the stormwater calculations and may require an update to the preliminary plat.

Reviewed By

City Planner, City Engineer, Public Works

Background

Bryce Goodin has applied for Preliminary Plat for Hawk Hollow Subdivision. Hawk Hollow is a proposed Open Space Subdivision, located near 1150 West 3200 South within an R-2 zone. Below is a summary of the development and associated requirements:

	NCC Requirements	Hawk Hollow
Total Gross Acres	N/A	9.91
Total Net Acres	N/A	8.47
Open Space Ratio	N/A	0.354
Incentive Multiplier	N/A	1.3
Maximum Lots	22	21
Minimum Lot Size	9,000 sq. ft.	9,078 sq. ft.
Average Lot Size (less open space area)	10,200 sq. ft.	11,335 sq. ft.
Minimum street frontage	85 ft.	85 ft.

Zoning and space requirements

NCC 21.10.020(E)(1) provides lot standards within an open space subdivision. As noted in the chart above, developments that dedicate greater than 35% of open space may include up to 30% more lots than in a standard subdivision. The proposed plat complies with Nibley City Code with respect to lot size, maximum lots, and street frontage for the amount of open space that is proposed to be dedicated. The minimum setbacks noted on the plat conform with NCC 19.22.

Open Space

NCC 21.10.020(D) requires that the applicant submit a sensitive area designation plan map and a maintenance plan for preserved open space. The only sensitive lands that the provided sensitive areas designation plan map designates for this property are irrigation canals on the northern and southern border of the development. The remainder of the property is pasture/farmland.

The applicant has proposed that open space be provided in 4 conservancy lots on the southern portion of the development and that they be improved and maintained by individual property owners. The landscape plan shows trees to be planted in the park strip swale. However, it should be noted that trees are required to be installed by the developer, not the homeowner, per Nibley City Code. In addition, with the piping of the irrigation ditch on 3200 South in the location shown, trees will not be able to be constructed in the park strip.

NCC 21.10.020(I) provides design standards for open space. In particular, it provides that open space land shall meet 3 or more of the listed standards. Staff has determined that the open space meets the following 2 standards.

Contiguous Land: Open Space Land within a Rural Conservation Subdivision shall be contiguous within the subdivision, or to other Open Space Land in adjacent subdivisions

or developments to provide for large and integrated Open Space Land areas within the City.

Agricultural Land: Privately held Open Space Land that is used for agricultural purposes as defined in this Ordinance and is 0.5 acre or greater in size.

With some modifications, the applicant may be able to meet an additional design standard.

NCC 21.10.020(K)(3) provides:

Nibley City may at its sole discretion opt to take ownership of Open Space Land at the subdivision approval stage. The developer shall landscape the property with sod, grass, trees and an irrigation system or other natural landscape features as appropriate as determined by the City Council.

As the proposed open space is immediately adjacent to the planned Nibley Meadows Park and in close proximity to other City-owned planned park space (see below), the City should consider taking ownership of the open space. If the City opted to take ownership of the open space, the land was landscaped with sod grass and trees and pedestrian access were granted to this open space from the development, the development would meet the minimum 3 design standards noted above.



It is Staff's opinion that taking ownership of this space to be incorporated into the surrounding open spaces would be more in line with the purposes of the open space subdivision, allowing for an opportunity to more effectively coordinate adjacent park spaces. Nonetheless, the ongoing cost of maintaining the space will need to be considered prior to taking on this open space.

- 6) The development will be responsible to contribute to building half of the paved trail in the 1100 W alignment. To be included in the development agreement.
- 7) A geotechnical report shall be provided to the City in regard to the subdivision improvements. Among other things specific in nature to the subdivision the report will need to address foundation / footing design and construction standards, roadway structural sections – residential street and 3200 South, historic high groundwater surface elevations, finish floor elevations. The result of this information can affect the preliminary plat layout and the City reserves the right to require changes based on the results.

Some items to note as we move into the construction plan phase:

- 1) If grading for the lots is not planned to be included in the design, the City will require a note on the Final Plat indicating that the lots will either need to retain the full 100-year event on their property or drain all stormwater to the street swale. I can send language if this is the path chosen.

Utilities

The applicant has provided approximate locations for connecting utilities to Nibley City's utility system, including locations of sewer, water lines and stormwater management. Public utility easements are also provided for planned utilities.

Nibley City engineer and public works director have reviewed the plans to ensure feasibility and compliance with City standards. There are some pending issues with the plans in regards to stormwater that need to be addressed during the final plat stage of approving the subdivision that the City Engineer has identified, including the following:

- 1) Documentation of the existing stormwater discharge location has not been presented. The development will be required to obtain specific approval from BSF to discharge into the Canal at the proposed locations.
- 2) Discharging the difference between pre and post construction stormwater from 3200 S improvements directly into the BSF canal requires specific approval from BSF. Generally, this is not allowed without cleaning the water first by means of a basin or a special device. If approval is not granted by BSF, the difference in stormwater will need to be stored and released according to standard stormwater management standards.
- 3) The park strip swale volume could not be confirmed. City staff calculations show a lesser volume. Calculations will be reviewed with construction plans submittal, but it should be noted that this could affect the layout of the development if adequate retention has not been provided.
- 4) All construction plans showing improvements to BSF facilities will need to be approved by signature.

Canals

The applicant proposes to pipe the existing canal along 3200 South and leave the canal on the south border of the property undisturbed. The applicant has provided a letter from Nibley-BSF Irrigation acknowledging that they have seen the plans and have 30 days to comment to the City, in accordance with NCC 21.08.010(C)(6)(a).

Transportation

The proposed development is adjacent to 3200 South and proposes a modified TS-2 cross section with a 10' wide roadside trail/sidewalk and buffered bike lanes and an 8.5' wide park strip. Deceleration lanes are provided to access both access inlets to the development. The City Engineer has determined that these right turn lanes are adequate to mitigate traffic impacts of the development and a Traffic Impact Study is not required. The City Engineer identified one issue that will need to be addressed at the Final Plat stage with regards to how the improvements tie in to the roundabout project. The curb should stop at the existing asphalt edge as the asphalt acts as a driveway for the property to the west. Improvements here will be completed at a later date.

The proposed cross section of the access street in the subdivision is a modified TS-14, which includes 29' of pavement, a widened 14' swale and provides sidewalks in a sidewalk easement. This is a similar cross section that was provided in the Apple Creek Subdivision.

The development also borders a planned 8' trail along the 1100 West right-of-way. This trail will be improved by the developer of Nibley Meadows, but the developer of Hawk Hollow will be required to contribute half the cost of improving this trail for the section adjacent to the development. This will be incorporated into the development agreement at the final plat stage.

Agenda Item #3: Green Acres Plat Amendment

Description

Discussion and Consideration: Recommendation for Green Acres Subdivision 1st Amendment (Bill Green)

Department

Planning

Action Type

Administrative

Reviewed By

City Engineer, City Planner

Recommendation

Recommend approval for Green Acres Subdivision 1st Amendment with the following conditions:

1. Show setback lines for Lot 2 amended.
2. Give dimensions to the PUE and setback lines.
3. Change the title of easement to PUE.
4. Remove City Surveyor signature block and add required signature blocks listed on page 14-15 of Nibley City Design Standards

Background

Bill Green has submitted a Plat Amendment Application for Green Acres Subdivision. The proposed amendment consolidates 3 of the lots (Lots 2, 3 & 4) within the subdivision and combines them with the adjacent parcel 03-046-0002.

NCC 21.06.060(A) provides that plat amendments are to be approved by City Council, with a recommendation from the Planning Commission. Other than this stipulation, Nibley City Code does not include specific standards for approving subdivision plat amendments. In the absence of City Standards, Utah Code should be referenced. Specifically, UCA 10-9a-608 provides standards for the approval of plat amendments.

UCA 10-9a-608(1)(b) provides the following:

Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:

- (i) depicts only the portion of the subdivision that is proposed to be amended;*
- (ii) includes a plat name distinguishing the amended plat from the original plat;*
- (iii) describes the differences between the amended plat and the original plat; and*
- (iv) includes references to the original plat.*

With his application, the applicant has provided a proposed plat that conforms to these standards. This Plat has been reviewed by the City Planner and the City Engineer. Some minor modifications to the plat need to be incorporated to bring this in conformance with Nibley City's general standards for Subdivision Plat documents and are included in the recommendation above.

Agenda Item #4: Future Land Use Designations for Annexation Areas

Description

Workshop: Future Land Use Map Designations for Annexation Areas

Department

City Planning

Recommendation

Discuss potential changes to Future Land Use Map designations and provide direction to Staff

Reviewed By

City Planner

Background

One of the Planning Commission Goals for 2022 is to review future land use for future annexation areas. This goal was created in anticipation of the development of areas that face development pressure and are located near the border of Nibley City's existing boundaries. In some cases, these areas abut Logan City and may also annex or otherwise be incorporated into Logan City. In 2021, a 40 acre property located directly north of Clear Creek Park was sold. Nibley City attempted to plan for this area, given the interface with Logan, ultimately developing a new Mixed Residential (R-M) ordinance for the area. However, the applicant ultimately annexed into Logan City. The purpose of this workshop is to review specific future annexation areas and discuss the appropriate future land use, given the evolving context of such areas.

The following areas were discussed during a March 3 Planning Commission meeting:

1. SW quadrant of 800 W/2200 S: This unincorporated area is adjacent to Heritage and Clear Creek Park and was recently sold to K holdings. Currently designated as 'medium density residential.'
2. SE quadrant of Hwy 89/91/2200 S: This is incorporated into Logan and was recently rezoned to Commercial. This may be better served by Nibley and was included as a potential annexation area to Nibley with Logan City. Currently designated as 'medium density residential.'

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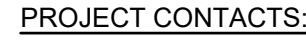
For Area 1, the designation is proposed to be changed to ‘Commercial’ near the corner of 800 West and 2200 and ‘Commercial or Medium to High Density Residential’ for the remaining area. This is a more appropriate designation given the anticipated land uses in the area, including significant high density residential development across the street in Logan.

For Area 4, an area near the corner of 3200 South and Hwy 89/91 is proposed to be changed from 'Commercial and Medium to High Density Residential' to 'Commercial' for a large portion near the intersection and 'Agricultural' for a southern portion which immediately borders the USU Farm property on two sides. The Planning Commission expressed the desire to expand the commercial designation for this intersection to capture the potential of this area as a signal is installed and future road improvements, including the extension of Heritage Drive, are made. There are relatively limited opportunities for viable commercial development to thrive in Nibley and this will help preserve this area for these opportunities.

The purpose of this workshop is to review these Draft amendments to the map and give direction to Staff.



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



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 47E
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 LOT 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

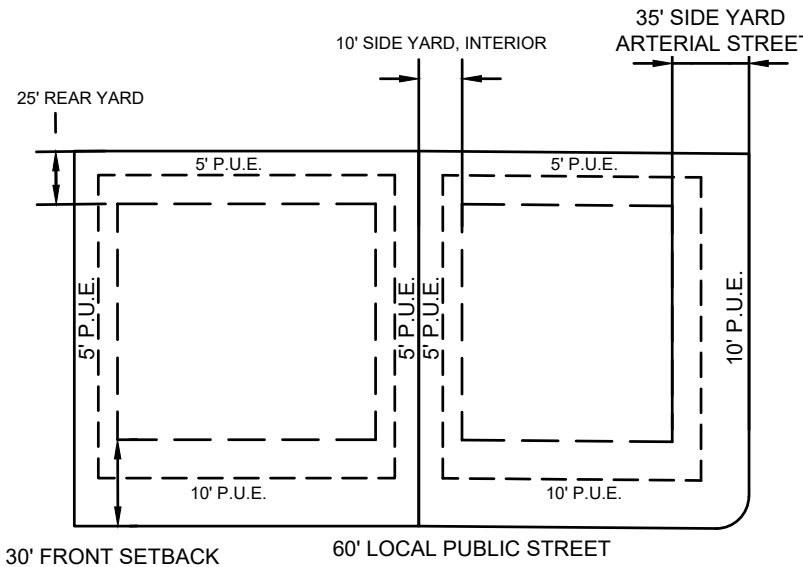
CODE	USE	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY
OS-01	OPEN SPACE	29,605	0.68	HOMEOWNER	HOMEOWNER
OS-02	OPEN SPACE	33,025	0.76	HOMEOWNER	HOMEOWNER
OS-03	OPEN SPACE	26,865	0.62	HOMEOWNER	HOMEOWNER
OS-04	OPEN SPACE	41,398	0.95	HOMEOWNER	HOMEOWNER
	Total	130,894	3.00		

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:

BEING THE SOUTHWEST CORNER OF THE EAST LINE OF LOT 10, BLOCK 15, J.W. FOXES SURVEY OF MILLVILLE WEST FIELD SURVEY, BEING THE SOUTHWEST 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 1641.55 FEET AND SOUTH 1237.51 FEET FROM THE EAST 1/4 CORNER OF SECTION 20, T11N, R1E, THENCE ALONG SAID DEED THE FOLLOWING 2 (TWO) COURSES S1°26'52" (RECORD: NORTH)132.00 FEET; THENCE S88°52'07"E (RECORD: WEST) 120.00 FEET TO THE SOUTHEAST CORNER OF SAID DEED AND THENCE S84°51'33"E (RECORD: WEST) 133.33 FEET TO THE SOUTHEAST CORNER OF THAT REAL PROPERTY AND DISTANCES: S1°26'52" W 528.07 FEET, THENCE N89°41'33" W 100.00 FEET; THENCE N0°55'52" E 669.70 FEET; THENCE S88°52'07"E 555.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9.91+/- ACRES



PUE & SETBACK DETAIL
NTS

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

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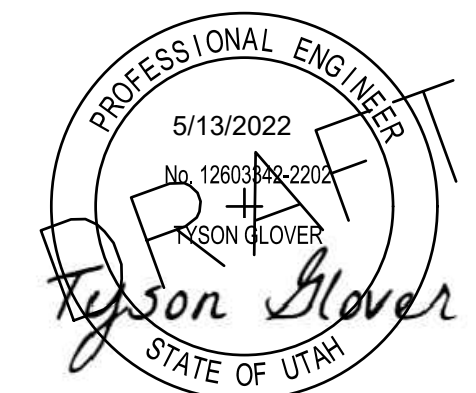
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

HAWK HOLLOW SUBDIVISION

3200 S 1150 W
NIBLEY, UTAH 84321

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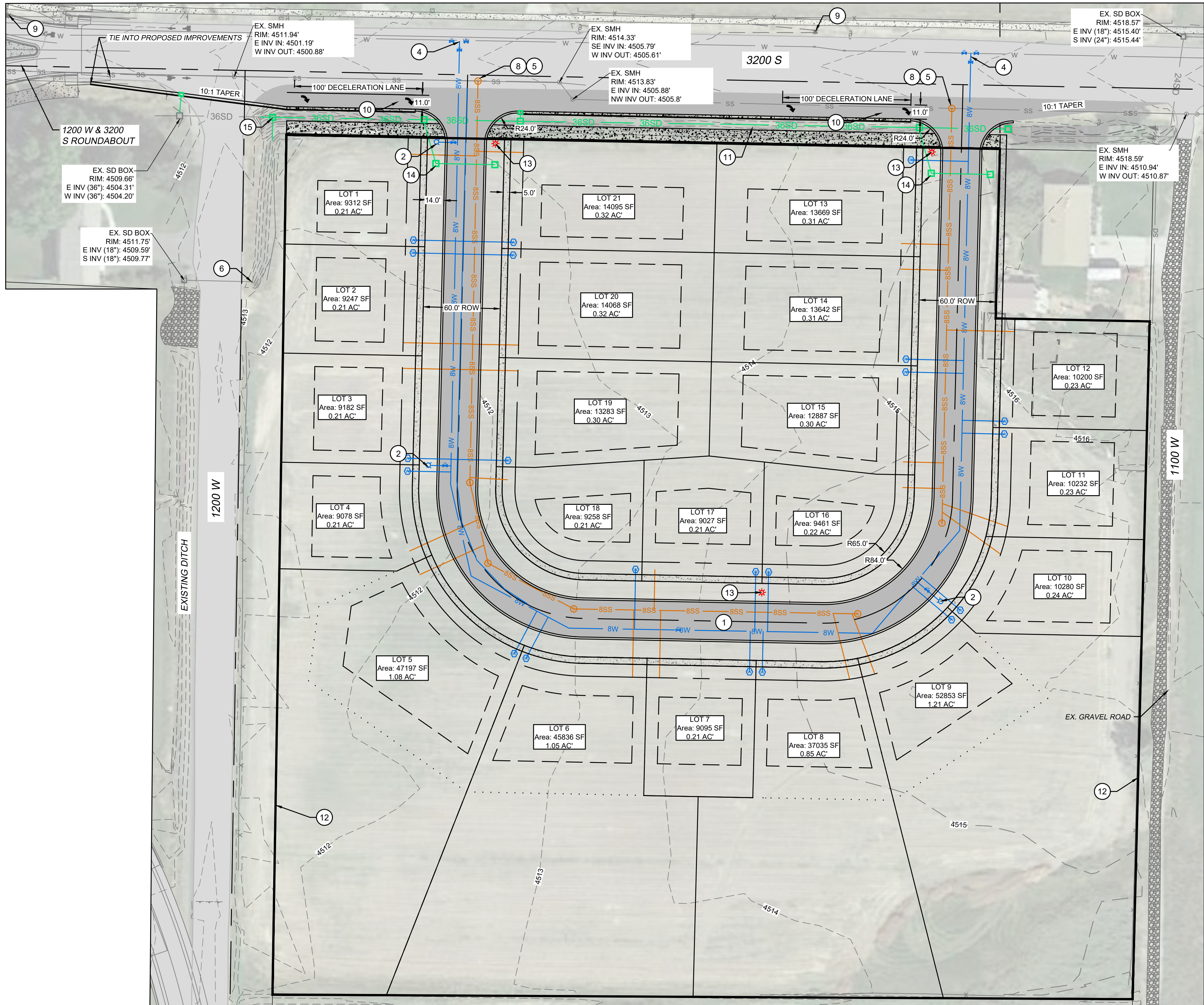
PROJECT #: 21-292
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVE
ISSUED: 5/13/2021



PRELIMINARY SURVEY PLAN

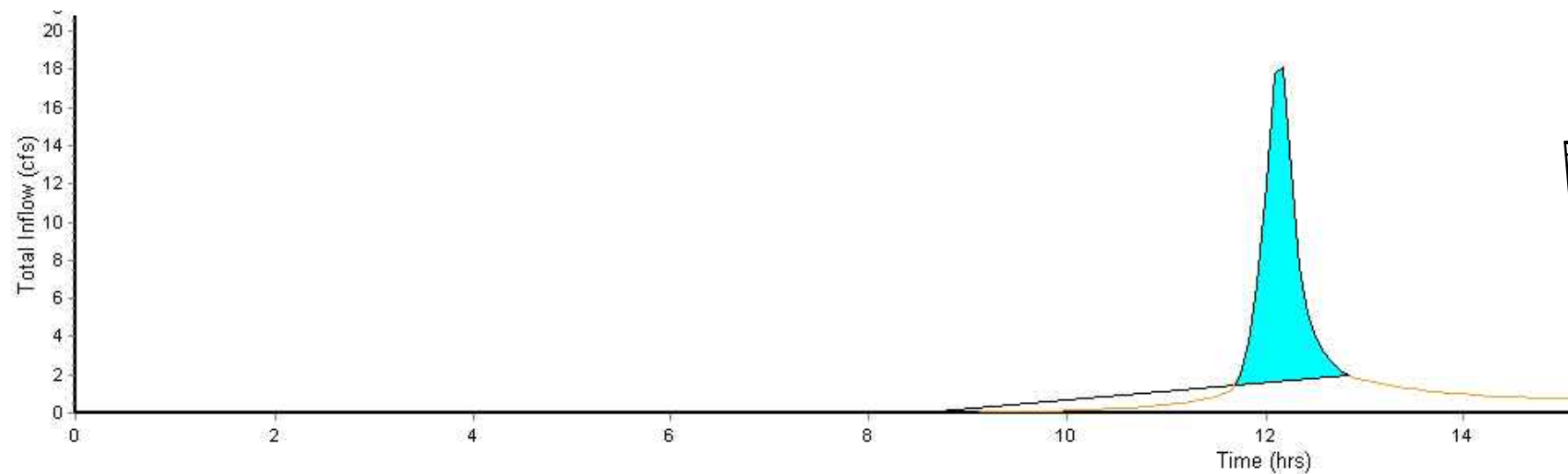
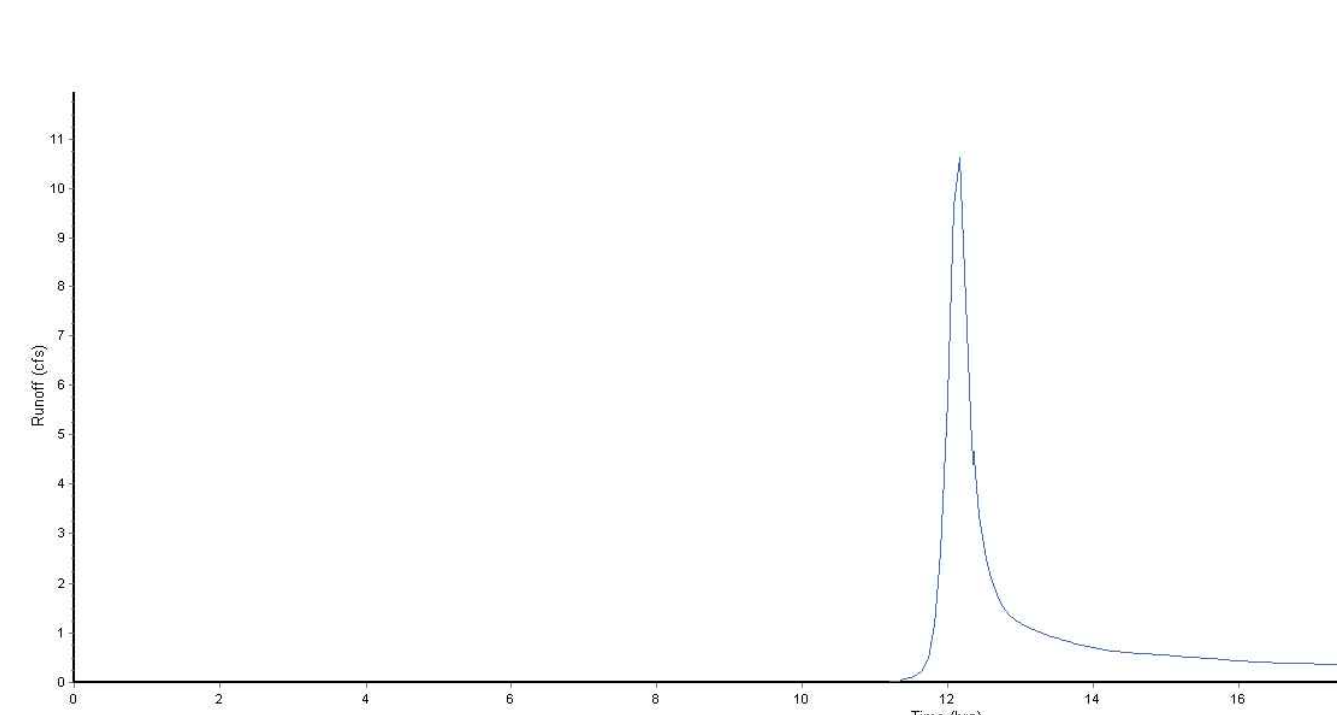
C100

P:\2021\121-292_Goodin Subdivision_Nibley AutoCAD\Survey\Preliminary\Plan\121-292_Goodin Subdivision Prepat



PRE DEVELOPMENT

POST DEVELOPMENT



Total Inflow Summary Table

Runoff Summary Table	
Time period	Sub-02
From: 12/18/2019, 12:00:00 AM	
To: 12/19/2019, 12:00:00 AM	
Threshold: 0	
Exceedance: 0	
Deficit: 0	
Detention storage: 0	
Max flow: 0	
Element ID: Sub-02	
Maximum Runoff (cfs): 19.64	
Minimum Runoff (cfs): 0.00	
Event Mean Runoff (cfs): 0.38	
Duration of Exceedance (hrs): N/A	
Duration of Deficit (hrs): N/A	
Number of Exceedances: N/A	
Number of Deficits: N/A	
Volume of Exceedance (ft³): N/A	
Volume of Deficit (ft³): N/A	
Total Runoff (ft³): 32895.56	
Detention Storage (ft³): N/A	

PRE DEVELOPMENT RUNOFF

Time period	Sub-02
From: 12/18/2019, 12:00:00 AM	
To: 12/19/2019, 12:00:00 AM	
Threshold: 0	
Exceedance: 0	
Deficit: 0	
Detention storage: 0	
Max flow: 1.982	

POST DEVELOPMENT
DISCHARGE ALLOWED
= 1.98 CFS
(0.2 CFS/ACRE)

Element ID	Stor-02
Maximum Total Inflow (cfs)	18.11
Minimum Total Inflow (cfs)	0.00
Event Mean Total Inflow (cfs)	0.64
Duration of Exceedance (hrs)	N/A
Duration of Deficit (hrs)	N/A
Number of Exceedances	N/A
Number of Deficits	N/A
Volume of Exceedance (ft³)	N/A
Volume of Deficit (ft³)	N/A
Total Inflow Volume (ft³)	54838.23
Detention Storage (ft³)	22631.39
DETENTION REQUIRED	

DESIGNING OUR FUTURE

STORMWATER CALCULATIONS

Description	Area (sq ft)	Area (ac)	CN (Group C)	(SubArea / TotalArea)*CN
Asphalt	26,419	0.61	98	6
Concrete Pavement	14,828	0.34	98	3
Grassed Open Space (Grass Cover>75%)	21,994	0.50	74	4
Residential Lots, 1/4 acre to 1/2 acre	368,350	8.46	83	71
Total Area:	431,591	9.91	84	

Pre Development (Pasture, grassland, or range; good. Soil Group C):	431,591	9.91	74
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90th-Percentile Storm Volume (0.6-inches):	21,580	cu-ft
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Initial Abstraction for pre dev	0.38	inches
Precipitation (10 Yr)	0.70	inches
Precipitation (25 Yr)	2.04	inches
Precipitation (100 Yr)	2.41	inches
Direct Runoff (10 Yr)	3.02	inches
for pre dev (10 Yr)	24 hour storm	0.77 total runoff depth
Direct Runoff (25 Yr)	24 hour storm	0.37 total runoff depth
for pre dev (25 Yr)	24 hour storm	1.05 total runoff depth
Direct Runoff (100 Yr)	24 hour storm	0.56 total runoff depth
for pre dev (100 Yr)	24 hour storm	1.53 total runoff depth
	24 hour storm	0.92 total runoff depth

Post Development

10-Year Direct Runoff	0.64	acre-ft	27,732	ft³
25-Year Direct Runoff	0.86	acre-ft	37,588	ft³
100-Year Direct Runoff	1.26	acre-ft	55,063	ft³

Pre-Development

10-Year Direct Runoff	0.30	acre-ft	13,260	ft³
25-Year Direct Runoff	0.46	acre-ft	20,080	ft³
100-Year Direct Runoff	0.76	acre-ft	33,123	ft³

1 SITE SHEET KEY NOTES:

- PROPOSED 60' ROW. SEE DETAIL BELOW
- PROPOSED FIRE HYDRANT
- ADA RAMP/CROSSWALK LOCATION
- CONNECT TO EXISTING WATER LINE
- CONNECT TO EXISTING SANITARY SEWER LINE/INSTALL MANHOLE
- CONNECT TO EXISTING IRRIGATION CULVERT
- PROPOSED WATER CONNECTION POINT
- PROPOSED SEWER DISCHARGE POINT
- EXISTING FIRE HYDRANT
- RIGHT TURN LANE STRIPING
- PIPE EXISTING DITCH/CANAL
- PROPERTY LINE
- INSTALL STREET LIGHTING PER CITY STANDARDS
- STORM DRAIN BOX
- IRRIGATION DIVERSION BOX

*STORM WATER/GROUNDWATER NOTES:

- STORM WATER DESIGN CONFORMS TO PUBLISHED CACHE VALLEY STORM WATER DESIGN STANDARDS, AS AMENDED BY NIBLEY CITY, APRIL 2019.
- DESIGN STORM: 100 YEAR
- 90TH PERCENTILE RETENTION. ELEVATION OF SITE -4.642' = 0.6 INCHES
- PERCOLATION TEST IS PENDING

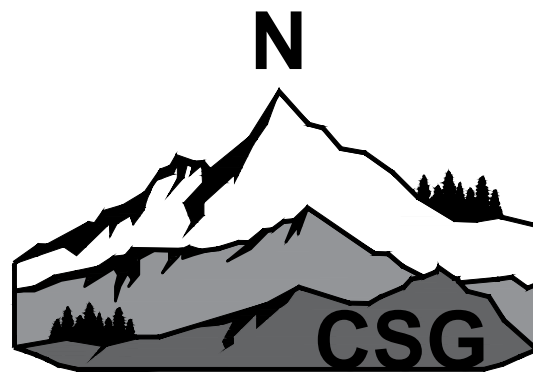
RETENTION REQUIRED = 21,580 CF
• RETENTION PROVIDED IN SWALES = 24,915 CF
• TOTAL RETENTION PROVIDED = 24,915 CF

DETENTION REQUIRED = 22,631 CF
• DETENTION PROVIDED IN SWALES = 24,915 CF
• TOTAL DETENTION PROVIDED = 24,915 CF

ALL STORM WATER WILL BE DETAINED IN ROADSIDE SWALES AND RELEASED AT THE ALLOWABLE DISCHARGE RATE INTO THE EXISTING CANAL ON 3200 S. SWALE STORAGE CAPACITY HAS ACCOUNTED FOR DRIVEWAY APPROACHES AND REQUIRED BERMING AROUND HYDRANTS AND LIGHT POLES.

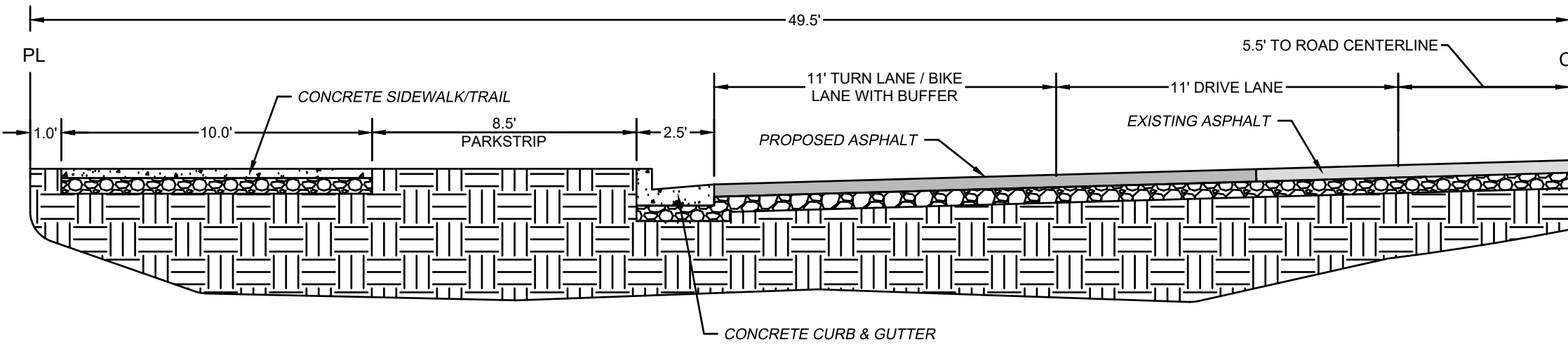
SWALE ASSUMPTIONS:

- DRIVEWAY APPROACH WIDTHS: 20 FT
- NUMBER OF HYDRANT AND LIGHT POLE BERMS: 6



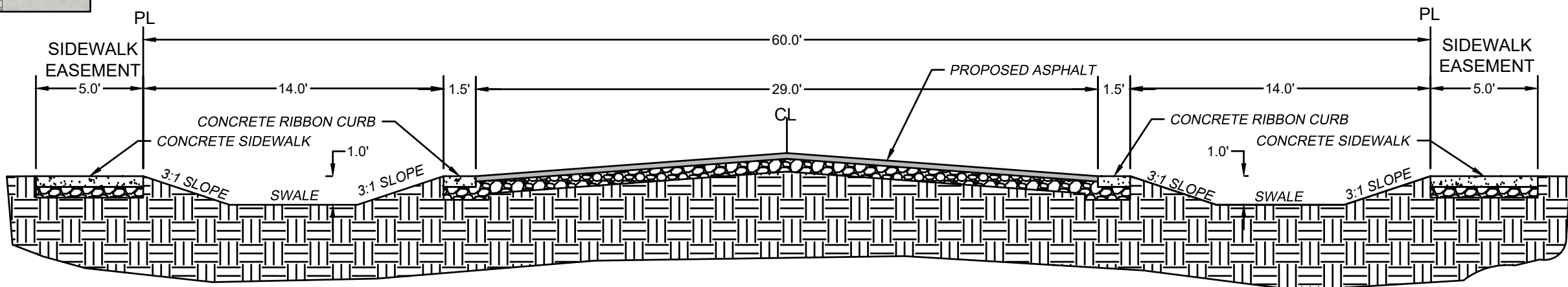
3200 SOUTH PARTIAL WIDTH CROSS SECTION (99' ROW)

MODIFIED VERSION OF TS-2 FROM NIBLEY CITY.
(TURN/BIKE LANES ADDED)



60' ROW CROSS SECTION

MODIFIED VERSION OF TS-14 FROM NIBLEY CITY
TRANSPORTATION MASTER PLAN



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

HAWK HOLLOW SUBDIVISION

3200 S 1150 W
NIBLEY, UTAH 84321

DESCRIPTION:

MARK: DATE:

PROJECT #:

21-292

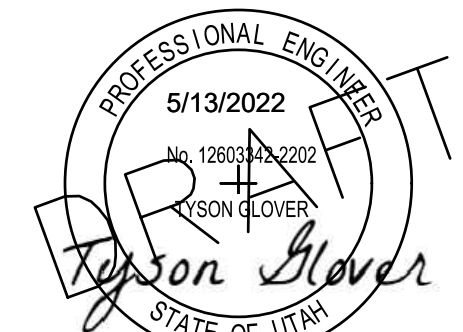
DRAWN BY:

H. BARTH

PROJECT MANAGER: T. GLOVER

ISSUED:

5/13/2022



PRELIMINARY
CIVIL PLAN

C200

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 THEREOF 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.



— DESIGNING OUR FUTURE

1

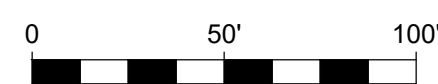
SYMBOL



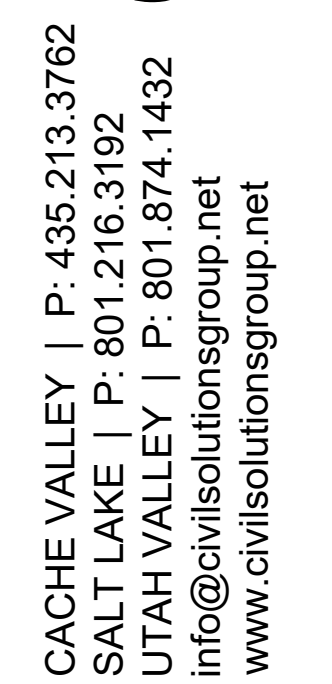


1. PARK STRIP SWALE TO BE LANDSCAPED AND MAINTAINED BY THE HOMEOWNER.
2. HOMEOWNER TO LANDSCAPE PARK STRIP. SWALE IS TO REMAIN AND NOT BE FILLED IN BY THE HOMEOWNER (SEE REFERENCE NOTE 1).

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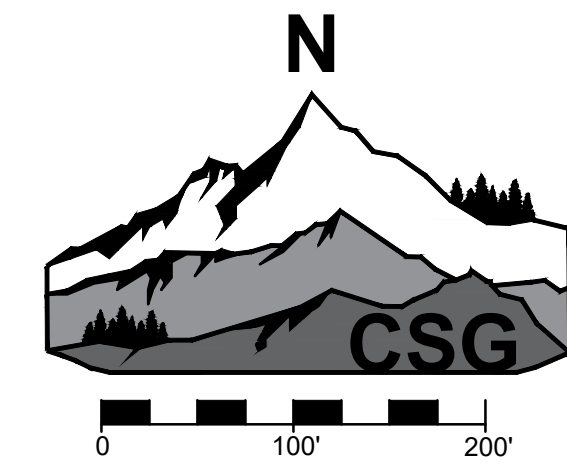
HAWK HOLLOW SUBDIVISION
3200 S 1150 W
NIBLEY UT, 84321



MARK: DATE: DESCRIPTION:

PROJECT #:	21-292
DRAWN BY:	ZW
REVIEWED BY:	JH
ISSUED:	04.01.22

PRELIMINARY
MAINTENANCE
PLAN
L100



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HAWK HOLLOW SUBDIVISION

3200 S 1150 W
NIBLEY, UTAH 84321

[illegible]

PROJECT #: 21-292
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/17/2022

SENSITIVE AREAS MAP

3200 S & 1200 W Park/Open Space



Acreage			
Nibley Farms	10	Recycle Site	13
Nibley Meadows	6	Hawk Hollow	3
Total			16

Approved
Existing
Proposed

0 250 500 1,000 Feet



Green Acres Subdivision 1st Amendment

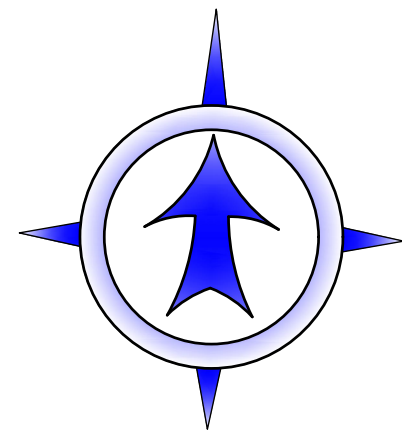
A PART OF SECTION 28, T11N, R1E, S.L.B.&M.
NIBLEY, CACHE COUNTY, UTAH
Containing 2.80 Acres in 3 Lots

NORTHWEST CORNER LOT 13, BLOCK 17,
MILLVILLE WEST FIELD SURVEY (BY RECORD)

Northeast Corner Section 28, Township
11 North, Range 1 East, SLB&M

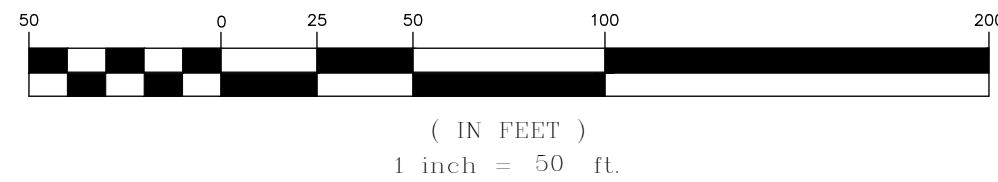
West 172 Rods
(By Record)

South 32 Rods
(By Record)



April 27, 2022

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

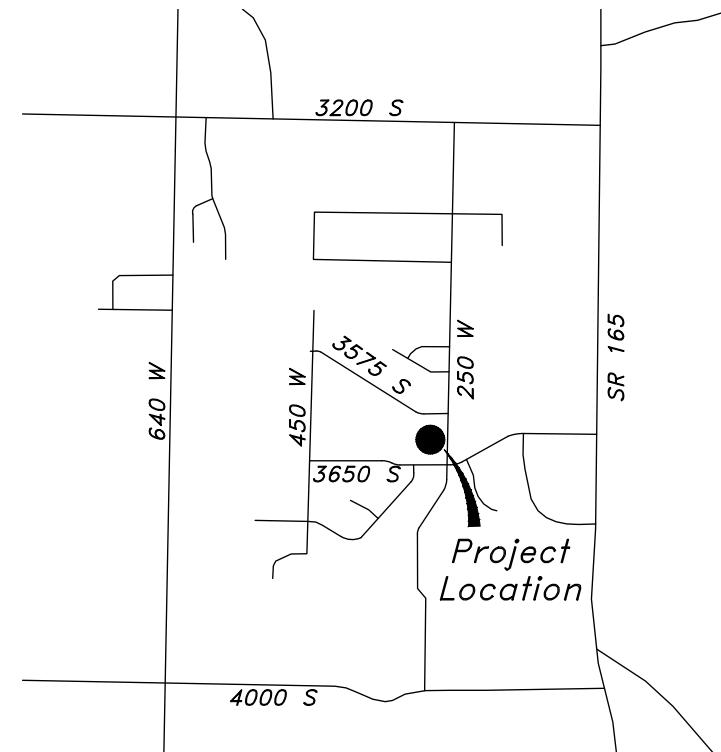
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: GREEN ACRES SUBDIVISION 1ST AMENDMENT AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Amendment Boundary

PART OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 3575 SOUTH STREET AND THE WEST LINE OF 250 WEST STREET BEING LOCATED NORTH 22°50'26" WEST, A DISTANCE OF 4283.20 FEET FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING LOCATED BY RECORD SOUTH 88°41'03" EAST A DISTANCE OF 1314.50 FEET AND SOUTH 01°44'44" WEST A DISTANCE OF 799.46 FEET FROM THE NORTHWEST CORNER OF LOT 13, BLOCK 17, MILLVILLE WEST FIELD SURVEY, AND RUNNING THENCE SOUTH 1°44'42" WEST, A DISTANCE OF 427.17 FEET ALONG SAID WEST LINE OF 250 WEST STREET TO THE INTERSECTION OF SAID WEST LINE AND THE NORTH LINE OF 3650 SOUTH STREET; THENCE NORTH 89°32'11" WEST, A DISTANCE OF 408.53 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF HERITAGE HILLS PHASE 2 SUBDIVISION; THENCE NORTH 1°44'42" EAST, ALONG SAID SUBDIVISION A DISTANCE OF 236.20 FEET TO THE SOUTHEAST CORNER OF HERITAGE HILLS PHASE 1 SUBDIVISION; THENCE NORTH 21°38'33" EAST, A DISTANCE OF 247.76 FEET ALONG THE EAST LINE OF SAID PHASE 1 TO THE SOUTH LINE OF SAID 3575 SOUTH STREET; THENCE ALONG SAID SOUTH LINE IN THREE COURSES:
1. SOUTH 57°51'43" EAST, A DISTANCE OF 30.98 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 31°40'26";
2. SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 88.45 FEET, CHORD BEARS SOUTH 73°41'56" EAST A DISTANCE OF 87.33 FEET;
3. SOUTH 89°32'08" EAST, A DISTANCE OF 212.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.80 ACRES +/-

DRAFT



Vicinity Map
Nibley, Utah

OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND DO HEREBY SUBMIT SAID PARCEL OF LAND TO BE AMENDED AND KNOWN AS GREEN ACRES SUBDIVISION 1ST AMENDMENT.

_____, HAVE EXECUTED THIS PLAT AND
DEDICATION THE _____ DAY OF _____, 20_____

TRUSTEE ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this _____ day of _____, _____
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the _____, the signer(s) of the within instrument, who duly acknowledged to me he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

NOTARY PUBLIC

COUNTY RECORDER

STATE OF UTAH,
COUNTY OF CACHE.
THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.

FILED AND RECORDED:
FILING NO.: _____
DATE: _____
TIME: _____
BOOK: _____
PAGE: _____
REQUEST OF: _____

CACHE COUNTY RECORDER

GENERAL NOTES:

- This property is located in the vicinity of property that is used for agricultural purposes. It may be anticipated that such agricultural uses and activities may or may not in the future be conducted in this area and such uses are previously existing uses.
- Areas in Nibley City have groundwater problems due to the varying depths of a fluctuating water table. The city's approval of a building permit or construction plans does not constitute a representation by the city that building at any specified elevation or location would solve subsurface or groundwater problems. In addition, concerns for building elevation and/or grading and drainage are unique to each building lot and site. Responsibility for these stated concerns, and all other such concerns related to a lot or other building site, remains solely with the building permit applicant, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for other such concerns, including, but not limited to, building location and/or elevation, site grading, and drainage.
- Current Zoning: Residential R2

Minimum Lot Size: 0.50 Acres
Minimum Lot Frontage: 100.00 feet
Setback lines are for primary buildings only.
Front: 30.00'
Rear: 25.00'
Side: 10.00'
Side along Roadway: 25.00'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.45	160.04	31°39'54"	S73° 41' 48"E	87.33
C2	81.36	160.00	29°08'01"	S72° 25' 44"E	80.48
C3	7.09	159.66	2°32'43"	S88° 15' 57"E	7.09

Parcel Line Table

Line #	Length	Direction
L1	30.98	S57° 51' 43"E

Record Owners: William & Sharie Green TRS
299 West 3650 South
Nibley, Utah 84321

Alan L. & Tawnie Thomas
296 West 3575 South
Nibley, Utah 84321

THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE BOUNDARY OF THE ORIGINAL SUBDIVISION TO INCLUDE PARCEL 03-046-0002, ADJUST THE SOUTH LINE OF LOT 1 AND COMBINE LOTS 2, 3, 4 AND PARCEL 03-046-0002

NIBLEY CITY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE

NIBLEY CITY SURVEYOR

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

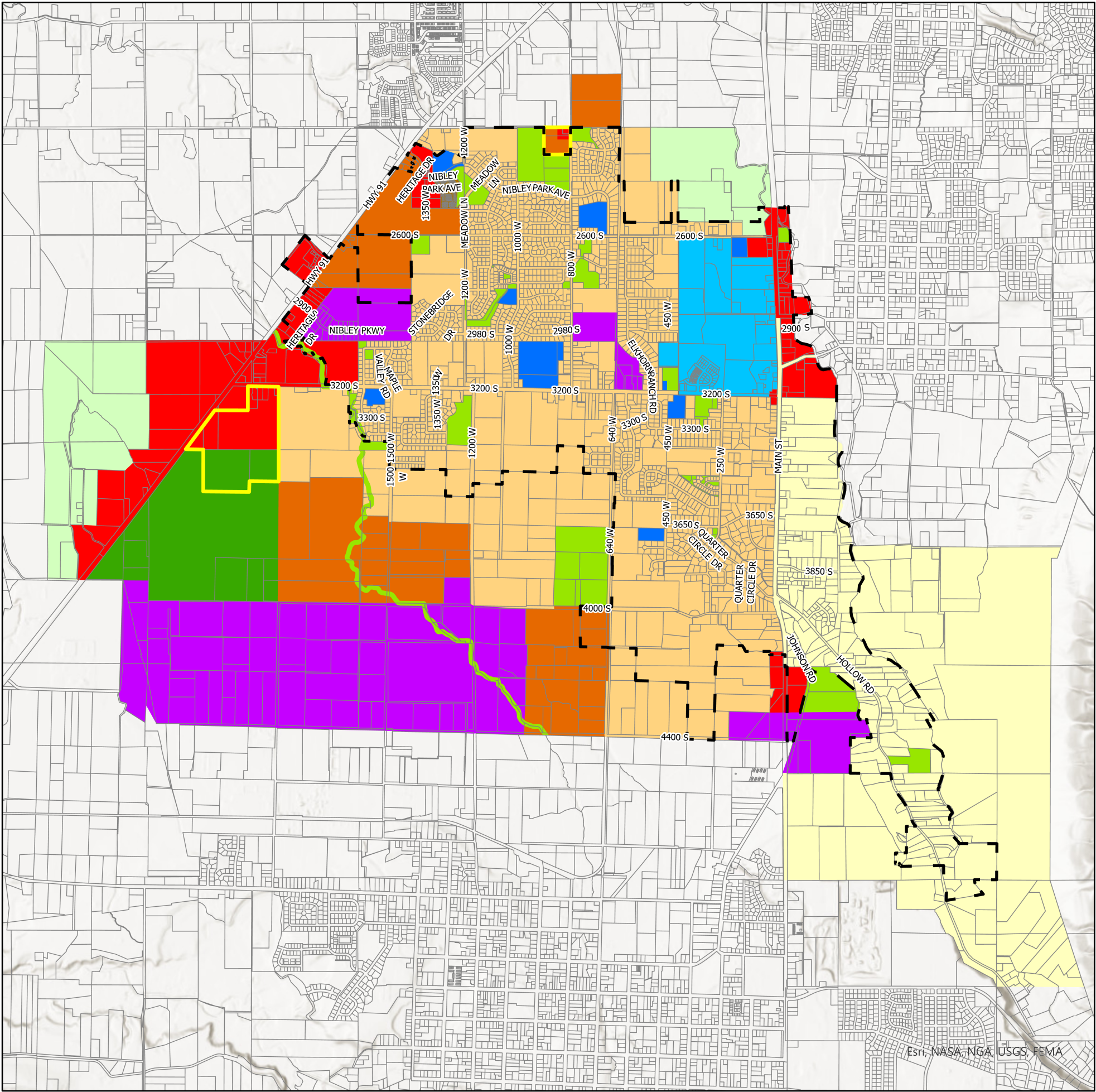
Project No. 22-178
Prepared by JH, 4/27/22

ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this _____ day of _____, _____
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

DRAFT- Nibley Future Land Use Amendments- June 2022



Legend

- Nibley_Municipal_Boundaries
- DRAFT change areas
- Parcels

Future Land Use

- Commercial
- Commercial and Medium to High Density Residential
- Industrial
- Town Center
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Open Space, Agriculture, and Low Density Residential
- Agriculture
- Parks, Open Space, and Trails
- Municipal, Schools, and Churches

*The Future Land Use Map is a guiding document for future zoning decisions and does not represent existing zoning which regulates Land Use within Nibley City.

