



Nibley City
Planning Commission Meeting
Thursday, June 16, 2022
Nibley Public Works Building
625 W. 3200 S.
Nibley, UT

7:00 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 Public Works Building, 625 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.

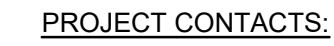
1. **Discussion and Consideration:** Recommendation for Hawk Hollow Subdivision Preliminary Plat, located at approximately 1150 West 3200 South (Applicant: Bryce Goodin)
2. **Workshop:** Future Land Use Map Designations for Annexation Areas
3. Staff Report and Action Items

*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.



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 470
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 SF FROM LOT 65
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 1, 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

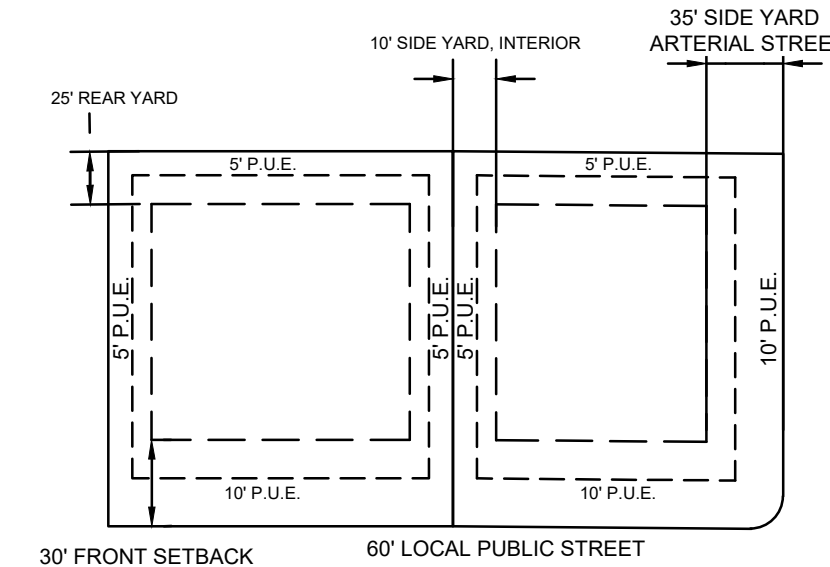
CODE	USE	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY
OS-01	OPEN SPACE	29,605	0.68	HOMEOWNER	HOMEOWNER
OS-02	OPEN SPACE	33,025	0.76	HOMEOWNER	HOMEOWNER
OS-03	OPEN SPACE	26,865	0.62	HOMEOWNER	HOMEOWNER
OS-04	OPEN SPACE	41,398	0.95	HOMEOWNER	HOMEOWNER
	Total	130,894	3.00		

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, PROCEED IN DEED BOOK 2269 PAGE 805 OF THE OFFICIAL RECORDS OF CACHES COUNTY LOCATED N89°51'19"W ALONG THE SECTION LINE 1841.55 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 S11°26'S2"E (RECORD: N8107)132.0 FEET; THENCE S88°52'07"E (RECORD: WEST) 120.0 FEET TO THE SOUTHEAST CORNER OF SAID DEED AND THE EAST LINE OF SAID LOT 10; THENCE ALONG SAID LOT 10 THE FOLLOWING 3 (THREE) COURSES S88°52'07"E 120.0 FEET; S88°52'07"E 120.0 FEET; S88°52'07"E 120.0 FEET; THENCE N89°55'E 669.70 FEET; THENCE S88°52'07"E 55.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9.91+/- ACRES



PUE & SETBACK DETAIL
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 OF CIVIL SOLUTIONS GROUP AND ENGINEERS OF CIVIL GROUP, INC. CIVIL SOLUTIONS GROUP AND ENGINEERS OF CIVIL GROUP, INC. SHALL NOT BE 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.



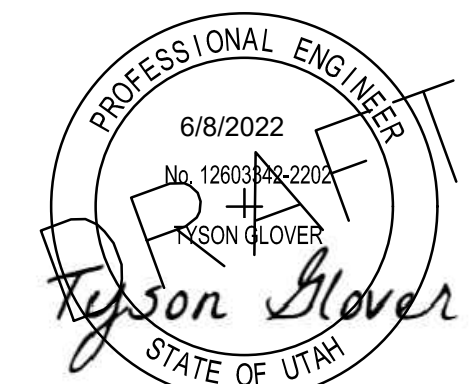
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

HAWK HOLLOW SUBDIVISION

3200 S 1150 W
NIBLEY, UTAH 84321

[illegible]

PROJECT #: 21-292
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 6/8/2022



PRELIMINARY SURVEY PLAN

C100

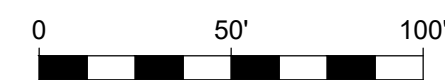


DESIGNING OUR FUTURE

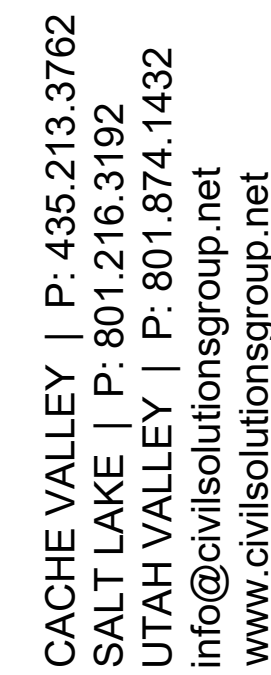
MAINTENANCE NOTES:

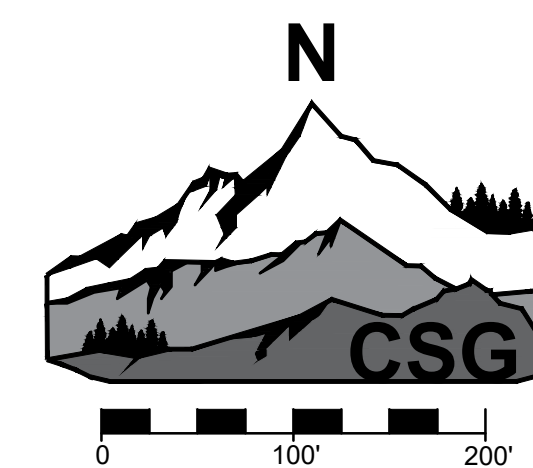
1. PARK STRIP SWALE TO BE LANDSCAPED AND MAINTAINED BY THE HOMEOWNER.
2. STREET TREES ARE TO BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH NIBLEY CITY CODE.
3. HOMEOWNER TO LANDSCAPE PARK STRIP. SWALE IS TO REMAIN AND NOT BE FILLED IN BY THE HOMEOWNER (SEE REFERENCE NOTE 1).

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PRELIMINARY
MAINTENANCE
PLAN
L100





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[illegible]

PROJECT #: 21-292
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 3/17/2023

SENSITIVE AREAS MAP

3200 S & 1200 W Park/Open Space



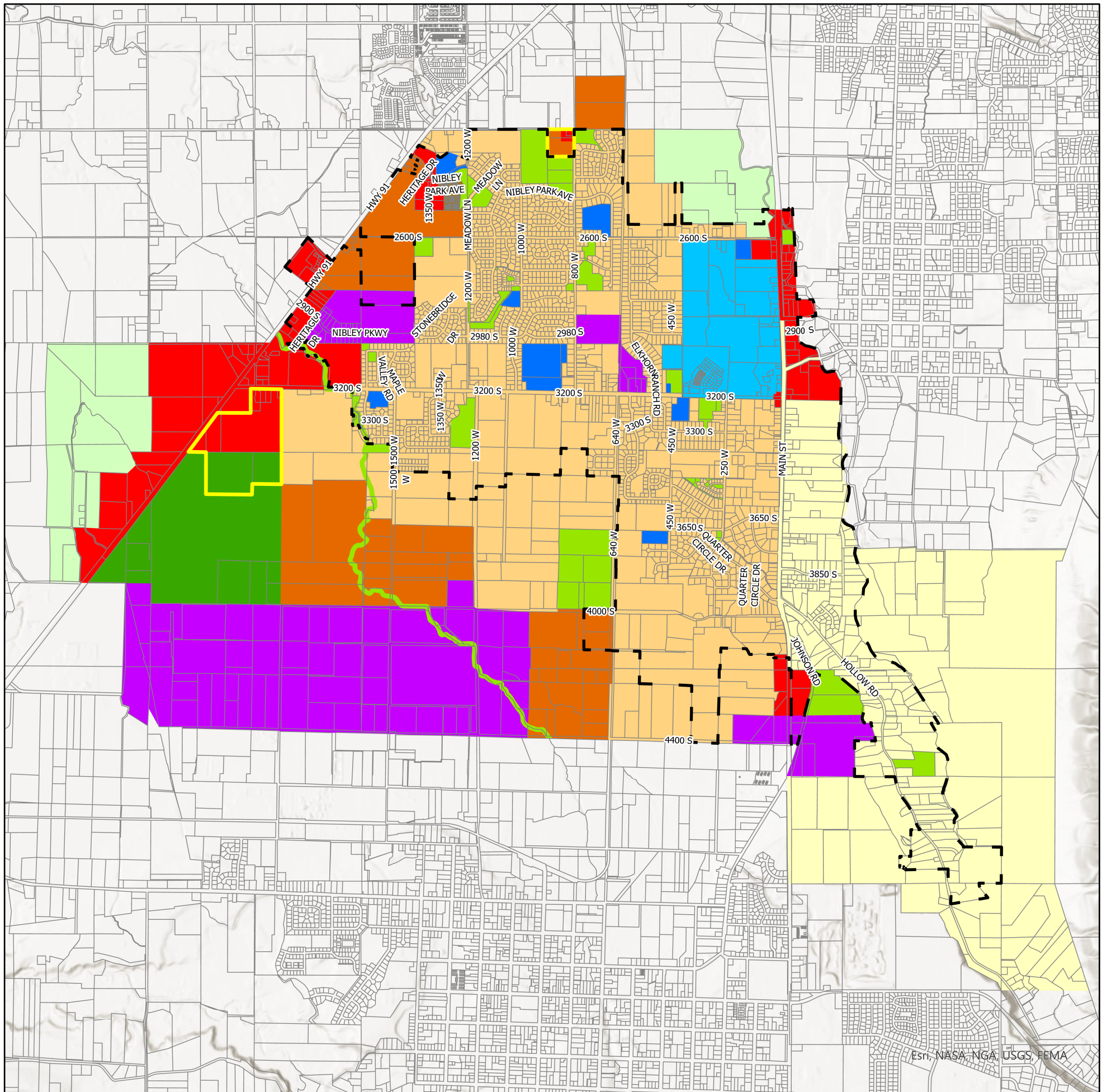
Acreage		
Nibley Farms	10	Recycle Site 13
Nibley Meadows	6	Hawk Hollow 3
Total	32	

Approved
 Existing
 Proposed

0 250 500 1,000 Feet



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.

