



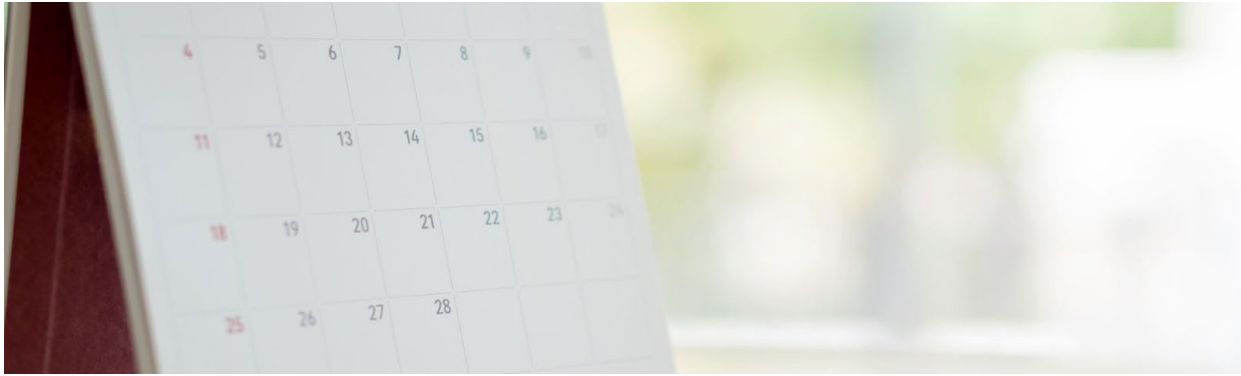
NIBLEY CITY COUNCIL MEETING AGENDA

Thursday, March 9, 2023 – 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 Laursen)
2. Call to Order and Roll Call (Chair)
3. Approval of the February 23, 2023, City Council Meeting Minutes and the Current Agenda (Chair)
4. Planning Commission Report
5. Public Comment Period¹ (Chair)
6. **Public Hearing:** Ordinance 23-11—Adopting an Impact Fee Analysis and Adjusting Impact Fees for Water, Sewer and Parks.
7. **Discussion & Consideration:** Ordinance 23-11—Adopting an Impact Fee Analysis and Adjusting Impact Fees for Water, Sewer and Parks. (Second Reading)
8. **Discussion & Consideration:** Ordinance 23-05—Amending NCC 19.24.250 to Remove Requirements for Impact Fees for Accessory Dwelling Units (Second Reading)
9. **Discussion and Consideration:** Resolution 23-03—Adopting Annual Amendments to the Nibley City Consolidated Fee Schedule (Second Reading)
10. **Discussion and Consideration:** Ordinance 23-08—Amendment to Nibley City R-PUD Development Agreement Between Nibley City And 7 Point Royal, LLC for Nibley Meadows Subdivision (Second Reading)
11. **Discussion and Consideration:** Ordinance 23-09—Park Development Agreement Between Nibley City And 7 Point Royal, LLC for Nibley Meadows Subdivision (Second Reading)
12. **Discussion & Consideration:** Ordinance 22-19—Transfer of Development Rights (TDR) Ordinance and Zoning Several Parcels as a TDR Sending Overlay Zone or a TDR Receiving Overlay Zone (Fourth Reading)
13. **Discussion & Consideration:** Resolution 23-04—Interlocal Agreement Between Cache County and Nibley City for the Administration of 2023 Municipal Elections (First Reading)
14. **Discussion & Consideration:** Resolution 23-05—Nibley City Engineering Design Standards and Specifications for Water Systems, Sewer Systems, Street Signs, and Cold Weather Paving Standard (First Reading)
15. **Discussion:** Design of Ridgeline Park
16. **Discussion and Consideration:** Recommendation to Cache County Planning Commission regarding Clair & Jennifer Anderson Rezone request of Parcel 03-050-0002, located at 3600 S 1200 W from Agricultural (A10) to Commercial (C)
17. Council and Staff Report

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.



3-9-23 Council Meeting Change Summary
(changes made to the agenda item report since 3-3-23)

- Agenda Item 7. Clarified that North Logan Impact fee as presented was correct, the numbers presented did not include the Logan Waste Water Impact Fee. Also clarified the difference between a system and project park. Added commentary about needing to decide what to charge for external ADU's.
- Agenda Item 8. Added some description, and provided possible amendments to be offered by Council should they decide to reduce impact fee to equal a multifamily unit, rather than eliminate them.
- Amended agenda Item 12. This is the Fourth reading or Ordinance 22-19
- Addition to Agenda Item Report regarding Weber County and review from the City Attorney
- Amended agenda Item 15. Updated phasing information and cost estimates. Updated staff recommendation.
- Added #15.4 Ridgeline Park overall (OVAL)



**Nibley City Council
Agenda Report for
March 9, 2023**

Agenda Item #6 & 7

Description	Public Hearing – Ordinance 23-11: Adopting an Impact Fee Analysis and Adjusting Impact Fees for Water, Sewer. And Parks and Discussion and Consideration – Ordinance 23-11: Adopting an Impact Fee Analysis and Adjusting Impact Fees for Water, Sewer, and Parks (Second Reading)
Presenter	Justin Maughan, City Manager
Recommendation	Hold the public hearing. Make a decision on what to charge external ADU's Move to approve Ordinance 23-11: Adopting an Impact Fee Analysis and Adjusting Impact Fees for Water, Sewer, and Parks.
Reviewed By	City Manager, City Attorney

Background:

During the last discussion, it was pointed out to staff, that the City's comparisons may not be accurate due to North Logan's posted sewer impact fee including paying Logan City's waste water treatment impact fee. Staff confirmed with North Logan, that the numbers presented, did not include the \$2,350 Logan Waste Water Treatment Impact fee.

It was also asked to clarify the difference between System and Project Parks. The following explanation was received from Zions Public Finance Consultant:

Here's some added explanation:

There are two categories for improvements/facilities to be considered in parks impact fees; system and project improvements. System improvements/facilities are designed to provide services for the community at large. Project improvements/facilities (which cannot be used in Impact fee calculations) are meant for a smaller pocket of the community or for a particular development. In the IFA, parks that are determined to be “system facilities” are called community and neighborhood parks. Parks that are determined to be “project facilities/improvements” are called local parks and cannot be included in the impact fee calculations. The wording is a bit confusing here, but “local parks” refers to a park that is local to a specific neighborhood. Examples of local parks are pocket parks within the City.

While it is a bit subjective what differentiates local parks from community/neighborhood parks in general, it doesn't matter too much for Nibley because we did not exclude any parks in the calculations for being a “local park.” The only parks that were excluded were parks that had donated land, which we cannot include in the calculations. That means all the parks in Nibley that did not have donated land were included on the list shown in the IFA.

*I realize that the wording in the IFA is a bit confusing, especially in Nibley's situation, **but there were no “local parks” taken out for Nibley because it was determined there weren't any.***

The only other thing of note for the Council to pay attention to is what to charge for ADU's. This will play into the next agenda item discussion, about amending NCC 19.24.250 (which only applies to detached ADU's). This amendment was originally intended to remove the impact fee, but per Council discussion, this current agenda item only proposes to make an External ADU pay the same impact fee as a multifamily unit would pay.

Previous Background:

An Impact Fee is a fee that is charged when a home or building is constructed, to offset the impact that the home or building will have on the system for which the fee is charged. For example, a waterline may need to be upsized because a new subdivision was constructed on the far end of town. The water impact fee would be imposed on the homes built in the subdivision, so that the cost of upsizing the water line is not borne by the existing residents of the city.

Impact Fees are highly regulated, both in how they are charged and how they are used. Nibley Sewer, Water and Park impact fees, have not been updated in about ten years. Staff felt it was important to update these fees, to ensure that we are charging the proper amounts, and to not put undue burden on existing residents. To be in compliant with the regulations, staff felt it was important to hire a consultant to assist in the process. An RFP was issued, Zions Public Finance and JUB Engineers were teamed together, and selected to assist. A representative from Zions Public Finance will be on hand to make a presentation and answer any questions Council may have.

In short, the process for updating an impact fee was for JUB Engineers to take a close look at existing master plans and create cost estimates for the identified Capital Projects listed in each of the plans. From that data an Impact Fee Facilities Plan (IFP) is

created. Zions Public Finance then creates an Impact Fee Analysis (IFFA) by pairing the IFFP with population projections and financial calculations to come up with maximum impact fees allowed by law, to recommend to the Council. These documents are available in the Teams folder for Council review.

In addition to creating the IFFP and IFA for Parks, Water and Sewer. Staff and the consultant also looked at possibly creating an impact fee for the stormwater system. After a lot of deliberation with the consultant and staff, it was determined that due to past planning efforts, and the current way stormwater facilities are designed, that it would be difficult to impose a stormwater impact fee at this time.

Adopting the recommended changes would make the following changes to NCC 17.06.050 Impact Fee Imposed - A.1.Facilities Impact Fee:

Parks Impact Fee	\$4,500 <u>\$9,003.00</u> per single-family unit' \$4,500 <u>\$6,613.00</u> per multi-family unit & ADU
Sanitary Sewer Impact Fee	\$1,725 <u>\$1,425.00</u> (1-inch meter) \$1,189 <u>(multi-family unit per door & ADU)</u> \$3,450 <u>(1 1/2-inch meter)</u> \$5,520 <u>\$4,629.00</u> (2-inch meter) \$10,349 <u>\$8,685.00</u> (3-inch meter) \$20,698 <u>\$14,478.00</u> (4-inch meter) (Based on the size of the culinary water meter).
Culinary Water Impact Fee	\$1,950 <u>\$3,363.00</u> (1-inch meter) \$3,900 <u>(1 1/2-inch meter)</u> \$6,241 <u>\$2,757.00 (multi-family unit per door & ADU)</u> \$6,241 <u>\$10,733.00</u> (3/2-inch meter) \$11,701 <u>\$20,137.00</u> (3-inch meter) \$23,403 <u>\$33,568.00</u> (4-inch meter) (Based on the size of the culinary water meter).

It is difficult to compare impact fees from City to City because they are so based on the individual needs of each City. But to give the Council an idea, the following is a summary of what it would cost to build a single-family home in each of the respective communities in Cache Valley. These figures include a street impact fee.

Nibley Existing	\$9,062.00
Nibley Max Proposed	\$14,703.00
Smithfield	\$8,368.00
Logan	\$3,788.00
North Logan	\$16,255.00
Hyrum	\$6,921.42
River Heights	\$4,673.00
Hyde Park	\$9,509.00
Millville	\$8,380.00

Staff recommends adopting the maximum recommendation for both water and sewer impact fees. However, the recommended Park Impact fee is quite high, and staff would support reducing that to as low as \$5,500.00. That would bring the cost for a single-family home to \$11,200.00

ORDINANCE 23-11

ADOPTING AN IMPACT FEE ANALYSIS AND ADJUSTING IMPACT FEES FOR WATER, SEWER AND PARKS

WHEREAS, Nibley City is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, Nibley City finds that in conformance with the provision of UCA 11-36a et seq., the City has in the past enacted and promulgated certain impact fees within Nibley City; and

WHEREAS, Nibley City finds that it is in the public welfare and for the benefit of the City and its residents to adopt an impact fee to provide for the future Water, Sewer and Parks needs of Nibley City; and

WHEREAS, in conformance with the provisions of UCA 11-36a-303, Nibley City has prepared a written Impact Fee Analysis and a summary of the impact fee analysis for Water, Sewer and Parks, designed to be understood by a lay person; and

WHEREAS, Nibley City Council has reviewed the Impact Fee Analysis and the summary of that analysis, and finds and concludes that the analysis provides a reasonable plan on which to impose and base an increase of impact fees; and

WHEREAS, Nibley City finds that the new impact fee schedule for Water, Sewer and Park should be adopted and incorporated into City code alongside the existing Transportation Impact Fees.

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached amendments to Nibley City Code 17.06 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. Nibley City accepts the impact fee analysis for the Water, Sewer and Parks.
4. This ordinance, and the adoption of the new impact fee, shall take effect within 90 days after the adoption of this ordinance by the City Council.
5. 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.

PASSED BY THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 2023.

Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

17.06.050.A.1. Facilities Impact Fee

Parks Impact Fee	\$4,500 <u>\$9,003.00</u> per single-family unit' \$4,500 <u>\$6,613.00</u> per multi-family unit <u>& ADU</u>
Sanitary Sewer Impact Fee	\$1,725 <u>\$1,425.00</u> (1-inch meter) \$1,189 <u>(multi-family unit per door & ADU)</u> \$3,450 <u>(1-1/2 inch meter)</u> \$5,520 <u>\$4,629.00</u> (2-inch meter) \$10,349 <u>\$8,685.00</u> (3-inch meter) \$20,698 <u>\$14,478.00</u> (4-inch meter) (Based on the size of the culinary water meter).
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Agenda Item #8

Description	Discussion and Consideration – Ordinance 23-05: Amending NCC 19.24.250 to Remove Requirements for Impact Fees for Accessory Dwelling Units (Second Reading)
Presenter	Levi Roberts, City Planner
Planning Commission Recommendation	Move to approve Ordinance 23-05: Amending NCC 19.24.250 to Remove Requirements for Impact Fees for Accessory Dwelling Units; including potential amendments
Reviewed By	Mayor, City Manager, City Planner, Planning Commission

Background

Since 2/09/2022 Council Meeting:

Council asked staff to bring this item back to the Council after discussion and approval of the Impact Fee adjustments to Water, Sewer and Parks. The Council will need to make a motion to amend this Ordinance language to match what is decided on the previous Impact Fee discussion. This is a little odd, because staff originally thought the desire of the Council was to waive impact fees for detached ADU's, and the ordinance was originally presented as such. During the last discussion, staff took the understanding that the Council would like to not eliminate but reduce ADU impact fees from what a single family home would pay, to that of what a multifamily unit will pay, per the latest Impact Fee Analysis.

Possible Suggestions **if the Council would like to reduce, not eliminate, impact fees for Detached ADU's:**

To Cover Sheet:

WHEREAS, upon further discussion it is only the desire of the Council to reduce impact fees for any detached accessory dwelling unit to be equivalent to a Multi Family Unit per the latest Impact Fee Analysis

To proposed ordinance:

Motion to amend proposed ordinance to say, Amend 19.24.250.D.11, to read "Impact Fees: Accessory dwelling units shall be subject to impact fees as set forth in the latest associated Impact Fee Ordinance adjustment".

Previous Background:

Nibley City recently adopted an amended Moderate Income Housing Plan, an appendix to the General Plan. Strategy 2 states the following:

2. *Eliminate impact fees for any detached accessory dwelling unit that is not an internal accessory dwelling unit as defined in Utah Code Section 10-9a-530*

Furthermore, the Plan states the following:

Nibley City Code requires that impact fees be assessed for new detached ADUs. The ordinance provides for a rebate of these impact fees for providing affordable housing to those earning less than 50% AMI. However, it has been discussed that even with this rebate, the assessment of an impact fee for ADUs may be a barrier to building new ADUs. Furthermore, due to their limited footprint, the impact of an ADU may be lower than other housing units. The current impact fee for a new ADU is currently set at \$11,296, which includes sewer, water, transportation, park and Logan City wastewater. The City should consider eliminating impact fees for all ADUs in order to encourage production of new ADUs

In keeping with this recommendation of the Nibley City Moderate Income Housing Plan, the Planning Commission recommends to approve this ordinance.

ORDINANCE 23-05
AMENDING NCC 19.24.250 TO REMOVE REQUIREMENTS FOR IMPACT FEES FOR
ACCESSORY DWELLING UNITS

WHEREAS, Nibley City regulates land use within Nibley City boundaries; and

WHEREAS, Strategy 2 of the Nibley City Moderate Income Housing Plan is to eliminate impact fees for any detached accessory dwelling unit that is not an internal accessory dwelling unit as defined in Utah Code Section 10-9a-530; and

WHEREAS, providing for increased opportunities for landowners to build accessory dwelling units will increase the availability of attainable housing;

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached amendments to Nibley City Code 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 _____ DAY OF _____, 2023.

Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

19.24.250 Accessory Dwelling Unit Standards

A. Purpose

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 of the accessory dwelling unit 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. 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.
6. One Accessory Dwelling Unit: Only one accessory dwelling unit shall be allowed for each single-family dwelling. Accessory dwelling units are not allowed on lots that contain a two-family dwelling.
7. No accessory dwelling unit shall be built on a registered wetland or flood plain.
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.
9. Installation of separate water and sewer meters for accessory dwelling units shall be prohibited.
10. Accessory dwelling units shall be charged the base rate for water and sewer usage in accordance with the Nibley City Fee Schedule.

11. Impact Fees: Accessory dwelling units shall **not** be subject to impact fees.

E. Size, Height and Zoning

1. Accessory dwelling units shall have the following requirements:
 - a. Shall have the minimum floor area of 300 sq. ft. and a maximum floor area of 1,200 sq. ft.
 - 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 setback of 20 feet and side yard setback of 10 feet is required.
 - c. Detached accessory dwelling units shall not be permitted on lots smaller than 12,000 sq. ft.
 - d. The total square footage of all detached accessory dwelling units shall not occupy more than twenty five percent (25%) of the rear yard.
 - e. Detached accessory dwelling units shall be limited to two stories and shall not exceed the height of the primary single-family dwelling.

F. Noncompliance

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Deleted: for residential buildings in accordance with the Nibley City Impact Fee Schedule.¶ 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.¶ 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.¶ 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)

1. Owners of the property where the accessory dwelling unit use has been approved shall be responsible for their property's compliance with the city's ordinances and conditions of approval. Owners who fail to maintain or violate the city's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the permit revoked. Notice of violation shall be given to the owner of the residence containing the accessory apartment use providing 14 days to correct a violation before the permit is revoked. Persons aggrieved by the revocation of their permit may use the appeal process to have their grievances heard.

Agenda Item #9

Description	Discussion and Consideration – Resolution 23-03: Adopting Annual Amendments to Nibley City's Consolidated Fee Schedule (Second Reading)
Presenter	Justin Maughan, City Manager
Recommendation	Move to approve Resolution 23-03: Adopting Annual Amendments to Nibley City's Consolidated Fee Schedule.
Reviewed By	City Manager, City Treasurer

Background

Staff has made it a practice to annually bring back the Consolidated Fee Schedule for Council review. Staff has put a lot of work into the fee schedule to make sure we are charging an appropriate amount, for the appropriate reasons. There have been many changes to the fee schedule this year. Changes have been highlighted yellow in the attached 2023 Consolidated Fee Schedule located in Teams. In order to be as transparent as possible, and ensure that all the approved fees are charged, staff has added columns to the schedule that include who is responsible to make sure each fee is charged, as well as a detailed description of the charge.

Other notable adjustments include:

- Increase of Sewer Rate from \$54 to \$55. This is the last scheduled increase.
- Development Fees to cover expenses of engineering, inspection, and modeling.
- Animal Land Use Violation added \$150.00

RESOLUTION 23-03

A RESOLUTION ADOPTING ANNUAL AMENDMENTS TO THE NIBLEY CITY CONSOLIDATED FEE SCHEDULE

WHEREAS, State Law and Nibley City Code empower the Nibley City Council to set rates and charge fees for services provided by Nibley City;

WHEREAS, the City has historically set rates and fees for services through various resolutions from time to time as needed;

WHEREAS, the City Council finds that it is in the best interest of the City and its residents to annually review and update the existing Consolidated Fee Schedule as needed;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE NIBLEY CITY COUNCIL THAT:

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the rates, fees, and charges set forth therein are hereby enacted and adopted.
2. This Resolution does not repeal, abrogate, annul, or impair in any way the existing resolutions or ordinances of the City except to modify the rates, fees, and charges reflected in the Consolidated Fee Schedule. All rates, fees, or charges not listed in the Consolidated Fee Schedule which are contained in or promulgated pursuant to any current resolution or ordinance shall remain in full force and effect, unless and until duly modified. All resolutions or ordinances which set forth rates, fees, or charges which are contained in the Consolidated Fee Schedule are hereby superseded by the Consolidated Fee Schedule.
3. This Resolution shall take effect immediately upon adoption of this Resolution by the Nibley City Council.

Resolution 23-03 supersedes Resolutions 22-26

Adopted by the Nibley City Council this _____ Day of _____, 2023.

Larry Jacobsen, Mayor

ATTEST:

Cheryl Bodily, City Recorder

Utility Service Fees				
Item	Rate	Proposed Rate	Definition	Overseer
Water				
Base Rate				
1" Water Service	\$ 15.50		Procurement, treatment, and distribution of water by the City to user	Wendy
2" Water Service	\$ 35.00		Procurement, treatment, and distribution of water by the City to user	Wendy
3" Water Service	\$ 65.00		Procurement, treatment, and distribution of water by the City to user	Wendy
4" Water Service	\$ 90.00		Procurement, treatment, and distribution of water by the City to user	Wendy
5" Water Service	\$ 95.00		Procurement, treatment, and distribution of water by the City to user	Wendy
6" Water Service	\$ 105.00		Procurement, treatment, and distribution of water by the City to user	Wendy
Rate per 1,000 gallons				
0-5,000 Gallons	Included in base rate		0 to 5,000 gallons of water is provided for base rate payment	Wendy
5,001 - 40,000	\$ 1.05		Between 5001 and 40000 gallons the water cost is \$1.05 per thousand gallons	Wendy
40,001 - 65,000	\$ 1.10		Between 40001 and 65000 gallons the water cost is \$1.10 per thousand gallons	Wendy
65,001 - 100,000	\$ 1.15		Between 65001 and 100000 gallons the water cost is \$1.15 per thousand gallons	Wendy
100,001 +	\$ 1.35		Beyond 100001 gallons the water cost is \$1.35 per thousand gallons	Wendy
Multifamily Base Rate				
Multifamily Base Rate per Unit billed to owner	\$ 15.50		The minimum water amount charged per townhome unit that each owner is billed for each month	Wendy
Townhouse Usage Rate per 1000 gallons billed to HOA			Each Water Meter receives 5000 gallons of water per townhome unit served by the meter	Wendy
0-5000 Gallons	Included in base rate		0 to 5,000 gallons of water is provided for base rate payment for each townhome	Wendy
5001-40000 Gallons	\$ 1.05		Between 5001 and 40000 gallons the water cost is \$1.05 per thousand gallons usage for a HOA	Wendy
40,001-65,000 Gallons	\$ 1.10		Between 40001 and 65000 gallons the water cost is \$1.10 per thousand gallons for a HOA	Wendy
65,001-100,000 Gallons	\$ 1.15		Between 65001 and 100000 gallons the water cost is \$1.15 per thousand gallons for a HOA	Wendy
100,001+	\$ 1.35		Beyond 100001 gallons the water cost is \$1.35 per thousand gallons for a HOA	Wendy
Miscellaneous Water				
Water Reconnect/Disconnect Fee	\$ 50.00		This fee is paid to the City to cover the cost of disconnecting and reconnecting the water, whether for non-payment or requested service, one-time fee paid at time of disconnect	Wendy
Extra Territorial Rate	2 x base & usage		Water use arrangement for an area outside of city boundary. The cost is 2 times the normal base rate plus the same rate charged to the citizens	Tom
Backflow Test Submission	\$ 15.00	\$ 16.00	Fee charged to residents required to have their backflow assembly tested per Utah State Law, \$15.00 of fee is passed onto third party tracking software company	Jamie
Water Stock/Right-Contribution-Waiver	\$2500.00 Per Acre-Foot Required	(Location-change)	Location-changed to other worksheet	Tom
Sewer				
Residential Rate	\$ 54.00	\$ 55.00	Residential services provided by City for collection, treatment, and disposal of wastewater	Wendy
Commercial #1 (0 - 7,000 Gal)	\$ 54.00	\$ 55.00	Commercial services provided by City for collection, treatment, and disposal of wastewater for 0 to 7000 gallons wintertime monthly average	Wendy
Commercial #2 (7,001 - 15,000 Gal)	\$ 108.00	\$ 110.00	Commercial services provided by City for collection, treatment, and disposal of wastewater for 7001 to 15000 gallons wintertime monthly average	Wendy
Commercial #3 (15,001 - 25,000 Gal)	\$ 162.00	\$ 165.00	Commercial services provided by City for collection, treatment, and disposal of wastewater for 15001 to 25000 gallons wintertime monthly average	Wendy
Commercial #4 (25,001 - 50,000 Gal)	\$ 216.00	\$ 220.00	Commercial services provided by City for collection, treatment, and disposal of wastewater for 25001 to 50000 gallons wintertime monthly average	Wendy
Commercial #5 (50,000 Gal & Up)	Manual Calculation		Commercial services provided by City for collection, treatment, and disposal of wastewater for 50001 gallons or greater wintertime monthly average	Wendy
Pretreatment	Pass through from Logan City		Pretreatment treats wastewater at a commercial facility to remove harmful pollutants before the wastewater enters the collection system.	Wendy
Stormwater				
Residential	\$ 8.00		Fee charged to cover the cost of complying with State MS4 regulations	Wendy
Commercial	(Sq. ft. of impervious surface/3,000) x Residential Rate		Fee charged to cover the cost of complying with State MS4 regulations	Wendy
Utility Billing Penalties				
Late Fee	\$ 5.00		Late fee charged per month for utility payments received later than the 20th of each month	Wendy
Late Fee Penalty (Calculated from past due balance)	0.0175		Interest charged on the past due balance for utility payments received later than the 20th of each month (balance x .0175= penalty)	Wendy
Nonsufficient Funds Fee	\$ 30.00		Fee charged by City when an account lacks the funds needed to cover a payment made through an agency	Arny
Non-Payment Disconnect/Reconnect Fee	\$ 50.00	(Listed Twice)	Fee listed twice	Wendy
Door Hanger Fee	\$ 25.00		Fee charged by City when a Door Hanger is hung.	Wendy

Do we want to add anything about the Commercial Stormwater expense at 50% cost if providing own stormwater services?

Business Licenses & Fees				
Item	Rate	Proposed Rate	Definition	Overseer
Business License Application Fee	\$ 30.00		Fee charged to review a new application of a Business License for Home Occupation, Temporary Vendor/Solicitors, or Commercial Businesses	Amy
Home Occupation Business License Annual Fee (Jan-Dec)	\$ 30.00		Licensing fee charged for renewal of a Home Occupation Business License for one calendar year	Amy
Home Business License 1/2 Year (July - Dec)	\$ 15.00		Licensing fee charged for a new Home Occupation Business License for 1/2 year between July and December	Amy
Commercial & Industrial Business License Initial Fee (Jan-Dec)	\$ 250.00		Fee charged to review and license a new application received January through June of a Commercial or Industrial Business License	Amy
Commercial & Industrial Business License Initial Fee (July-Dec)	\$ 125.00		Fee charged to review and license a new application received July through December of a Commercial or Industrial Business License	Amy
Commercial & Industrial Business License Renewal Fee (Jan-Dec)	\$ 150.00		Fee charged for license renewal of a Commercial or Industrial Business License per calendar year	Amy
Temporary Vendor/Solicitors Business License (6 Months)	\$ 30.00		Fee charged for a Temporary Vendor/Solicitors Business License, for a term of 6 months	Amy
Class B Retail License (Jan-Dec)	\$ 250.00		Fee charged for a Beer License which allows for sale of beer in original containers in accordance with ordinances of the City	Amy
Late Fee after February 1	10%	10% or \$10.00, whichever is greater	Late fee charged for Home Occupation and Commercial/Industrial Business License renewals unpaid prior to February 1st.	Amy
Fire Marshall Inspection Fee	As charged by Cache County	\$ 45.00	Inspection fee charged by Cache County to ensure that Commercial/Industrial Businesses within the City are operating in accordance with fire and safety standards	Amy
Sexually-Oriented Business License	-Determined by City Council-		Fee will be charged the same as other licensing fees-	
Business License Appeal Request Application		\$ 750.00	Fee charged to initiate appeal process for denied/revoked Business/Temporary Business License Application or denied/revoked Alcoholic Beverage License	Amy
Temporary Alcohol License		\$ 150.00	Fee charged to review and temporarily license a vendor to sell alcohol.	Amy
Deposit for Temporary Alcohol License		\$ 500.00	Refundable deposit held until after event during which alcohol was dispensed according to a temporary alcohol license.	Levi/Amy

Dog Licenses & Permits				
Item	Rate	Proposed Rate	Definition	Overseer
Dog Registration Annually - Spayed/Neutered	\$ 25.00		Annual cost to renew registration for a spayed/neutered dog	Jamie
Dog Registration Annually - Unaltered	\$ 35.00		Annual cost to renew registration for an unaltered dog	Jamie
New Dog Registration Sept-Feb - Spayed/Neutered	\$ 12.50		Cost for a new registration of a spayed/neutered dog Sept-Feb	Jamie
New Dog Registration Sept-Feb - Unaltered	\$ 17.50		Cost for a new registration of an unaltered dog Sept-Feb	Jamie
Dog Registration Early Bird Discount	- \$10.00 if paid before March 1st		Discount applied to payments received prior to March 1st for renewal registrations for the current or future year.	Jamie
Kennel License - Yearly Renewal	\$ 30.00		Licensing fee for a Kennel License, which allows an owner 3 dogs if Animal Land Use Regulations NCC 19.34 are met	Jamie
Kennel License Application Fee	\$ 30.00		Application fee for consideration of a Kennel License	Jamie
Lost Tag	\$ 5.00		Fee to replace a lost tag for a registered dog	Jamie
Impound 1st Offense	\$30 first day +\$18 per day thereafter		Fee for a first time dog impound plus daily expense, payable to impound facility	Jamie
Impound 2nd Offense	\$45 first day +\$18 per day thereafter		Fee for a second time dog impound plus daily expense, payable to impound facility	Jamie
Impound 3rd Offense	\$60 first day + \$18 per day thereafter		Fee for a third time or greater dog impound plus daily expense, payable to impound facility	Jamie
Quarantine Boarding Dog/Cat	\$ 350.00 Per Animal		Fee to quarantine an animal	Jamie
Court-ordered Hold and Quarantines in Excess of 10 Days	\$ 35.00 Per Day		Fee to quarantine an animal beyond 10 days	Jamie
Dog Euthanasia & Disposal	\$ 35-50 Depending on Weight		Cost of the procedure of ending the life of a dog, cost dependent upon the weight of the animal	Jamie
Cat Euthanasia & Disposal	\$ 40.00		Cost of the procedure of ending the life of a cat, cost dependent upon the weight of the animal	Jamie

Animal Control Fine Schedule*				
Item	Rate		Definition	Overseer
Rabies/Vaccine (ord. 9.02.090) (ord. 9.02.110)	\$ 150.00		Fee assessed for violation of rabies and vaccine requirements as stated in Ord. 9.02.110.	Jamie
Licensing Requirements (ord. 9.02.050)	\$ 150.00		Fee assessed for violations of City's Licensing Requirements as stated in Ord. 9.02.050.	Jamie
Animal Waste (ord. 9.02.150) (ord. 9.02.170)	\$ 150.00		Fee assessed for leaving animal waste in prohibited areas as stated in Ord. 9.02.170.	Jamie
Dogs in Prohibited Places (ord. 9.02.120(H)) Prohibited Acts and Conditions (ord. 9.02.140)	\$ 150.00		Fee assessed for prohibited acts and conditions as contained in Ord. 9.02.140.	Jamie
Excessive Barking (ord. 9.02.120(F))	\$ 150.00		Deleting	Jamie
Dogs At Large (ord. 9.02.110) (ord. 9.02.130)	\$ 150.00		Fee assessed for dogs at large, as contained in Ord. 9.02.130.	Jamie
Animals At Large (ord. 9.02.110) (ord. 9.02.120)	\$ 150.00		Fee assessed for animals at large, as stated in Ord. 9.02.120.	Jamie
Dangerous Animals (ord. 9.02.080) (ord. 9.02.090)	\$ 500.00		Fee assessed for violations of Ord. 9.02.090, which is the regulation of dangerous animals.	Jamie
Dogs Animals Attacking (ord. 9.02.140) (ord. 9.02.160)	\$ 500.00		Fee assessed for violations of Ord. 9.02.160, which is about animals attacking.	Jamie
Animal Cruelty (ord. 9.02.060)	\$ 500.00		Fee assessed for violations of Ord. 9.02.060, which is about Cruelty to Animals, defined in Utah Code 76-9-301.	Jamie
Wild Animals (ord. 9.02.070)	\$ 160.00		Fee assessed for violations of Ord. 9.02.070, which is about wild animals.	Jamie
Interference with Impounding (ord. 9.02.130(B)) (ord. 9.02.150(D))	\$ 160.00		Fee assessed for violations of Ord. 9.02.150(D), which is about interfering with impounding.	Jamie
Violation of Animal Land Use (ord. 19.34.110)	\$ -	\$150.00 per animal	Fee assessed for infractions of the Animal Land Use policy found in Ord. 19.34.	Jamie

*These fees are payable to the court of jurisdiction, which is currently Hyrum City Court.

These Animal Control ordinances are conditional upon Rob's approval

Charges for Development Services				
Planning Review Fees				
Item	Rate	Proposed Change	Definition	Overseer
Preliminary Plat Fee	\$ 200 + \$10 per lot	\$700 + \$30 per lot	Charged to cover engineering and development review	Levi
Final Plat Filing Fee	\$ 200 + \$10 per lot		Final drawing of subdivision prepared for filing for record with the county and contains name, stamp, and signature of surveyor.	Levi
Engineering Development Review—	1500.00 + \$50 per lot			
Final Plat Fee		\$1700 + \$60 per lot	Engineering Review for final plat and associated document submittals, including construction drawings for final subdivision plat application	Levi
Public Works Inspection Fee	0.075% of Bond Summary	Delete	Delete	Delete
Public Works Inspection Fee for Development/Subdivision		.0075 x Bond Summary	City required inspection required to ensure compliance with City Standards and the integrity of construction of infrastructure	Tom
Public Works Inspection Fee for Commercial Development		.0075 x Bond Summary	City required inspection required to ensure compliance with City Standards and the integrity of construction of infrastructure	Tom
Minor Subdivision Filing Fee	\$ 200.00 + \$10 per lot	\$700 + \$60 per lot	Final drawing of subdivision prepared for filing for record with the county and contains name, stamp, and signature of surveyor	Levi
Engineering Development Review: Minor Subdivision	\$ 500.00 + \$50 per lot		Planning process by which approvals are sought for projects, including but not limited to site plans, conditional use permits, etc.	Levi
Commercial Site Plan Review Fee		\$100/1000 Sq. Ft., maximum \$2500	Engineering Review for site plans and associated document submittals, including construction drawings for commercial, industrial, institutional, and other projects.	Levi
Accessory Building Zoning Clearance Application	\$ 30.00		Application for zoning clearance building that is detached from the principal building	Levi
Subdivision Amendment Application	\$ 30.00	\$200 + \$10/affected lot	Application required when requesting changes for a plat or subdivision that has been already approved	Levi
RPUD Overlay Zone Application	\$ 500.00		Application for Residential Planned Unit Developments overlay zone, including review of development plans and development agreement	Levi
Misc. Planning & Development Application	\$ 30.00	\$ 50.00	Fee charged to cover city staff review for planning and zoning applications that are not otherwise specified in listed fees.	Levi
Conditional Use Permit (No Business License)		\$ 50.00	Application for a conditional use permit that does not require a business license. This fee covers staff review of applications.	Levi
Right-Of-Way Permit		\$ 150.00	The privilege of the immediate use of the roadway, PUE, or other property. Assessed for review of use of or construction within a public right-of-way	Tom
Concept Plan Review		\$ 200.00	A sketch plan of the proposed subdivision in which the City can ensure compliance with zoning, master plans, street plans, etc.	Levi
Rezone, Code Change, or Master Plan Change Application		\$ 500.00	An application requesting changes to a different category of restrictions on use and development	Levi
PUE Vacation		\$ 200.00	Action which terminates a right of way easement when it is no longer necessary	Tom
Water Modeling Fee—paid at Preliminary Plat Application		\$450 Base Fee + \$35/Unit	Development of mathematical and logic-based representations of real world relationships between water use and infrastructure	Levi
Sewer Modeling Fee		\$450 Base Fee + \$35/Unit	Development of mathematical and logic-based representations of real world relationships between sewer use and affects on infrastructure	Tom
Parcel Boundary or Lot Line Adjustment		\$ 200.00	Action which changes or eliminates existing property boundaries where no additional lots/parcels are created	Levi
Public Notice Fee		\$ 150.00	Fee charged to cover costs of noticing any application which requires a public hearing.	Levi
Narrow Trench Encroachment Permit Fee		\$0.45 per lineal foot	Fee charged for installation of utilities using micro-trench installation methods	Tom
Telecommunication Installation Fee		\$0.45 per lineal foot	Fee charged for installation of telecommunication utility within the City ROW or PUE. Not collected for telecommunications installed within and serving new permitted development projects.	Tom
Annexation Petition Application	\$ 200.00	\$ 400.00	Request by property owner to deviate from current zoning laws for any number of reasons	Levi
Variance Request Application	\$ 1,000.00		Request by property owner to change a previous decision	Levi
Land Use Appeal Request Application	\$ 750.00			Levi
Street Sign	\$ 300.00	Remove from Standard Fees	Delete	Austen
Sewer Valve Collar	\$ 450.00	Remove from Standard Fees	Delete	Austen
Water Valve Collar	\$ 350.00	Remove from Standard Fees	Delete	Austen
Stormwater Development Inspection Fee	500.00 Per Year	\$ 750.00 per acre of development	Fee charged by City to comply with State MS4 regulations	Tom
Stormwater for Regional Ponds	3,000.00 Per Lot		Fee charged for each lot to connect development to regional stormwater ponds—Stonebridge and Sunrise Ponds	Tom
P & Z Misc. Applications (Example: Building permits, rezone, concept plans, etc.)	\$ 30.00	Moved to Charges for Services	Moved to Charges for Services	Levi
Annexation Petition Application	\$ 200.00	\$ 400.00	Moved to Charges for Services	Levi
Fee in Lieu of Water Shares	\$ 2500/acre foot		Fee charged to development in-lieu of providing water shares/water rights for development	Tom
Asphalt Preservation	.25 per Sq Foot	\$0.284 per Sq Foot	Fee charged by the City to cover the cost for the first maintenance of new asphalt	Tom
Sunrise Retention Basin	\$ 2,600.00		Fee charged by city to cover the cost of constructing regional pond	Tom
Hansen/Zilles Retention Basin	\$ 2,600.00		Fee charged by city to cover the cost of constructing regional pond	Tom

Building Permits & Impact Fees					
Impact Fees					
Item	Rate	Proposed Change	Definition	Overseer	When is fee assessed?
Sewer Impact Fee 1" Service	\$ 1,725.00		One-time payment to offset the financial impact new development places on City sewer infrastructure	Austen	At time of permit
Sewer Impact Fee 1.5" Service	\$ 3,450.00		One-time payment to offset the financial impact new development places on City sewer infrastructure	Austen	At time of permit
Sewer Impact Fee 2" Service	\$ 5,520.00		One-time payment to offset the financial impact new development places on City sewer infrastructure	Austen	At time of permit
Sewer Impact Fee 3" Service	\$ 10,340.00		One-time payment to offset the financial impact new development places on City sewer infrastructure	Austen	At time of permit
Sewer Impact Fee 4" Service	\$ 20,690.00		One-time payment to offset the financial impact new development places on City sewer infrastructure	Austen	At time of permit
Sewer Impact Fee 6" Service	\$ 703		One-time payment to offset the financial impact new development places on City sewer infrastructure	Austen	At time of permit
Logan Wastewater Treatment Impact Fee (Set by Ordinance 20-15)	\$ 2,433.00		One-time payment that is passed-through to Logan City for impact on their Wastewater Treatment facility	Austen	At time of permit
Commercial Logan Wastewater Treatment Impact Fee	\$ 703			Austen	At time of permit
Water Impact Fee 1" Service	\$ 1,950.00		One-time payment to offset the financial impact new development places on City water infrastructure	Austen	At time of permit
Water Impact Fee 1.5" Service	\$ 3,900.00		One-time payment to offset the financial impact new development places on City water infrastructure	Austen	At time of permit
Water Impact Fee 2" Service	\$ 6,241.00		One-time payment to offset the financial impact new development places on City water infrastructure	Austen	At time of permit
Water Impact Fee 3" Service	\$ 11,701.00		One-time payment to offset the financial impact new development places on City water infrastructure	Austen	At time of permit
Water Impact Fee 4" Service	\$ 23,403.00		One-time payment to offset the financial impact new development places on City water infrastructure	Austen	At time of permit
Water Impact Fee 6" Service	\$ 703		One-time payment to offset the financial impact new development places on City water infrastructure	Austen	At time of permit
Park Impact Fee per Single Family Home	\$ 4,500.00		One-time payment to offset the financial impact new development places on City parks	Austen	At time of permit
Park Impact Fee per Multifamily Unit	\$ 4,500.00		One-time payment to offset the financial impact new development places on City parks	Austen	At time of permit
Transportation Impact Fee Single Family Home	887.00 per unit		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Multifamily	688.00 per unit		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Mobile Home	470.00 per unit		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Shopping Center	2342.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Office	1522.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Light Industrial	466.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Warehouse	354.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Institutional	1426.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Hotel	786.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Food/Fast Food	11,257.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
Transportation Impact Fee Gas Station/ Conv	46,015.00 per 1000 Sq Ft.		One-time payment to offset the financial impact new development places on City roads	Austen	At time of permit
State Collected 1% Fee	1% of Building Permit Fees		1.0% fee collected by State on all building permit fees	Austen	At time of permit
Building Permit Fees					
Building Permit	Based on a formula below or latest State adopted IRC manual building permit fees. Valuation is according to building inspector's review.				
Total Valuation	Fee				
\$1-\$500	\$24.00		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
\$501 - \$2,000	\$24 for the first \$500 plus \$3 for each additional \$1000, or fraction thereof, to and including \$2000.		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
\$2,001 - \$40,000	\$69 for the first \$2,000 plus \$11 for each additional \$1000, or fraction thereof, to and including \$40,000.		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
\$40,001 - \$100,000	\$487 for the first \$40,000 plus \$9 for each additional \$1,000, or fraction thereof, to and including \$100,000.		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
\$100,001 - \$500,000	\$1,027 for the first \$100,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$500,000.		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
\$500,001 - \$1,000,000	\$3,827 for the first \$500,000, plus \$5 for each additional \$1,000, or fraction thereof, up to and including \$1,000,000.		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
\$1,000,001 - \$5,000,000	\$6,327 for the first \$1,000,000 plus \$3 for each additional \$1,000, or fraction thereof, up to and including \$5,000,000.		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
\$5,000,001 and over	\$18,327 for the first \$5,000,000 plus \$1 for each additional \$1,000, or fraction thereof.		Cost to obtain official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the project follows all relevant regulations, including building standards, land use, and environmental protection.	Austen	At time of permit
Plan Check Fee	improvement. Additional fees for inspections outside of normal business hours may be charged according to IRC fee schedule.		This fee covers the costs to review for code compliance the drawings of the contractor or property owner.	Austen	At time of permit
Water Meter 1"	\$ 700.00		This fee covers the cost of the meter, installation, and fee to connect to the water system.	Austen	At time of permit
Water Meter 2"	\$ 2,200.00		This fee covers the cost of the meter, installation, and fee to connect to the water system.	Austen	At time of permit
Water Meter 3"	\$ 3,904.00	No Future 3" water meters		Austen	At time of permit
Water Meter 4"	\$ 3,942.00	\$ 4,000.00	Meter provided by City and installed by contractor per City's standards.	Austen	At time of permit
Water Meter 6"	\$ 6,500.00	\$ 6,500.00	Meter provided by City and installed by contractor per City's standards.	Austen	At time of permit
Water Meter 2" - 4 Townhomes		Remove from Standard Fees			At time of permit
Water Meter 2" - 6 Townhomes	\$ 367.00	Remove from Standard Fees			At time of permit
Water Meter 2" - Multi-Family	\$ 2,200.00/# of units		This fee covers the cost of the meter, installation, and fee to connect to the water system.	Wendy	At time of permit
Water Meter Lid	\$ 50.00	\$ 85.00	The cost for City staff to replace the lid that protects and covers the water meter	Wendy	At time of permit
Water Meter Ring or Collar	\$ 50.00	\$ 85.00	The cost for city staff to replace a broken water meter ring or collar	Wendy	At time of permit
Water Meter Adjustment (Raise or Lower)	\$ 75.00	\$ 150.00	The cost for City staff to adjust the water meter cover up or down when requested by resident.	Wendy	At time of permit
4" Water Strainer	\$ 700.00		The strainer provides filtration to remove debris, silt, sand, etc from the water line to protect city's pipeline		At time of permit
6" Water Strainer	\$ 1,250.00		The strainer provides filtration to remove debris, silt, sand, etc from the water line to protect city's pipeline		At time of permit
Stormwater Inspection Fee Residential	150.00 Per Year		Fee charged by City to comply with State MS4 regulations	Austen	At time of permit
Stormwater Inspection Fee Commercial		\$1500/acre with minimum of \$500	Fee charged by City to comply with State MS4 regulations	Austen	At time of permit
Development Fees					
Water Connection Fee	\$ 700.00	\$ 550.00	Fee charged by City to pay for the costs of unmettered connections to the City's public water system, such as new waterlines, fire hydrants, fire system connections, meters greater than 4 inches, etc.	Tom/Austen	Prior to permit or final plan approval
Sewer Connection Fee 4"		\$ 500.00	Fee charged by City to pay for the costs of 4" connection to the City's public sewer system.	Tom/Austen	Prior to permit or final plan approval
Sewer Connection Fee 6"		\$ 750.00	Fee charged by City to pay for the costs of 6" connection to the City's public sewer system.	Tom/Austen	Prior to permit or final plan approval
Sewer Connection Fee 8" and larger		\$ 1,250.00	Fee charged by City to pay for the costs of 8" and larger connection to the City's public sewer system.	Tom/Austen	Prior to permit or final plan approval
Sewer Connection Fee Multi-Family		\$ 300.00 per unit	Fee charged by City to pay for the costs of connection to the City's public sewer system.	Tom/Austen	Prior to permit or final plan approval
Right-Of-Way Permit		\$ 150.00	Fee charged by the city to grant permission to applicant for permission to construct, repair, maintain roadway or services in roadway	Tom	At Application
Right-Of-Way Underground Utility and Facility Management Fee		\$0.45 per lineal foot		Tom	At Application of final approval of permit
Road Cut Fee	\$ 3,000.00 (1/2 1/4 refundable)		Cost of a permit to excavate in asphalt, curb & gutter, or sidewalk.	Austen/Tom	At Application of final approval of permit
Miscellaneous Items					
Gas Meter Upgrade Inspection	\$ 25.00				
Domestic Power Upgrade Inspection	\$ 15.00				
Planning and Building Departments-Online Credit Card Convenience Fee	3% of Total Invoice	3.2% of Total Invoice	Fee the City charges to cover the costs of the online processing of credit cards	Amy	At time of payment
In-Person Credit Card Convenience Fee		3.0% of Total Invoice	Fee the City charges to cover the costs of processing credit cards presented at the city offices	Amy	At time of payment
Logan Wastewater Treatment Impact Fee	\$ 150.00		Fee the City charges to cover administrative costs of paying Logan for the City's tracking and payment to Logan.	Austen	

Solid Waste				
Item	Rate	Definitions		Overseer
60 Gallon can	\$ 14.15	Monthly cost for 60 gallon can to be emptied weekly		Wendy
60 Gallon Extra Empty	\$ 14.15	Monthly cost for 60 gallon can to be emptied a second time		Wendy
90 Gallon Can	\$ 16.40	Monthly cost for 90 gallon can to be emptied weekly		Wendy
90 Gallon Extra Empty	\$ 16.40	Monthly cost for 90 gallon can to be emptied a second time		Wendy
New Homes (Resident Picked Up A/C)	\$ 6.00	One-time cost to pick up a new can from Logan Environmental		Wendy
New Homes (Logan City Delivered A/C)	\$ 27.00	One-time cost to have a new can delivered from Logan Environmental		Wendy
Recycle Container	\$ 3.25	Monthly cost for a recycling can to be emptied weekly		Wendy
Green Waste Container	\$ 5.25	Monthly cost for a green waste container to be emptied weekly		Wendy
Bulk Waste Collection				
Vacancy Status	\$ 5.00			

Bin Size	1	2	3	4	5	6	Definition	Overseer
2	58.11	\$ 115.23	\$ 172.34	\$ 229.45	\$ 286.57	\$ 343.68	Cost of a 2 cubic yard bin to be emptied 1, 2, 3, 4, 5, or 6 times a week	Wendy
3	74.71	\$ 148.42	\$ 222.13	\$ 295.84	\$ 369.55	\$ 443.26	Cost of a 3 cubic yard bin to be emptied 1, 2, 3, 4, 5, or 6 times a week	Wendy
4	99.28	\$ 197.56	\$ 295.84	\$ 394.12	\$ 492.40	\$ 590.68	Cost of a 4 cubic yard bin to be emptied 1, 2, 3, 4, 5, or 6 times a week	Wendy
6	145.82	\$ 290.64	\$ 435.46	\$ 580.28	\$ 725.10	\$ 869.92	Cost of a 6 cubic yard bin to be emptied 1, 2, 3, 4, 5, or 6 times a week	Wendy
8	194.09	\$387.19	580.28	\$ 773.37	\$ 966.47	\$ 1,159.56	Cost of a 8 cubic yard bin to be emptied 1, 2, 3, 4, 5, or 6 times a week	Wendy
Communication Center		Definitions		Overseer				
911 Communication Fee	\$ 3.00	Monthly cost for 911 Communication Fee to Dispatch Center		Wendy				
EMS Charge	\$ 5.00	Monthly cost for access to EMS services		Wendy				

Could work on definition for Communication Fee

Miscellaneous Nibley City Fees				
Item	Rate	Proposed Change	Definition	Overseer
Class B Misdemeanor (ord. 1.08.010)	\$ 1,000.00		Penalty for the violation of any city ordinance, may include fine OR term of imprisonment up to 6 months OR both	Levi
Class C Misdemeanor (ord. 1.08.010)	\$ 750.00		Penalty for the violation of any city ordinance, may include fine OR term of imprisonment up to 90 days OR both	Levi
Class B Misdemeanor for a Corporation (ord. 1.08.010)	\$ 5,000.00		Penalty for the violation by a corporation of any city ordinance; may include fine stated by the court not to exceed fee schedule	Levi
Class C Misdemeanor for a Corporation (ord. 1.08.010)	\$ 1,000.00		Penalty for the violation by a corporation of any city ordinance; may include fine stated by the court not to exceed fee schedule	Levi
Arborist Permit (ord. 3.06.160)	\$ 25.00		Upon being licensed and obtaining liability insurance, permit may be obtained that allows for pruning, treating, or removing street or park trees.	Levi
Penalty for tree noncompliance (ord. 3.06.180)	\$ 1,000.00		Any person found violating the provisions of city tree ordinances may be cited and charged with a misdemeanor and subjected to this fine.	Levi
Misuse of Recycle Bin (ord. 7.06.090)	\$ 50.00		Any person placing prohibited items in recycling bins or leaving litter, items, or debris on the ground near recycling bins is subject to this fine.	Levi
Minors' Truancy (ord. 9.04.030)	\$ 500.00		Any person found violating the provisions of ordinance regarding the truancy of minors and the allowable defenses is subjected to this fine.	Levi
Parking Infractions (ord. 11.02.040)	\$ 25.00		Any person found violating the provisions of the City's parking ordinances as stated in 11.02.040 may be subjected to this fine.	Levi
Hunting on Public Property (ord. 13.08.050)	\$ 500.00		Penalty for the violation of Ord. 13.08.050, which protects against hunting on public property or discharging firearms within 600 feet of a residence	Levi
Franchise Application Fee (ord. 13.10.070)	\$ 500.00		Fee charged by city to offset the cost to review an application for a franchise to be located within the City	Levi
Tree Penalties/Violation (ord. 3.06.180)	\$ 299.00		Penalty for the violation of any provision of the tree ordinances that govern our city	Levi
Sanitary Sewer not Connected (ord. 15.04.040)	\$ 550.00 per day		Daily penalty for any person to fail to connect to the sewer system when their property line is within three hundred feet (300') of the sewer system	Levi
Stormwater Infraction (ord. 15.10.080)	\$750.00 or less		Penalty for minor stormwater violations that is consistent with the severity of the violation.	Levi
Stormwater Criminal Penalties, First Offense (ord. 15.10.080)	\$750.00 or less per day		Penalty for first-time criminal violation of the provisions of stormwater code as contained within our ordinances.	Levi
Stormwater Criminal Penalties, Second Offense (ord. 15.10.080)	\$1000.00 or less		Penalty for second-time or beyond of criminal violation of the provisions of stormwater code as contained within our ordinances.	Levi
Electronic Sign Permit (ord. 19.24.150(L))	\$ 250.00		Prior to construction of an Electronic Message Display, the applicant shall obtain a permit issued after review by the City's Planning Commission.	Levi
Disorderly Conduct Fine for Council Meetings (ord. 1.10.040)	Amount needs to be determined		The City Council may fine or expel any member for disorderly conduct on a 2/3 vote by members of the City Council.	Levi
Failure to Obtain Permit (ord. 13.06.150)	2 x normal permitting fee		Any person found doing work in the public way without a permit is required to pay a permit fee equal to two times the normal permitting fee.	Levi
Nuisance Violation Appeal Application (ord. 7.02.060)	\$ 750.00		Cost to appeal a nuisance violation; fee is refundable in the event that the appeal officer overrides the decision of the code enforcement officer	Levi
Disturbing The Peace (ord. 9.06.040)	\$ 750.00 for 3rd Offense or Greater	New Fee	Failure to comply with the provisions of ordinances about offenses against public peace and property.	Levi
Noise Regulations (ord. 7.16)	\$ 100.00/day	New Fee	Failure to comply with provisions of ordinances regulating noise emission	Levi
Nuisances (ord. 7.02)	\$ 10.00/day	New Fee	Failure to comply with provisions of ordinances regulating nuisances as stated in Ord. 7.02	Levi
Business License Required; Penalty (ord. 5.02.030)	\$ 1,000.00	New Fee	Failure to obtain the type of license required by the City before transacting any business, trade, profession, or operation of vending machine.	Amy
Solicitor License Required; Penalty (ord. 5.08)	Amount needs to be determined	New Fee	Fee charged for failure to obtain the Temporary Business License required by the City prior to engaging or attempting business within the city.	Amy
Unauthorized Meter Penalty	\$ 750.00	New Fee	Fee charged for meter theft, fraudulent use of, interference of meter, or diversion of water services from their intended use and purpose.	Amy

Miscellaneous Nibley City Fees			
Item	Rate	Definition	Overseer
Copy	\$ 0.15	Cost of one copy provided by City	Amy
Postage Fee	\$ 1.00	Cost of a postage stamp for a standard weight letter	Amy
Certified Copies	\$ 5.00	Cost of a certified copy provided by the City	Cheryl
CD/DVD/Flash Drive	\$ 15.00	Cost of a CD/DVD/Flash Drive provided by the City	Cheryl
Notary - Residents Only	FREE	Free notary service for residents of Nibley	Cheryl
CC Payment Over the Phone (Waive one time if they sign up for auto pay)☐	\$ 4.00	Any time a payment is made over the phone, a credit card fee is charged of \$4.00 to cover the increased card processing cost	Amy
GRAMA Request	Actual Cost	Actual cost of labor beyond 15 minutes, by lowest-waged employee able to process request.	Cheryl
Accounts Receivable Late Fee	\$ 5.00		Amy
Accounts Receivable Late Fee Penalty	0.015%/month	Late fee assessed per month on Accounts Receivable balances overdue and unpaid	Amy

Agenda Item #10

Description	Discussion & Consideration – Ordinance 23-08: Amendment to the Nibley City R-PUD Development Agreement between Nibley City and 7 Point Royal, LLC for Nibley Meadows Subdivision (Second Reading)
Presenter	Levi Roberts, City Planner
Planning Commission Recommendation	Move to approve Ordinance 23-08: Amendment to the Nibley City R-PUD Development Agreement between Nibley City and 7 Point Royal, LLC for Nibley Meadows Subdivision
Reviewed By	Mayor, City Manager, City Engineer, City Planner, City Attorney, Planning Commission

Additional background since 2-23-23

At first reading, the City Council discussed adding a provision to the agreement amendment that provides compensation for the lost 0.12 acre of park land (comparing 4.5 acre to 4.38) if the property affected by the wetland areas is later developed. Staff has worked with the applicant on a draft amendment to the agreement that includes such a provision. The applicant requests that the Council consider an option of compensation for the lost park space, based upon comparable properties and including water rights for the land, with a value of \$3,711.90. The draft agreement has been updated with this provision.

Background

7 Point Royal, LLC previously obtained approval for Nibley Meadows, a 273-unit R-PUD subdivision, located south of 3200 S and east of 1200 W. The development has received approval for the R-PUD overlay zone and for the overall preliminary plat. Through the process of reviewing the Final Plat and construction drawings for the subdivision, potential wetlands were identified on the site that potentially affect 3 single family lots and 12 townhome units. If the developer were to proceed with building the lots, they would be required to mitigate the impact of the wetlands. Rather than proceeding with construction on these lots, the developer would like to proceed with the development, while designating these areas as “remainder parcels” that are not buildable until and unless the affected wetland areas are approved by the U.S. Army Corps of Engineers to be removed. Based upon the developer’s engineer, these wetland areas are likely present due to tail water that is related to irrigating the agricultural lands on the property. Once developed and the area is no longer irrigated, the wetland areas are suspected to dry up.

The proposed amendment to the development agreement addresses the wetlands and the planned future residential units that are affected. Specifically, the following summarized terms are included in the agreement:

1. The development plans are amended that include the potential wetlands and a re-aligned roadway (to avoid the potential wetland area). It should be noted that this does have a minor impact upon the designated City Park area, which is now shown as approximately 4.38 acres (previously 4.5).
2. An allowance for the developer to plat the remaining unaffected lots and plat the lots affected by the potential wetland areas as "remainder parcels" that cannot be built upon until and unless the affected wetland areas are approved by the U.S. Army Corps of Engineers to be removed.
3. The lots affected by wetlands cannot be reallocated to different areas.
4. Developer may seek to adjust, mitigate and/or remove wetlands consistent with federal law.
5. If the developer is able to remove wetlands through the Army Corps of Engineers, they may seek approval to build upon these areas
6. Approval and recordation of final plat may not occur until the wetland delineation is approved by the Army Corps of Engineers.

ORDINANCE 23-08

**AMENDMENT TO NIBLEY CITY R-PUD DEVELOPMENT AGREEMENT BETWEEN
NIBLEY CITY AND 7 POINT ROYAL, LLC REGARDING NIBLEY MEADOWS**

WHEREAS, Nibley Meadows is an approved R-PUD Subdivision; and

WHEREAS, the City Council created the Residential Planned Unit Overlay Zone to allow a greater diversity of housing types and developments; and

WHEREAS, it is in the interest of Nibley City to protect and, if necessary, mitigate impacts to wetlands and other sensitive lands; and

WHEREAS, certain potential wetlands exist on the property that potentially impact the development of proposed residential lots.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NIBLEY, UTAH
THAT:

1. The attached Amendment to the Development Agreement be approved
2. The Amendment shall not take place until the Developer and City have signed the attached Agreement and said Agreement has been properly recorded as required by Nibley City Code.
3. All ordinances, resolutions and polices 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 and law, order, resolution or ordinance or part thereof.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____

Larry Jacobsen, Mayor

ATTEST:

Cheryl Bodily, City Recorder

**AMENDMENT TO NIBLEY CITY R-PUD DEVELOPMENT AGREEMENT BETWEEN
NIBLEY CITY AND 7 POINT ROYAL, LLC REGARDING NIBLEY MEADOWS**

This is an Amendment (“**Amendment**”) to the Nibley City R-PUD Development Agreement, dated February 10, 2022 (“**Agreement**”) and recorded as Entry 1312661, Book 2320 Page 1748, on February 17, 2022, by and between Nibley City (“**City**”) and 7 Point Royal, LLC (“**Developer**”), regarding a particular property more particularly described below and development known as Nibley Meadows (“**Development**”), which Amendment is effective as of the date executed by all parties.

WEST PORTION OF PARCEL 03-018-0017

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at a point located N89°51'19”W along the 1/4 Section line 1,738.24 feet and South 1,899.48 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S1°26'52”W 667.72 feet to the southeast corner of said Lot 11; thence N88°52'18”W 663.98 feet along the south line of said Lot 11 to the east line of 1200 West Street; thence N0°55'52”E 658.11 feet along said east line to the north line of said Lot 11; thence S89°41'33”E 670.04 feet to the point of beginning.

Contains: 10.15+/- acres

EAST PORTION OF PARCEL 03-018-0017

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at the northwest corner of Lot 9, Block 16, MILLVILLE WEST FIELD SURVEY, located N89°51'19”W along the 1/4 Section line 1,655.58 feet and South 1,240.72 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S88°52'07”E 662.02 feet; thence S1°23'06”W 1327.32 feet to the south line of Lot 8, Block 16 of the Millville West Field Survey; thence N88°54'29”W 663.48 feet to the southwest corner of said Lot 8; thence N1°26'52”E 1327.79 feet to the point of beginning.

Contains: 20.20+/- acres

PARCEL 03-050-0001

SURVEY DESCRIPTION

The North 1/2 of Lot 13, Block 15, MILLVILLE WEST FIELD SURVEY, located in the NE1/4 of Section 29, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows;

Beginning at the northeast corner of Lot 13, Block 15, MILLVILLE WEST FIELD SURVEY, located N89°51'19”W along the 1/4 Section line 1,771.75 feet and South 3,225.29 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S1°26'52”W 329.32 feet; thence N88°53'56”W 653.39 feet; thence N0°50'00”E 330.37 feet; thence S88°48'24”E 656.92 feet to the point of beginning.

Contains: 4.96+/- acres

PARCEL 03-050-0007

SURVEY DESCRIPTION

All of Lot 7, Block 16, MILLVILLE WEST FIELD SURVEY, located in the SE1/4 of Section 20 & the NE1/4 of Section 29, T11N, R1E, S.L.B.& M., more particularly described as follows:

Beginning at the northeast corner of Lot 7, Block 16, MILLVILLE WEST FIELD SURVEY, located N89°51'19"W along the 1/4 Section line 362.41 feet and South 2,590.10 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S1°19'19"W 660.84 feet; thence N88°48'24"W 1,328.40 feet; thence N1°26'52"E 658.50 feet; thence S88°54'29"E 1,326.97 feet to the point of beginning.

Contains: 20.11+/- acres

RECITALS

- A. Developer has obtained approval of an R-PUD zone for the Development pursuant the Agreement and is in the process of preparing final plats related to the Development.
- B. Developer has determined that certain wetlands ("**Wetlands**") exist within the Development that restrict the Development as planned and authorized in the Agreement.
- C. The parties desire to amend the Agreement and the Development Plans, as defined and included within the Agreement, for the Development to address the Wetlands and the planned future residential units affected thereby.

TERMS

- 1. All terms, conditions, and provisions of the Agreement, the separate Nibley City Park Development Agreement, and any other official agreement, approval, land use decision, or rezone issued or granted by the City remains in effect and unchanged by this Amendment, except as expressly set forth herein.
- 2. A portion of the Development Plans, page 8 are amended and replaced with the plan attached hereto as Exhibit A ("**Amended Plans**").
- 3. Developer may proceed with preparing and seeking City approval of a final plat(s) for the portion of the Development addressed by the Amended Plans, provided that the property containing the Wetlands shall be designated in such final plat(s) as "remainder parcels" - not developed with this plat and subject to potential future development restrictions as set forth in the Nibley City approved Development Agreement with Amendment(s).
- 4. The residential units previously planned to be developed on the property covered by the Wetlands shall not be reallocated or moved to other property within the Development without the approval of the City.
- 5. Developer may seek to adjust, mitigate, and remove the Wetlands, consistent with federal law and all requirements and regulations of the U.S. Army Corps of Engineers and any other applicable state or federal agency. In doing so, Developer shall be solely responsible and liable for all effort, cost, and work necessary to obtain and carry out all required approvals related to the Wetlands. In no event shall City be responsible or liable for Developer's compliance with any requirement or regulation related to the Wetlands.

6. If Developer is successful in obtaining approval from the U.S. Army Corps of Engineers and any other applicable state or federal agency such that Developer is authorized to construct some or all of the previously planned residential units on and within the Wetlands areas, Developer may prepare and seek City approval of one or more final plats that permit the development of the lots and parcels created containing the Wetlands, created pursuant to section 3 of this Amendment. Any such final plat(s) shall provide for the development of only the number, density, and type of residential units previously authorized under the Agreement for those areas.
7. Approval and recordation of any final plat shall be granted only in conformance with an approved U.S. Army Corps of Engineers Wetland Delineation and applicable Mitigation, if required, and conditioned on Developer's compliance with the Agreement, this Amendment, and all other applicable Nibley City standards, regulations, and ordinances, subject to Developer's vested rights under the Development and Agreement as amended herein.
8. If Developer is successful in obtaining approval of one or more final plats that permit the development of the lots and parcels created containing the Wetlands, created pursuant to section 3 of this Amendment, the Developer will be required to compensate Nibley City for the loss of 0.12 acre of park space in the form of an equal amount of park space adjacent to the proposed 4.38 park or compensation of \$3,711.90, based upon the value of lost park land.

Exhibit A
Amended Plans

NIBLEY CITY

DEVELOPER

By: JUSTIN MAUGHAN
Its: City Manager

By:
Its:

STATE OF UTAH)

:ss

County of Cache)

On this ____ day of _____, 2023, personally appeared before me JUSTIN MAUGHAN, City Manager, the signer of the within instrument, who duly acknowledged to me that he executed the same as City Manager for Nibley City Corporation.

NOTARY PUBLIC

STATE OF UTAH)

: ss

County of Cache)

On the ____ day of _____, 2023, personally appeared before me, _____, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

P:\2019\19-368_7 Point Royal, LLC-Nibley\AutoCAD\landscape\Sheet Set\19-368 rendering - 1.26.23.MET



PROJECT NOTES:

GENERAL PROJECT DESCRIPTION: THE DEVELOPMENT WILL INCLUDE A MIX OF SINGLE-FAMILY AND TOWNHOME DWELLINGS. THE DEVELOPMENT WILL CONTAIN MORE THAN 35% OPEN SPACE THAT WILL INCLUDE POCKET PARKS, LINEAR PARKS, AND TRAILS. VARIOUS AMENITIES WILL ALSO BE PROVIDED.

CULINARY WATER SYSTEM: WATER MAINS WILL BE INSTALLED IN ALL PUBLICLY DEDICATED RIGHTS-OF-WAY AND MAJOR PRIVATE DRIVES. WATER MAINS WILL CONNECT TO CITY SYSTEM IN 3200 SOUTH AND IN 3500 SOUTH (THE SOUTHERNMOST EAST-WEST ROAD).

SEWER SYSTEM: THE NORTHERN 10 ACRES OF THE PROJECT MAY DRAIN TO THE EXISTING LINE IN 3200 SOUTH OR SOUTH TO THE NEW SEWER LINE. THE REMAINING SOUTH PORTION OF THE PROJECT WILL DRAIN TO THE SEWER STUB ON THE WEST OF THE PROJECT CURRENTLY BEING INSTALLED AS PART OF THE NIBLEY FARMS SUBDIVISION.

SECONDARY WATER SYSTEM: NOT PROPOSED.

SOLID WASTE: INDIVIDUAL TRASH PICKUP IS PROPOSED FOR ALL UNITS CONTAINED WITHIN THE DEVELOPMENT.

STORM WATER: THE 100-YR 24-HR STORM WILL BE DETAINED ON SITE. GIVEN EXTREMELY SHALLOW GROUNDWATER (APPROXIMATELY 2-FT DEEP), IT MAY NOT BE FEASIBLE TO FULLY RETAIN THE 90TH-PERCENTILE STORM. THE REQUIRED DETENTION VOLUME WILL BE STORED IN OPEN SPACE AREAS THROUGHOUT THE SITE AND THEN RELEASED AT THE PRE-DEVELOPMENT RUNOFF RATE INTO EXISTING ADJACENT DITCHES. ROADSIDE SWALES COULD ALSO SERVE AS A POTENTIAL STORAGE LOCATION FOR STORM WATER RUNOFF.

PARKS & RECREATION: THE PROPOSED TRAIL AND OPEN SPACES THAT ARE BEING PROPOSED WILL INTEGRATE WITH THOSE PROPOSED TO THE WEST AS PART OF THE NIBLEY FARMS SUBDIVISION AND TO OTHER FUTURE MASTER-PLANNED TRAILS. THE OPEN SPACE PLAN IS COMPATIBLE WITH THE CITY PARKS AND OPEN SPACE MASTER PLAN.

ROADWAYS: 1000 WEST/900 WEST, A MASTER PLANNED ROADWAY, WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD CITY CROSS SECTION "TS-7". COLLECTOR: 2-LANE STREET, ON-STREET PARKING PERMITTED, 66' ROW. ALL OTHER PUBLICLY DEDICATED ROADS WILL BE STANDARD CITY CROSS SECTION "TS-13": LOCAL: 2-LANE LOCAL, 60' ROW. A HALF WIDTH WILL BE CONSTRUCTED ON 3200 SOUTH PER THE "3 LANE STREET, BIKE LANE & TRAIL FACILITY" CROSS SECTION. A HALF WIDTH WILL BE CONSTRUCTED ON 1200 WEST PER STANDARD CITY CROSS SECTION "TS-3". ARTERIAL: 2-LANE STREET, BUFFERED BIKE LANE & TRAIL FACILITY, 80 FT RIGHT OF WAY. PRIVATE ROADS WILL BE CONSTRUCTED TO FIRE CODE REQUIREMENTS.

SENSITIVE LANDS: THE PROJECT CONTAINS POTENTIALLY JURISDICTIONAL WETLANDS AS SHOWN.

PARKING: STREET PARKING ON PUBLIC STREETS WILL NOT BE USED TO MEET PARKING REQUIREMENTS.

DATA TABLE

TOTAL AREA: 54.60 ACRES
• NET DEVELOPABLE LAND (80%): 43.68 ACRES

DENSITY AND RATIO

TOTAL ALLOWABLE UNITS: 436 UNITS
• MAXIMUM TOWNHOMES: 262 UNITS
• MAXIMUM SINGLE FAMILY HOMES: 174 HOMES
• TOTAL UNITS PROPOSED: 273 UNITS
• TOWNHOMES PROPOSED: 153 UNITS
• SINGLE FAMILY HOMES PROPOSED: 120
• RATIO 56% TOWNHOMES, 44% SINGLE FAMILY

OPEN SPACE

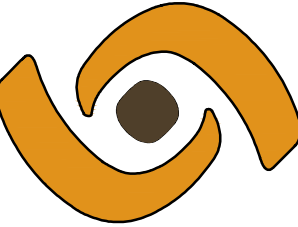
• REQUIRED: 15.29 ACRES (35% OF NET DEVELOPABLE LAND)
• PROVIDED INCLUDING SIDEWALK & PARK STRIP: 20.62 ACRES (47.2% OF NET DEVELOPABLE LAND)
• PROVIDED EXCLUDING SIDEWALK & PARK STRIP: 17.54 ACRES (40.2% OF NET DEVELOPABLE LAND)

PARKING FOR TOWNHOMES

• PRIVATE GARAGE STALLS PROVIDED: 306
• GUEST STALLS REQUIRED: 51
• GUEST STALLS PROVIDED: 134

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN 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

NIBLEY MEADOWS
1000 WEST 3200 SOUTH
NIBLEY, UT

MARK	DATE	DESCRIPTION

PROJECT #: 19-368
DRAWN BY: J. HENDRICKSON
PROJECT MANAGER: J. HENDRICKSON
ISSUED: 02.01.23

**AMENDMENT
TO R-PUD**

SHEET 1 OF 1

**NIBLEY CITY
R-PUD DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement"), entered into this 10 day of FEB, 2022, between 7 Point Royal, LLC, hereinafter referred to as "Developer" and Nibley City, here in after referred to as "City", and

WHEREAS, Nibley Meadows, hereinafter referred to as "the Development" seeks to obtain approval as a Residential Planned Unit Development ("R-PUD") under Nibley City Code Title 19, Chapter 32 ("R-PUD Ordinance") and more particularly described as the following:

WEST PORTION OF PARCEL 03-018-0017

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at a point located N89°51'19"W along the 1/4 Section line 1,738.24 feet and South 1,899.48 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B. & M.; thence S1°26'52"W 667.72 feet to the southeast corner of said Lot 11; thence N88°52'18"W 663.98 feet along the south line of said Lot 11 to the east line of 1200 West Street; thence N0°55'52"E 658.11 feet along said east line to the north line of said Lot 11; thence S89°41'33"E 670.04 feet to the point of beginning.

Contains: 10.15+/- acres

EAST PORTION OF PARCEL 03-018-0017

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

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Contains: 20.20+/- acres

PARCEL 03-050-0001

SURVEY DESCRIPTION

The North 1/2 of Lot 13, Block 15, MILLVILLE WEST FIELD SURVEY, located in the NE1/4 of Section 29, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows;

Beginning at the northeast corner of Lot 13, Block 15, MILLVILLE WEST FIELD SURVEY, located N89°51'19"W along the 1/4 Section line 1,771.75 feet and South 3,225.29 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B. & M.; thence S1°26'52"W 329.32 feet; thence N88°53'56"W 653.39 feet; thence N0°50'00"E 330.37 feet; thence S88°48'24"E 656.92 feet to the point of beginning.

Contains: 4.96+/- acres

PARCEL 03-050-0007

SURVEY DESCRIPTION

All of Lot 7, Block 16, MILLVILLE WEST FIELD SURVEY, located in the SE1/4 of Section 20 & the NE1/4 of Section 29, T11N, R1E, S.L.B.& M., more particularly described as follows:

Beginning at the northeast corner of Lot 7, Block 16, MILLVILLE WEST FIELD SURVEY, located N89°51'19"W along the 1/4 Section line 362.41 feet and South 2,590.10 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B.& M.; thence S1°19'19"W 660.84 feet; thence N88°48'24"W 1,328.40 feet; thence N1°26'52"E 658.50 feet; thence S88°54'29"E 1,326.97 feet to the point of beginning.

Contains: 20.11+/- acres

WHEREAS, the approval of an R-PUD requires the City, by legislative act, to apply the R-PUD overlay zone to the Development, which act is preconditioned on the Developer entering into and complying with the terms of this Agreement; and

WHEREAS, the Developer has prepared development plans for the Development, including a preliminary site plan, proposed amenity improvements, proposed open space, total number of units to be developed, and other supporting documentation as required by the City and the R-PUD Ordinance, ("Development Plans") which plans are attached hereto and made part of this Agreement as Exhibit "A"; and

WHEREAS, it is necessary for the interest of the public welfare that the Development be developed and improved according to the specifications set forth in Nibley City Ordinances and Design Standards and this Agreement; and

NOW, THEREFORE, to induce Nibley City to approve the proposed R-PUD development and rezoning, the Developer does hereby unconditionally promise and agree with Nibley City as follows:

1. Developer hereby acknowledges receipt of a copy of the Nibley City Subdivision Ordinance, Nibley City Code Title 21, the R-PUD Ordinance and the Nibley City Design Standards. Developer hereby acknowledges that Developer, or an agent of Developer, has read and understands the provisions of the ordinances and standards and that Developer will fully and completely comply with the provisions and requirements therein contained.

2. Developer hereby acknowledges that the execution of this Agreement, on its own, does not constitute final plat approval, approval of the R-PUD rezone, or permission to begin development, and that any such approvals granted by the City may be granted only upon Developer's compliance with the terms of the Nibley City Ordinances, Design Standards, and this Agreement.

3. This Agreement, including the Development Plans attached hereto, shall govern the Development. The Developer shall develop, construct, improve, and maintain the Development in a way that is substantially similar to the Development Plans which include 153 townhome units and 120 single family lots. In no event may the number of units in the Development exceed the number of units described in the Development Plans.

4. Developer shall develop and construct all open space, landscaping, housing units, utilities, amenities, roadways, and all other improvements in accordance with the standards listed within Nibley City Design Standards, Nibley City Code Title 21, Nibley City Code Title 19 Chapter 32.

5. Developer shall develop the park and amenities in proportional phases as required in NCC 19.32.050(A).

6. The Developer shall make a charitable donation to the city of approximately 4.5 acres to the City at the time of Phase One Final Plat, free and clear, located at approximately 3350 South 1200 West, as shown on the attached Development Plans, for use as a City park ("City Park Space").

- a. The City and Developer shall enter into a separate Park Development Agreement for improvement of said the City Park Space, as described herein. That agreement shall cover amenities, infrastructure, landscaping, phasing, and development. The City, or the person or entity selected by the City, shall design the future City Park Space and all improvements incorporated therein.
- b. The Developer shall develop and construct the City Park Space as determined and designed by the City.
- c. Funding: The Developer shall pay for the design, development, and construction of the City Park Space as described in the Development Plans through park impact fees generated from the Development. The Park Development Agreement shall review and allocate the park impact fees generated from the Development Nibley Meadows development in accordance with this section. Up to 50% of park impact fees generated from the Development may be used to fund the design, development, and construction of the City Park Space. All other impact fees may be assessed, collected, and used as set forth in Nibley City Code. The City may waive, offer a credit for, or reimburse impact fees as set forth in Nibley City Code for Developer's provision of park amenities, infrastructure, landscaping, and improvements, provided that the Developer shall not receive a waiver, credit, or reimbursement of any impact fees due to the dedication of the park space. Any expenditure of park impact fees shall be in addition to the developer's required provision of open space and amenities as set forth in Nibley City Code
- d. The developer shall pay for the first 25 parking stalls, all road cross-section improvements to the access road and 1200 West surrounding the park, all trails within the park, sewer stubs for the restroom, \$150,000 toward a park splash pad (the

cost of which is indexed to inflation based upon February 25, 2021 costs), and \$60,000 towards a park restroom independent of all impact fees.

- e. The park construction shall be proportionally phased in construction with each phase of development of Nibley Meadows R-PUD. The Park Development Plan shall contain a phasing plan for construction of the park space.
 - f. If the Development was previously subject to greenbelt property tax exceptions, Developer shall be responsible for all rollback taxes or in lieu fee payments imposed in connection with the dedication and change in ownership of the Open Space, which obligation shall survive the execution of any deed in connection with the dedication.
7. Developer shall install an 8-foot wide trail along the existing 1100 West Right-of-way. The transition from a road right-of-way to a trail right-of-way will not occur until the completion of phase 11 on the development plans to maintain access for agricultural parcels south of the development.
8. Developer shall provide a preliminary maintenance plan with the Preliminary Plat for the maintenance of amenities as required by NCC 19.32.050(B).
9. This Agreement and the Development Plans may be revised or amended only upon the approval of the Nibley City Council, with the recommendation of the Planning Commission.
10. Developer shall ensure that there are no holders of interests that are superior in title to this Agreement, and that all interests, including but not limited to liens, mortgages, deeds of trust, and other similar devices, have been made subordinate to this Agreement. Developer shall provide such documentation as is necessary to establish these facts prior to receiving final plat approval or approval of the R-PUD rezone.
11. Developer shall comply with all applicable federal, state, county and City requirements, regulations and laws for each aspect of this Development, including payment of fees, provision of bonds and other guarantees, and compliance with design and construction standards. Nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all such applicable laws, ordinances and requirements as now existing and as enacted and/or amended prior to construction. In the event of a conflict between this Agreement and any applicable federal, state, county, or city requirement, regulation, or law, the federal, state, county, or city requirement, regulation, or law shall prevail to the extent of such conflict.
12. Developer shall not engage in any construction or disturbance of soil in the development prior to issuance of the Notice to Proceed by the Public Works Director.
13. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto mentioned and permitted successors and assigns including all parties who acquire title to any portion of the Development; provided, however, that this Agreement

cannot be otherwise assigned, transferred or conveyed by either party, without the express, written consent of the other party.

14. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

15. Time is of the Essence. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

16. Mutual Drafting. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

17. Entire Agreement. This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all parties.

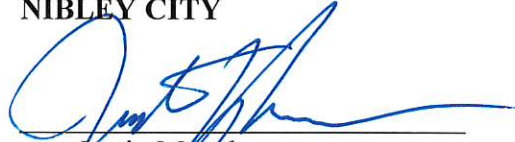
18. No Third Parties. This Agreement, and all Exhibits thereto, is intended for the sole benefit of the named parties thereto. No third party, except for permitted successors and assigns, shall have any right to enforce any of the terms or obligations herein.

19. Recordation and Running with the Land. This Agreement shall be recorded in the chain of title for the Development. This Agreement shall be deemed to run with the land and bind all future owners of any part of the Development.

20. Attorney Fees. Both Parties shall pay for their own attorney fees and costs arising out of or connected in any way to the execution of this Agreement. Any Party that prevails in any legal proceeding, including court proceedings, arbitration, and administrative proceedings, to enforce this Agreement or adjudicate any issues under or in connection with this Agreement will be entitled to recover its reasonable attorney fees, costs, and expenses of such proceedings.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

NIBLEY CITY


Justin Maughan
By: 
Its: City Manager

DEVELOPER


7 Point Royal, LLC
By: Stan T. Rowlan
Its: Manager

By: _____

STATE OF UTAH)
 :SS
County of Cache)

On this 10 day of February, 2022, personally appeared before me Justin Maughan, City Manager, the signer of the within instrument, who duly acknowledged to me that he executed the same as City Manager for Nibley City Corporation.




NOTARY PUBLIC

STATE OF UTAH)
 : SS
County of Cache)

On the 11 day of January, 2022, personally appeared before me, Stan T. Rowlan, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




NOTARY PUBLIC

Exhibit A
Development Plans

MLS# 1690391

Tour/Open: View Tour

Sold Price: \$510,000

Original List Price: \$499,000

Lease Price: \$0

DOM: 229

Time UC: 369

Concessions: \$0

Address: 5650 S Hwy 89/91

NS/EW: 5650 S / 0 E

City: Wellsville, UT 84339

County: Cache

Plat:

Tax ID: 10-016-0029

Zoning Code: A10

School Dist: Cache

Sr High: Mountain Crest

Acre FT./Share: 28.00 | Own

Wells: |

Culinary Well Health Inspected:

Prop Type: Agricultural

Acres: 20.53

Frontage: 1443.0

Side: 937.0

Back: 1323.0

Irregular: Yes

Facing: W

Drv. Access:

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees:

Irrigation Co: Wellsville-Mendon Water District

Water:

Exterior Feat.:

Irrigation: Pressurized; Shares: Owned

Land Use: Grain; Hay

Utilities:

Zoning: Agricultural

Possession: Funding

Terms: Cash; Conventional

CCR:

Lot Facts: Fenced: Part; Terrain: Flat; View: Mountain

Pre-Market:

Township:

Range:

Section:

Section Desc.:

Driving Dir:

Remarks: 20 Acres with Frontage along HWY 89/91 with South Corner bordering Wellsville City Limits. Lots of potential!!! Call agent for more details!

Agt Remarks: Buyer's agent to verify all information. Agent related to seller.

HOA Remarks:

Clos Remarks:

Status: SOLD

Price Per: Other

Entry Date: 07/28/2020

Contract Date: 03/11/2021

Sold Date: 03/15/2022

Sold Terms: Cash

LOT #:

Est. Taxes: \$76

HOA Fee: \$0

Elem: Wellsville

Other Schl:

Acre FT./Share: 0.00 |

Surface: |

Jr High: South Cache

Acre FT./Share: 0.00 |

Dev. Spring: |

Owner: Maughan Trust

Contact: Andrea Maughan

L/Agent: Andrea Maughan

L/Office: Platinum Real Estate Group, PLLC

B/Agent: MLS NON

B/Office: NON-MLS

Contact Type: Agent

Email: aamaughan@gmail.com

Email:

Owner Type: Property Owner

Ph 1: 435-770-9066

Ph: 435-770-9066

Ph: 435-213-9179

Ph: 000-000-0000

Ph:

Ph 2: 435-213-9195

Mobile: 435-770-9066

Fax: 435-514-1333

Mobile:

Fax:

BAC: 3%		Dual/Var: Yes		List Type: Exclusive Right to Sell (ERS)	Comm Type: Net
Wthdrwn Dt:		Off Mkt Dt:			
				Exp Dt: 07/23/2021	

MLS# 1776664

Tour/Open: None

Sold Price: \$314,000

Original List Price: \$299,900

Lease Price: \$0

DOM: 9

Time UC: 476

Concessions: \$0

Address: 1830 W 6600 S

NS/EW: 6600 S / 1830 W

City: Hyrum, UT 84319

County: Cache

Plat:

Tax ID: 01-082-0032

Zoning Code:

School Dist: Cache

Sr High: Mountain Crest

Acre FT./Share: 0.00 |

Wells: 1 | Applied

Culinary Well Health Inspected: No

Prop Type: Residential; Agricultural

Acres: 10.00

Frontage: 334.2

Side: 1299.2

Back: 328.4

Irregular: No

Facing: N

Drv. Access: Asphalt; Gravel

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric: 2500 feet

Pressurized Irr.:

Conn. Fees: Power

Irrigation Co:

Water: Well(s)

Exterior Feat.:

Irrigation: Well: Pumped

Land Use: Grain; Hay; Pasture

Utilities: Power: Available; Sewer: Septic Tank

Zoning: Single-Family; Agricultural

Possession:

Terms: Cash; Conventional

CCR: No

Lot Facts: Fenced: Part; Horse Property; Terrain: Flat; View: Mountain; View: Valley

Pre-Market:

Township:

Range:

Section:

Section Desc.:

Driving Dir: 1830 W. 6600 S.

Remarks: Your chance to get away from it all is here! Located along the Mt. Sterling road, just outside of Hyrum, this excellent 10 acre ranchette parcel has gorgeous views in all directions! Good level, productive ground. Close proximity to Hyrum Reservoir, Blacksmith Fork Canyon, schools, but yet in the country. Two miles from Wellsville Canyon leading to I-15. Well permit has been applied for and survey has been completed. Septic percolation test has been approved. Call for more details. Buyer to verify all information.

Agt Remarks:

HOA Remarks:

Clos Remarks:

Status: SOLD

Price Per:

Entry Date: 10/25/2021

Contract Date: 11/03/2021

Sold Date: 02/22/2023

Sold Terms: Conventional

LOT #:

Est. Taxes: \$1

HOA Fee: \$0

Elem: Canyon

Other Schl:

Acre FT./Share: 0.00 |

Surface: |

Jr High: South Cache

Acre FT./Share: 0.00 |

Dev. Spring: |



 Attached Documents

Owner: Gulbranson **Owner Type:** Property Owner

UtahRealEstate.com - Agent Full Report - Land

Contact: ShowingTime	Contact Type: Assistant	Ph 1: 435-755-9900	Ph 2:
L/Agent: Eric Jensen	Email: ericvjensen@gmail.com	Ph: 435-770-7167	Mobile: 435-770-7167
Co-Agent: Jeremy Moon	Email: jeremymoon@gmail.com	Ph: 435-770-3484	Mobile: 435-770-3484
L/Office: Parker Real Estate Services P.C.		Ph: 435-755-9900	Fax: 435-755-9901
B/Agent: Brittany Andrus	Email: brittany.andrus@evrealestate.com	Ph: 435-363-5692	Mobile: 435-363-5692
B/Office: Engel & Volkers Logan, LLC		Ph: 435-787-4499	Fax:
BAC: 3%	Dual/Var: No	List Type: Exclusive Right to Sell (ERS)	Comm Type: Net
Wthdrwn Dt:	Off Mkt Dt:	Exp Dt: 10/31/2022	

MLS# 1777963

Tour/Open: None
 Sold Price: \$2,100,000
 Original List Price: \$2,630,000
 Lease Price: \$0
 DOM: 253
 Time UC: 56
 Concessions: \$0
 Address: 2400 W 8200 S
 NS/EW: 8200 S / 2400 W
 City: Hyrum, UT 84319
 County: Cache
 Plat:
 Tax ID: 01-098-0008
 Zoning Code:
 School Dist: Cache
 Sr High: Mountain Crest
 Acre FT./Share: 5000.00 | Own
 Wells: |
 Culinary Well Health Inspected:
 Prop Type: Residential; Agricultural
 Acres: 217.45
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No
 Facing:
 Drv. Access: Dirt
 Water Distance:
 Sewer Distance:
 Gas Distance:
 Usable Electric:
 Pressurized Irr.:
 Conn. Fees: Gas; Power; Sewer
 Irrigation Co:
 Water: Spring; Well(s)
 Exterior Feat.:
 Irrigation: Rights: Owned; Shares: Owned
 Land Use: Pasture; Stream
 Utilities: Power: Available; Sewer: Septic Tank
 Zoning: Single-Family; Agricultural
 Possession: Settlement
 Terms: Cash; Conventional
 CCR:
 Lot Facts: Fenced: Full; Horse Property; Terrain: Hilly; View: Mountain; View: Valley
 Pre-Market: 0
 Township:

Status: SOLD
 Price Per:
 Entry Date: 11/02/2021
 Contract Date: 06/16/2022
 Sold Date: 08/11/2022
 Sold Terms: Cash

LOT #:
 Est. Taxes: \$124
 HOA Fee: \$0
 Elem: Lincoln
 Other Schl:
 Acre FT./Share: 0.00 |
 Surface: |



Jr High: South Cache
 Acre FT./Share: 0.00 |
 Dev. Spring: |

Range:
 Section:
 Section Desc.:
 Driving Dir:

Remarks: This is a distinctive opportunity to own amazing development or agricultural land with arguably the most spectacular views of all of the Logan (Cache Valley) and south views all the way to Powder Mountain. This Listing is for 5 parcels of land that should be purchased together but may be purchased in sections. Lot #01-098-0008 AKA Maddox(77 Acres-\$899K) Lot #01-084-0010 (2.25Acres) and Lot 01-083-0011 AKA Spyhill(80 Acres(with 0010 \$888K)) Lot #01-098-0017 AKA Corrals(20.7 Acres-\$399K) Lot #01-098-0018 AKA Scout House(37 Acres-\$444K) Call listing about buying separately. Buyer's responsibility to verify all information for accuracy.
 Agt Remarks: Call agent with any questions about buying separately or buying multiple lots. Verify all info for accuracy, including but not limited to, acreage, boundaries, water rights, etc.... Please contact agent for instructions to show the land.

HOA Remarks:
 Clos Remarks:

Owner: Baxter Family Trust
 Contact: Joe Davis
 Contact Type: Agent

Owner Type: Property Owner
 Ph 1: 801-502-4346

Ph 2:

UtahRealEstate.com - Agent Full Report - Land

L/Agent: Joe Davis	Email: joedavis@bhhsutah.com	Ph: 801-502-4346	Mobile: 801-502-4346
L/Office: Berkshire Hathaway HomeServices Utah Properties (Saddlevue)		Ph: 435-649-7171	Fax:
B/Agent: Kelli Jeske	Email: kelli.jeske@gmail.com	Ph: 435-770-9168	Mobile: 435-770-9168
B/Office: Golden Spike Realty		Ph: 801-773-1777	Fax: 801-776-2785
BAC: 3%	Dual/Var: No	List Type: Exclusive Right to Sell (ERS)	Comm Type: Gross
Wthdrwn Dt:	Off Mkt Dt:	Exp Dt: 11/01/2022	

MLS# 1827482

Tour/Open: None

Sold Price: \$875,000

Original List Price: \$950,000

Lease Price: \$0

DOM: 25

Time UC: 63

Concessions: \$0

Address: 1000 W 6656 N

NS/EW: 6656 N / 1000 W

City: Smithfield, UT 84335

County: Cache

Plat:

Tax ID: 08-039-0007

Zoning Code:

School Dist: Cache

Sr High: Sky View

Acre FT./Share: 24.00 | Own

Wells: |

Culinary Well Health Inspected:

Prop Type: Agricultural

Acres: 26.48

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Facing:

Drv. Access: Asphalt

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees: See Remarks

Irrigation Co:

Water: Spring

Exterior Feat.:

Irrigation: Shares: Owned

Land Use: Hay

Utilities: See Remarks

Zoning: See Remarks

Possession: Closing

Terms: Cash

CCR:

Lot Facts: Horse Property; Terrain: Flat; View: Mountain; View: Valley

Pre-Market:

Township:

Range:

Section:

Section Desc.:

Driving Dir:

Remarks: Fantastic Opportunity to own a LARGE piece of ground in Cache County! Great roadside L-shape access from both 6600 N and 1000 W. 24 shares of Smithfield Irrigation included. This would be a great mini ranch! A small portion of the land has a small runoff spring and pond on it. Located near Birch Creek Elementary school, parks and playgrounds. *Address is approximate.

Agt Remarks: Two Tax ID #'s: 08-039-0001, 08-039-0007. Nephi A Jones excluded from the contract and has a First right of refusal. 24 class A shares from Smithfield Irrigation Company with 23.5 class C shares from Smithfield Irrigation Company included at closing.

HOA Remarks:

Clos Remarks:

Status: SOLD

Price Per:

Entry Date: 07/11/2022

Contract Date: 08/05/2022

Sold Date: 10/07/2022

Sold Terms: Conventional

LOT #:

Est. Taxes: \$104

HOA Fee: \$0

Elem: Birch Creek

Other Schl:

Acre FT./Share: 0.00 |

Surface: |

Jr High: North Cache

Acre FT./Share: 0.00 |

Dev. Spring: |



 Attached Documents

L/Agent: Janice Williams
L/Office: Abode & Co. Real Estate LLC
B/Agent: Kyle B Livingston
B/Office: Century 21 N & N Realtors

Email: janice@gowithabode.com
Email: kyle@century21.com

Ph: 435-512-2626
Ph: 435-227-6913
Ph: 435-764-2570
Ph: 435-752-5000

Mobile: 435-512-2626
Fax:
Mobile: 435-764-2570
Fax: 435-753-8055

BAC: 3%

Dual/Var: Yes

List Type: Exclusive Right to
Sell (ERS)
Exp Dt: 11/08/2022

Comm Type: Net

Wthdrwn Dt:

Off Mkt Dt:

BAC: 3%		Exclusive Right to	
Dual/Var: No		List Type: Sell (ERS)	
Comm Type: Gross		Wthdrwn Dt:	
Off Mkt Dt:		Exp Dt: 01/31/2023	

Nibley Comps for Nibley Meadows Park Area Adjustment
Residential / Agricultural with Water Rights/Shares

Listing	Sold Date	Property Address	City	Acreage	Sales Price	Price per Acre
1690391	3/15/2022	5650 W HWY 91	Wellsville	20.53	\$ 510,000.00	\$ 24,841.70
1776664	2/22/2023	1830 W 6600 S	Hyrum	10	\$ 314,000.00	\$ 31,400.00
1827482	10/7/2022	1000 W 6556	Smithfield	26.48	\$ 875,000.00	\$ 33,043.81
1858720	1/20/2023	380 E 300 N	Hyrum	9	\$ 310,000.00	\$ 34,444.44
					Average	\$ 30,932.49

Water right purchase price from city	\$ 2,500	per af
Water right requirement for outdoor watering	1.87	af/ac
Area of park size adjustment	0.12	ac
Water right required for adjustment	0.2244	af
Value of water right in adjustment area	\$ 561	

Value of adjustment area	\$ 3,711.90
Adjust for water rights	\$ (561)
Net value of adjustment area	\$ 3,150.90

Agenda Item #11

Description	Discussion & Consideration – Ordinance 23-09: Park Development Agreement Between Nibley City and 7 Point Royal, LLC for Nibley Meadows Subdivision (Second Reading)
Presenter	Levi Roberts, City Planner
Recommendation	Move to approve Ordinance 23-09: Park Development Agreement Between Nibley City and 7 Point Royal, LLC for Nibley Meadows Subdivision
Reviewed By	Mayor, City Manager, City Engineer, City Planner, City Attorney, Planning Commission

Additional background since 2-23-23 meeting

During the first reading, the Council discussed the obligation to build a splash pad. Specifically, the question was posed whether the City would be obligated to install this specific amenity. In answer to this question, the City attorney offered the following explanation:

The City's Code under 19.32.050(A)(1) says that the "City Council may also allow a substitution of amenities on the table above," and the park agreement, as currently drafted, says "private splash pad or equivalent amenity."

The original DA is more restrictive, but the park agreement says that if "there is a conflict between this Agreement and the Development Agreement regarding the Park Space or the development thereof, this Agreement shall govern."

So long as the language in the park agreement continues to have the "splash pad or equivalent" term, I interpret it as the Council having discretion to require a splash pad or something else that the Council determines is the equivalent of value or in recreational support as a splash pad.

Therefore, the City is not tied to a splash pad specifically. Through the design process for the park, a different amenity of equivalent value and recreational support may be identified and approved. Staff has also communicated with the Developer, who is also open to this interpretation.

Background

The approved Development Agreement for the Nibley Meadows Subdivision includes a provision that the developer shall donate an approximately 4.5 acre area for a City Park. The agreement states that the City and Developer shall enter into a separate Park Development Agreement for improvement of said the City Park Space, as described herein. That agreement shall cover amenities, infrastructure, landscaping, phasing, and development. The proposed park agreement includes the following provisions:

1. Upon the issuance of final plat approval, the park area must be dedicated to the City.
2. The City will design the park space through the use of impact fees. Once the City obtains at least \$80,000 in impact fees, the City shall commence the design process for the park within the next fiscal year.
3. The City is responsible for the construction of park improvements from impact fees generated by the park with the exception of the following:
 - a. All road improvements on both sides of 3410 S (street abutting park)
 - b. Stub sewer and water to the park as part of phase 1
 - c. Pay the city \$60,000 toward the cost of constructing a restroom prior to the issuance of 200th building permit
 - d. Build a splash pad or pay the City \$150,000 (inflated from the time of final acceptance of Phase 1) toward constructing a splash pad prior to 200th building permit.
 - e. Install 25 parking stalls and all trails and walkways or pay the City the equivalent cost of such improvements prior to the issuance of the 100th building permit.
4. Developer shall supply water shares or rights for the park area, as determined by City Engineer, in accordance with Nibley City Code.
5. The Developer of project HOA is responsible for maintaining the adjacent stormwater basin.

ORDINANCE 23-09

**PARK DEVELOPMENT AGREEMENT BETWEEN NIBLEY CITY AND 7 POINT
ROYAL, LLC REGARDING CITY PARK AT NIBLEY MEADOWS**

WHEREAS, Nibley Meadows, hereinafter referred to as “the Development” has obtained approval for a Residential Planned Unit Development (“R-PUD”) overlay zone under Nibley City Code Title 19, Chapter 32 (“R-PUD Ordinance”); and

WHEREAS, the Development Agreement for Nibley Meadows (“Development Agreement”) provides that The City and Developer shall enter into a separate Park Development Agreement for improvement of an 4.5 acre City park space (“Park Space”); and

WHEREAS, the Parties intend to establish the specific terms, conditions, plans, phasing, and requirements that will govern the improvement of the Park Space.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached Park Development Agreement be approved
2. The Agreement shall not take place until the Developer and City have signed the attached Agreement and said Agreement has been properly recorded as required by Nibley City Code.
3. All ordinances, resolutions and polices 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 and law, order, resolution or ordinance or part thereof.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____

Larry Jacobsen, Mayor

ATTEST:

Cheryl Bodily, City Recorder

NIBLEY CITY PARK DEVELOPMENT AGREEMENT

THIS PARK DEVELOPMENT AGREEMENT (“Agreement”), entered into this _____ day of _____, 20____, between 7 Point Royal, LLC, hereinafter referred to as “Developer” and Nibley City, here in after referred to as “City”, and

WHEREAS, Nibley Meadows, hereinafter referred to as “the Development” has obtained approval for a Residential Planned Unit Development (“R-PUD”) overlay zone under Nibley City Code Title 19, Chapter 32 (“R-PUD Ordinance”); and

WHEREAS, the Development Agreement for Nibley Meadows (“Development Agreement”) provides that The City and Developer shall enter into a separate Park Development Agreement for improvement of an 4.5 acre City park space (“Park Space”), as described in Exhibit A; and

WHEREAS, the Parties intend to establish the specific terms, conditions, plans, phasing, and requirements that will govern the improvement of the Park Space.

NOW, THEREFORE, to induce Nibley City to approve the proposed PARK DEVELOPMENT AGREEMENT, the Developer does hereby unconditionally promise and agree with Nibley City as follows:

1. The Development Agreement and this Agreement shall govern the development of the Park Space. To the extent there is a conflict between this Agreement and the Development Agreement regarding the Park Space or the development thereof, this Agreement shall govern.

2. Funding: Prior to issuance of building permits, the Developer shall pay Park Impact Fees as set forth in Nibley City’s consolidated fee schedule and as described below and in Exhibit C. The City shall design, develop, and construct the Park Space through some or all park impact fees generated from the Development and paid to the City, as described herein. At least fifty percent (50%) of park impact fees generated from the Development shall be used to fund the design, development, and construction of the City Park Space, as set forth below:

- a. The City shall provide for the Design process of the Park through up to \$80,000 of impact fees, which Design shall be completed within the upcoming fiscal year (July 1, 2023 -June 30, 2024), so long as a minimum of \$80,000 of Park Impact Fees have been paid by Developer in conjunction of building permits issued prior to July 1, 2023. If such fees have not been paid, the City may choose to cover any shortfall in advance of the issuance of building permits and payment of impact fees, subject to reimbursement from future Park Impact Fees.

- b. Developer shall not be entitled to interest earned on any impact fees held by the City.
- c. The use of park impact fee funding shall be limited to improvements directly related to the design, construction and improvement of the park, as described herein, including design and construction of infrastructure, landscaping, amenities, trails, and supportive parking, with the exception of the improvements described in this subsection (e). Developer acknowledges and agrees that park impact fees cannot and shall not be used to construct any non-park improvements, such as construction of any roadways, utilities, or other improvements to be constructed as part of the development. Nothing in this Agreement modifies or limits Developer's obligation to pay all other impact fees and other fees and costs required under Nibley City Code.
- d. Developer and the City agree that improvements directly related to the design, construction and improvement of the park space, with the exception of the improvements described in this subsection (e), are the responsibility of the City under this Agreement but will be funded with park impact fees generated from the Nibley Meadows development project. These improvements include any and all improvements contemplated or constructed inside the Park Space such as grading, landscaping, additional parking, lighting, irrigation, playgrounds, sports fields, bathrooms, pavilions, boardwalks, drinking fountains, lights, and any other improvement that the City deems appropriate beyond or in addition to the improvements required to be provided by the Developer.
- e. The Developer shall:
 - i. as part of the Phase 1 improvements, construct all road improvements, as approved on the final construction drawings for phase 1 of the subdivision which includes both sides of 3410 S along the entire frontage of the Park Space;
 - ii. as part of the Phase 1 improvements (but not later than the issuance of the 100th building permit within the development), stub sewer, water and power to the Park Space at Developer's expense;
 - iii. pay the City \$60,000 towards the cost of constructing a restroom facility at the Park Space prior to the issuance of the 200th building permit within the Development;
 - iv. build a private splash pad or equivalent amenity under the city code within the Development's common space prior to the issuance of the 200th building permit within the development or pay the city \$150,000 towards the construction of a city-owned splash pad in the Park Space with the \$150,000 inflated at a rate indexed to inflation based on construction costs from the date of final acceptance of the Phase 1 infrastructure by the city;
 - v. install 25 parking stalls and all trails and walkways within the Park Space per the layout in the approved Preliminary Plat or pay the city the equivalent cost

- of construction of the 25 parking stalls and trails prior to the issuance of the 100th building permit within the development;
- vi. The location of trails and parking shall be based upon the City-led park design with lineal footage of designed trails limited to the length approved on the Preliminary Plat with trails in excess of this being built at city expense.

3. Upon Developer receiving final plat approval of Phase 1 of the Development, Developer shall dedicate the 4.5+/- acres of Park Space to the City as consideration for this Agreement and the Development Agreement. Such dedication shall transfer fee title to the Park Space to the City, free, clear, and unencumbered, as described in Exhibit A. Developer shall hold harmless and indemnify the City for any injuries, damages, or losses arising out of Developer's and Developer's agents', contractors', and representatives' work, construction, development, and improvement of and on the Park Space.

4. Developer shall supply the City with water rights or shares for the Park as set forth in Nibley City Code Section 21.12.020, as determined by the Nibley City Engineer.

5. The Developer shall or project HOA will be charged with maintaining the shared retention basin on the park site. The Developer shall ensure that any stormwater facilities downstream of the park are sized to handle any stormwater flows generated from the Park Space.

6. This Agreement may be revised or amended only upon the approval of the Nibley City Council.

7. Developer shall comply with all applicable federal, state, county and City requirements, regulations and laws for each aspect of this Development, including payment of fees, provision of bonds and other guarantees, and compliance with design and construction standards. Nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all such applicable laws, ordinances and requirements as now existing and as enacted and/or amended prior to construction. In the event of a conflict between this Agreement and any applicable federal, state, county, or city requirement, regulation, or law, the federal, state, county, or city requirement, regulation, or law shall prevail to the extent of such conflict.

8. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto mentioned and permitted successors and assigns including all parties who acquire title to any portion of the Development; provided, however, that this Agreement cannot be otherwise assigned, transferred or conveyed by either party, without the express, written consent of the other party.

9. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

10. Time is of the Essence. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

11. Mutual Drafting. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

12. Entire Agreement. This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all parties.

13. No Third Parties. This Agreement, and all Exhibits thereto, is intended for the sole benefit of the named parties thereto. No third party, except for permitted successors and assigns, shall have any right to enforce any of the terms or obligations herein.

14. Recordation and Running with the Land. This Agreement shall be recorded in the chain of title for the Development. This Agreement shall be deemed to run with the land and bind all future owners of any part of the Development.

15. Attorney Fees. Both Parties shall pay for their own attorney fees and costs arising out of or connected in any way to the execution of this Agreement. Any Party that prevails in any legal proceeding, including court proceedings, arbitration, and administrative proceedings, to enforce this Agreement or adjudicate any issues under or in connection with this Agreement will be entitled to recover its reasonable attorney fees, costs, and expenses of such proceedings.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

NIBLEY CITY

DEVELOPER

By: JUSTIN MAUGHAN
Its: City Manager

By:
Its:

STATE OF UTAH)
 : ss
County of Cache)

On this ____ day of _____, 2023, personally appeared before me Justin Maughan, City Manager, the signer of the within instrument, who duly acknowledged to me that he executed the same as City Manager for Nibley City Corporation.

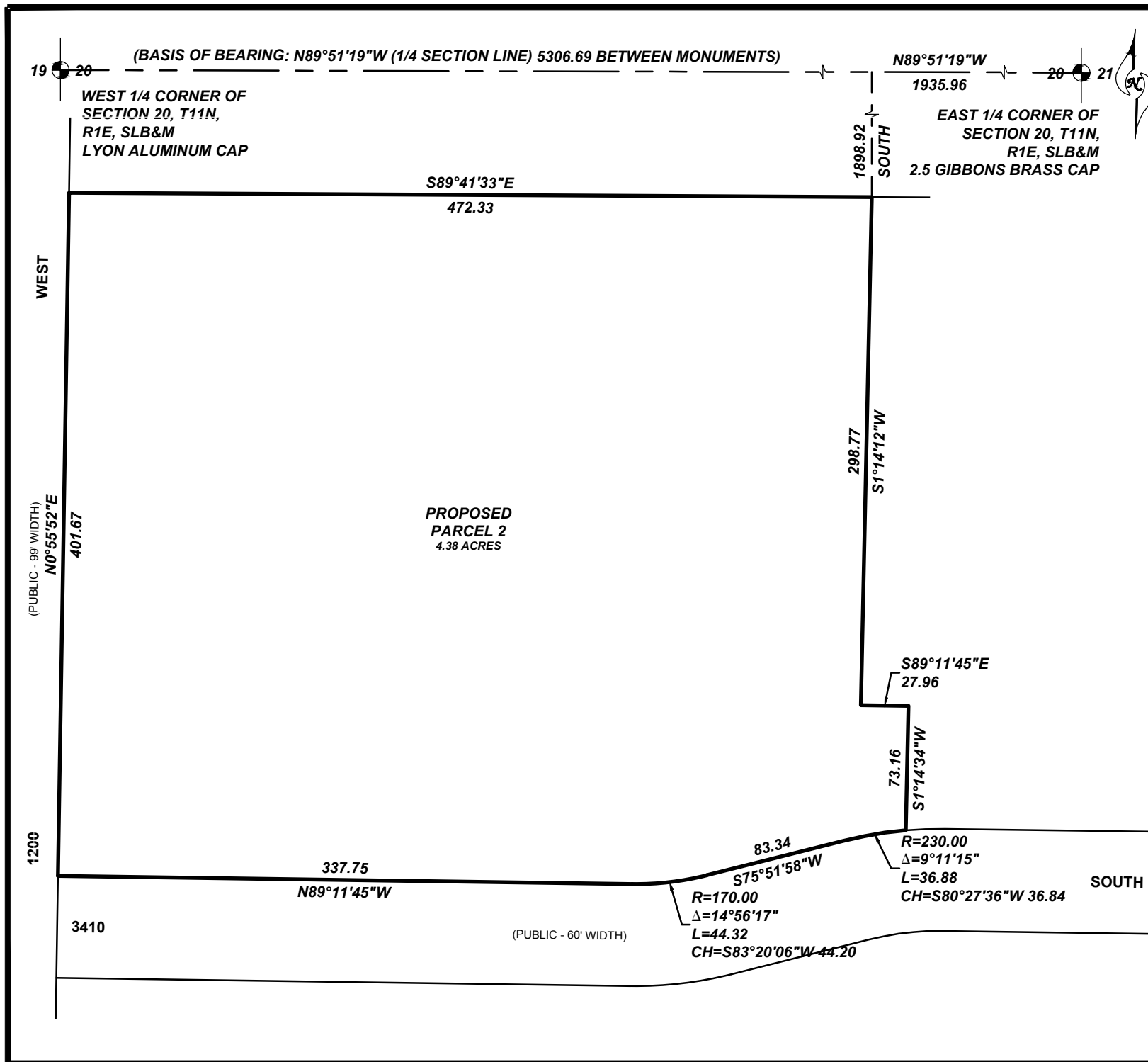
NOTARY PUBLIC

STATE OF UTAH)
 : ss
County of Cache)

On the ____ day of _____, 2023, personally appeared before me, _____, Developer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

Exhibit A
Park Space Area Map and Legal Description



civilsolutionsgroupinc.



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

NIBLEY MEADOWS PHASE 1 **PARCEL 2 EXHIBIT**

LOCATION: SE1/4 OF SECTION 20, T11N, R1E, SLB&M
NIBLEY, UTAH

PREPARED FOR: NIBLEY CITY

LEGAL DESCRIPTION
PREPARED FOR
NIBLEY MEADOWS
NIBLEY, UTAH
(February 8, 2023)
Project No. 19-368

PARCEL 2

A portion of that Real Property described as Parcel No. 4 in Deed Book 2098 Page 582 of the Official Records of Cache County, more particularly described as follows:

Beginning at a point located N89°51'19"W along the 1/4 Section line 1,935.96 feet and South 1,898.92 feet from the East 1/4 Corner of Section 20, T11N, R1E, S.L.B. & M.; thence S1°14'12"W 298.77 feet; thence S89°11'45"E 27.96 feet; thence S1°14'34"W 73.16 feet; thence southwesterly along the arc of a 230.00 foot radius non-tangent curve (radius bears: S4°56'47"E) to the left 36.88 feet through a central angle of 9°11'15" (chord: S80°27'36"W 36.84 feet); thence S75°51'58"W 83.34 feet; thence along the arc of a 170.00 foot radius curve to the right 44.32 feet through a central angle of 14°56'17" (chord: S83°20'06"W 44.20 feet); thence N89°11'45"W 337.75 feet; thence N0°55'52"E 401.67 feet; thence S89°41'33"E 472.33 feet to the point of beginning.

Contains: 4.38+/- acres

Agenda Item #12

Description	Discussion and Consideration – Ordinance 22-19: Transfer of Development Rights (TDR) Ordinance and Zoning Several Parcels as a TDR Sending Overlay Zone or a TDR Receiving Overlay Zone (Fourth Reading)
Presenter	Levi Roberts, City Planner
Planning Commission Recommendation	Move to not approve Ordinance 22-19: Transfer of Development Rights (TDR) Ordinance and Zoning Several Parcels as a TDR Sending Overlay Zone or a TDR Receiving Overlay Zone
Reviewed By	Mayor, City Manager, City Planner, Planning Commission, City Attorney

Background

Between February-November 2022 People + Place, LLC worked with the City to Study and develop a Transfer of Development Rights Ordinance. This work was funded largely through a UDOT Technical Planning Assistance Grant. If adopted, The Transfer of Development Rights (TDR) Ordinance will provide a mechanism to preserve open space in appropriate areas and focus new population growth in areas with supportive infrastructure. The Study has been completed to inform the development of this ordinance, including case study research, community and stakeholder engagement and a market/tipping point analysis. Based upon community outreach, there is general support for developing a TDR program that facilitates the preservation of open space.

Two joint workshops with Planning Commission and City Council were held previously to inform each respective body of the ordinance process and receive feedback to inform the ordinance. The consultant has worked with City Staff to craft an ordinance with appropriate transfer ratios and designate sending and receiving zones for the TDR ordinance. A Draft Ordinance was provided by the consultant with input from Staff. The Draft was further modified with input from the Planning Commission.

The draft ordinance provides a framework for transferring development rights from 'sending areas' to 'receiving areas.' These areas will be defined on the zoning map as overlay areas.

Specifically, the ordinance includes the following sections:

1. Definitions- many elements of a TDR program are unique and require specific definitions that would apply to the program
2. TDR Sending Overlay Standards
 - a. Purposes of the Overlay, which includes preserving important open space and providing a mechanism to do so. Defining permitted uses within sending areas, which focus on preservation of agriculture and open land areas.
 - b. Standards for identification and size of sending areas
 - c. Application guidelines, including required information to accompany an application.
 - d. A standard process for officially 'severing' development rights
3. TDR Receiving Overlay Standards
 - a. Limits on density depending upon the underlying zone or situation within an eligible R-PUD area. For standard residential zones, the overall density may be increased by up to 50% with TDR. For R-PUD areas, they may be increased from 5 units/acre to 15 units/acre. This would also require a change to the R-PUD ordinance, which currently allows up to 10 units/acre.
 - b. Procedure for calculating allowed number of housing unit.
 - c. Application guidelines, including required information to accompany an application.
 - d. Guidelines regarding how zoning standards may be modified based upon the number of TDR credits applied to the development. In general, if TDR is applied to a project, minimum standards become more flexible to make development feasible within the density maximum guidelines noted above. These relaxed standards also become an incentive for
4. Standard forms for Deed of Severance/Conservation Easement, TDR Certificate, Deed of Transfer

In addition to the Draft TDR Ordinance, a Draft TDR overlay zones map is provided. The TDR overlay zones designate both sending and receiving areas. As noted above, sending areas are those areas from which theoretical development rights are transferred. 'Receiving areas' are areas that are eligible to receive additional development rights, including density if they transfer rights from a sending area.

Guiding principles for selecting originally recommended sending areas:

1. Sensitive/significant lands
 - a. Blacksmith Fork River Riparian Corridor
2. Hillside/flood prone areas
3. Productive agricultural lands
 - a. Large open agricultural lands between Nibley City and Hyrum City.
4. Scenic vistas

- a. Areas along Hwy 89/91 south of Nibley's current boundaries.
5. Some areas along Hwy 165
6. Unimproved parks/historic land
 - a. Regional Park, Morgan Farm

Guiding principles for selecting receiving areas:

1. Areas near supportive infrastructure
2. Areas planned for additional density (Town Center, R-PUD areas)

The original recommended map broadly applied the TDR overlay zones across undeveloped land within Nibley's Future Annexation Area which met the guiding principles. This approach intended to provide opportunities for the program to effectively work. The recommended map includes many areas outside of Nibley City municipal boundaries. It is important to note that these areas would only be able to be included in a TDR transfer if/when they annex to Nibley City.

With input from the Planning Commission, the draft overlay map was significantly changed to focus on directing growth to major transportation corridors and established R-PUD areas, removing several receiving areas in vacant parcels in the established part of Nibley City, and focusing preservation efforts to improving unimproved parks, trail corridors, and river corridor/bench areas, with less focus on preserving large agricultural areas. Specifically, the following changes were incorporated for consideration by the Planning Commission.

1. Except for planned park areas, with some buffer, unincorporated agricultural areas to the south of central Nibley have been removed from the sending areas map.
2. Most areas along Hwy 89/91 have been reassigned as receiving areas.
3. Areas on the East side of Hwy 165 south of 3200 S and north of 4000 S have been reassigned as sending areas.
4. Some areas along Hwy 165, including areas between 4000 S and 4400 S along Hwy 165 have been reassigned as receiving areas.
5. Some receiving areas in central Nibley have been removed from the receiving areas map. Primarily those in close proximity to major transportation corridors (1200 W, Hwy 89/91 and Hwy 165) remain.

In addition to these changes to the draft overlay map, several changes to the draft ordinance were incorporated based upon Planning Commission feedback, including the following:

1. Removing section 19.48.030(D)(4)(a) from the ordinance, which regulated the minimum number of TDR credits to bring to a project.

2. Modify code language that references additional TDR credits per acre for areas along the Blacksmith Fork River and replace with language that points to areas with public access (trails and parks). Increase the TDR credits per acre ratio to 5.
3. Add provision that requires dedication of public rights of way in sending areas if a Master-planned Street is affected.
4. Removal of the area east of Hwy 165 as an R-PUD-eligible area. This area was recommended as a sending area instead.

Two public hearings were held on this item with the Planning Commission, with several concerns expressed, including potential impacts of private property rights and prospective impacts of receiving areas, related to higher density development, among other concerns. During the December 15 Public Hearing regarding this item, the Hyrum City Engineer/Zoning Administrator expressed concerns that the proposed TDR map may be in conflict with the ongoing agreement that Nibley and Hyrum have been working on to preserve the 4400 South corridor as an industrial and agricultural corridor. The Planning Commission directed Staff to follow up with Hyrum representatives to resolve this concern and ensure that we are not violating this agreement (although it is not formal or finalized yet).

Mayor Jacobsen and City Planner, Levi Roberts, met with Matt Holmes, Hyrum City Engineer/Zoning Administrator and Hyrum Mayor Stephanie Miller. The conclusion of this discussion was that they were comfortable with the map, so long as residential uses were setback at least 500 feet from the roadway, as they felt residential uses were incompatible with the vision of the corridor and present conflicts with heavy truck traffic anticipated for the planned corridor.

Following up on this discussion, Staff drafted the following section 19.48.030(C)(7) which clarifies the regulation of commercial/residential mixed-use developments within the TDR receiving overlay zones and aims to address concerns expressed by Hyrum City representatives:

Commercial mixed use developments within a TDR receiving overlay zone and a Commercial or Neighborhood Commercial zone must include a minimum of 50% of land for commercial uses. This may include buildings with commercial uses on the ground floor or horizontally separated uses. The portion of land that is apportioned as a commercial use shall include the ground floor area of commercial uses and supportive uses, including parking and landscaping. The residential density shall be calculated based upon the area that is dedicated to residential uses, including any mixed-use buildings. Any residential uses along 4400 South or Highway 89/91 shall be setback at least 500 feet from each right-of-way.

As noted, in addition to the requested change to buffer residential uses from 4400 South, Staff recommended this buffer for Highway 89/91, as well. This would require

any residential units to be setback, while commercial uses could face the roadway. This is meant to buffer residential uses from the negative impacts of noise and emissions associated with these roadways.

In addition to this change, it was brought to Staff's attention that there were some areas outside of Nibley City's Future Annexation Area, including some slivers of land along the Blacksmith Fork River that currently reside in Millville. Staff removed these areas from the Draft TDR Overlay Map.

Ultimately, the Planning Commission voted 3-0 to not approve the TDR ordinance. Although the goals of the TDR ordinance are in line with City goals and aspirations, one Commissioner cited concerns with potential risks and unknown implications of the ordinance, among other issues.

Additional Background since 2-9-23:

Several property owners objected to be included in a TDR overlay zone. Staff has included a map of properties for which the owners objected to be included.

ORDINANCE 22-19

TRANSFER OF DEVELOPMENT RIGHTS (TDR) ORDINANCE AND ZONING SEVERAL PARCELS AS A TDR SENDING OVERLAY ZONE OR A TDR RECIEVING OVERLAY ZONE

WHEREAS, Nibley City regulates land use within Nibley City boundaries; and

WHEREAS, Utah Code 10-9a-509.7 enables cities to adopt a transferable development rights ordinance and applicable sending and receiving overlay zones; and

WHEREAS, The adopted Nibley City Parks, Trails, Recreation and Open Space Master Plan recommends adopting a Transfer of Development Rights Ordinance as a means of preserving open space and funding potential park and trail improvements; and

WHEREAS, Nibley City is in support of Preserve open space, scenic views, agricultural, riparian and critical/sensitive lands and maintaining the rural heritage of the City; and

WHEREAS, a TDR Ordinance will provide a means for protecting and enhancing private property rights by enabling the transfer of potential development rights and establish a procedure enabling Nibley City and its landowners to voluntarily sever development rights from a sending property.

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached Nibley City Code 19.48 be adopted and amendments to Nibley City Code 19.08 and 19.32 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 _____ DAY OF _____, 2023.

Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

19.48 Transfer of Development Rights

19.48.010 Definitions

Agritourism: tourist related activities that support agriculture such as tours, events, farm to table restaurants, fruit and vegetable stands, etc.

Conservation Easement: an easement, covenant, restriction, or condition in a deed, will, or other instrument signed by or on behalf of the record owner of the underlying real property for the purpose of preserving and maintaining land or water areas predominantly in a natural, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat or other use or condition consistent with the protection of open land.

Constrained and Sensitive Land: Land which is generally unbuildable without engineered ground modifications, or which contains features including, but not limited to Federal, State, or municipally designated wetlands, water bodies, floodplains, slopes greater than 20%, faults, canals, and other geologically or environmentally sensitive features that require mitigation, special insurance, or permits from government authorities to allow development.

Deed of Severance: an instrument executed by a property owner and Nibley City by which theoretical developments rights are severed from a Sending Property. A Deed of Severance may be combined with a Conservation Easement. A Deed of Severance shall be in substantially the same form as shown in Exhibit____.

Deed of Transfer: by the owner of a theoretical development right transferring development rights from a sending area to a receiving property. A Deed of Transfer shall be in substantially the same form as shown in Exhibit____.

Determination of Eligibility: a process performed by the City Planner or designee that determines the number of transferrable development rights possible to be eligible for transfer from a Sending Property.

Development Rights: the right of the owner of a parcel of land, under land development regulations in Part 3 of this Title as of date ordinance becomes effective or upon annexation, whichever is later, to place that parcel and the structures thereon to a particular use or to develop that land and the structures thereon to a particular area, density, bulk, or height.

Net Developable Land: Net Developable land shall include the total area of the proposed development minus land that is required by Nibley City Ordinance to be dedicated to the City, including, but not limited to:

1. Public access rights-of-way, including roadways and sidewalks
2. Land required to be dedicated along waterways
3. Preservation lands with infrastructure installed to City standards by the developer as part of the development process (public and private parks, trails, etc.)
4. Constrained and Sensitive Land, as defined herein
5. Easements, lands dedicated to the City for preservation space but without public rights of access, and other utility or general rights-of-way without public access.
6. Constrained and Sensitive Land, land dedicated along waterways, and other natural landscape or open space land may be considered net developable land when calculating for density if such land can be enhanced with trails, public access, picnic areas, park amenities, or other improvements.

Receiving Area: an overlay zoning district established by Nibley City designated as an area in which purchased development rights may be used.

Receiving Property: a lot or parcel within a receiving area and within which development rights are increased pursuant to a transfer of development rights affixed to the property.

Sending Area: one or more areas identified by this ordinance and rezoned with the Transfer of Development Rights Sending Overlay Zone as an area from which development rights are authorized to be severed and transferred to a receiving area.

Sending Property: a lot or parcel within a sending area from which development rights are authorized to be severed.

Severance of Development Rights: the process by which development rights from a sending property are severed pursuant to this ordinance.

Transfer of Development Rights: the process by which development rights from a sending property are affixed to one or more receiving properties.

Transferable Development Rights (TDRs): all or that portion of development rights that are transferred or are transferable.

Transfer of Development Rights Certificate or TDR Certificate: a certificate issued by the Nibley City Planner or designee that indicates a number of Transferable Development Rights that have been authorized for a Sending Property, which may be transferred to a Receiving Property.

19.48.020 Transfer of Development Rights Sending Overlay

The Transfer of Development Rights Sending Overlay Zone is intended to preserve areas in Nibley City that have an agricultural or natural open space use. This intent is accomplished through a voluntary program called Transfer of Development Rights (TDR). This TDR program creates new theoretical development rights and allows for the transfer of those development rights in accordance with provisions contained in this Overlay zone. These provisions are intended to shift development potential and/or rights to areas that are more appropriate for residential development.

- A. The purposes of this Transfer of Development Rights Program, or TDR Program, include, but are not limited to:
 1. Protect and enhance private property rights by enabling the transfer of potential development rights.
 2. Maintain the rural heritage of Nibley City.
 3. Promote the public health, safety, and general welfare of Nibley City by establishing procedures, methods, and standards for the transfer of development rights.
 4. Establish a procedure enabling Nibley City and its landowners to voluntarily sever development rights from a sending property.
 5. Establish procedures for the formal transferring of development rights from a sending property, tracking those, and then to establish the use of those transferred development rights on a receiving property.
 6. Establish certain incentives for attaching development rights to receiving properties.
 7. Preserve open space, scenic views, agricultural, riparian and critical/sensitive lands.
 8. Protect lands, resources and structures of aesthetic, architectural, recreational, and historic significance.
 9. Assist in shaping the character and direction of the development of Nibley City.

B. Permitted Uses within Sending Areas after a Deed of Severance and conservation easement is recorded. Uses not listed are not allowed:

1. Agricultural and horticultural uses, including grazing of animals in compliance with NCC 19.34 Animal Land Use Regulations, raising crops, wholesale nurseries, and associated buildings that are specifically needed to support active, viable, and permitted agricultural and horticultural operations. Wholesale nurseries must obtain an operating permit and business license from the City and must comply with all fencing and maintenance requirements of this ordinance.
2. Public rights of way and easements, including quasi-public utility easements.
3. Commercial horse riding, training and boarding stables.
4. Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry
5. One (1) single-family dwelling and one Accessory Dwelling Unit on parcels with 20 or more acres.
6. Municipal facilities required for local service and/or recreation needs.
7. Water supply and sewage disposal systems, and stormwater detention areas designed, landscaped, and available for use as an integral part of the conserved land.
8. The creation and Transfer of Development Rights in accordance with this chapter
9. Restoration, maintenance, enhancement of native vegetation.
10. Publicly accessible recreational lands and facilities including trails, parks and natural lands.
11. Agritourism
12. Conservation of open land in its natural state, e.g., meadows, tree stands, wetlands, forestland.

C. Conditional uses within Sending Areas:

1. Home Occupations as per the definition in 19.04 for existing and permitted residences.
2. Seasonal fruit, vegetable, tree, and hay retail sales in structures of less than 500 square feet when at least some of the products being sold are raised on the premises. Subject to having access, parking, and any utility needs approved by the City.

D. Sending Areas Identified.

1. Sending Areas are property that have been zoned with the Transfer of Development Rights Sending Overlay Zone, which overlay zone confers special rights and obligations as set forth in this chapter in addition to the underlying zoning regulations. Once a Deed of Severance and conservation easement is recorded, no uses other those expressly permitted herein are permitted, regardless of the underlying zoning. The Transfer of Development Rights Sending Overlay Zone may be applied to agricultural lands and open spaces as shown on the Official Zoning Map of Nibley City. For agricultural parcels, Sending Areas shall be no smaller than ten (10) acres. For planned City parks or areas of historical significance, Sending Areas shall be no smaller than five (5) acres. For areas identified as sending areas along the Blacksmith Fork River, an undisturbed area at least 150' in depth from the high-water mark and at least 200' in length or a trail easement at least 200' in length shall be eligible as a Sending Area, as long as it is located parallel to the River and covers the length of the subject property from property line to property line. Connecting parcels smaller than the minimum may be considered on a case by case basis,

Commented [LR1]: Should this be deleted?

by the City Council where such connections provide a continuous, usable trail segment.

Commented [LR2]: Is this too vague? Should this also apply to other parcels?

2. A property owner may apply to have their property be designated as a Sending Area and rezoned to receive the Transfer of Development Rights Sending Overlay Zone through the City's rezoning process set forth in 19.02.
3. Where a property is partially contained within a Sending Area, only the portion of the property contained within the Sending Area may be used for the purposes of determining transferable development rights (TDRs).
4. A Deed of Severance and a Conservation Easement shall be recorded on the Sending Area property from which potential development rights were severed, and the property can thereafter only be used as outlined in this section. The conservation easement requires the formal commitment from a non-profit, Land Trust, or the City for long term management of the sending property. All applicable fees, including stewardship fees, for the transfer must be paid prior to recording the Deed of Severance and Conservation Easement.
5. Any landowner within the Transfer of Development Rights Sending Overlay Zone may apply to have potential development rights calculated and created for their property based on formulas contained herein. The entire property shall be submitted for calculation of potential development rights at the time of application with the City.
6. All Sending Areas and property within the Transfer of Development Rights Sending Overlay Zone are eligible for a determination of potential development rights, provided that properties owned by the State or Federal agencies and existing conservation subdivisions shall not be eligible for TDR credits or severance of potential development rights.

E. Determination of Transferable Development Rights.

1. The City Planner or designee shall establish and maintain a system for monitoring the determination, severance, ownership, assignment, and transfer of development rights.
2. The record owner of property within the Transfer of Development Rights Sending Overlay Zone shall file a Determination of Eligibility Application, with an associated fee, to determine the number of development rights available to be severed from a sending property shall be filed with the City.
3. The following information shall accompany the application:
 - a. A map that includes the following:
 1. The boundary map of the subject property.
 2. A legal description including the acreage of the property.
 3. Current zoning.
 - b. Use of the property.
 - c. Title policy or title documentation.
 - d. Existing water rights needed to continue the current use on the property. Total water rights available to the property.
 - e. Applicable fees.
 - f. For agricultural parcels, commitment to farming by the owner or a lease for 10 years
 - g. Annexation status, if applicable
 - h. Slope and floodplain mapping

4. Nibley City shall determine the number of development rights using the following formula, and rounded to the nearest whole number:
 - a. $TDRs = A \times B$ for agricultural property or $TDR = A \times OSA$ for open space properties
 - b. Where TDR means Transferrable Development Rights, A means the total area (acres) of the property, B means the allowable potential development rights on an agricultural property, OSA means the allowable potential development rights on an open space property.
 - c. For parcels without public access including agricultural parcels, the per acre potential development units to transfer shall be 3.
 - d. For parcels with public access, including trails and planned parks, the per acre potential development units to transfer shall be 5. If only a trail easement is dedicated, it shall be eligible for a minimum of 1 credit. All parcels participating in the TDR program which include trail(s) identified in the Nibley City Trails Master Plan shall provide a minimum 20' wide public trail easement(s) from property line to property line. Unimproved park areas identified in the Nibley City Parks Master Plan shall be eligible for the 5 credit per acre transfer ratio. Proposed park, trail or other publicly accessible open space areas not identified in the Parks Master Plan must be approved by Nibley City Council in order to receive the 5 credit per acre transfer ratio.

F. Severance of Development Rights.

1. Any proposed severance of development rights may be initiated only upon application (Eligibility Application) to the City by the record owners of the sending properties. Once an Eligibility Application/determination is completed, a TDR Certificate shall be issued. The issuance of a TDR Certificate alone does not constitute a severance of development rights, and no development rights can be transferred solely on the basis of a TDR Certificate.
2. Nibley City may not require property owners to sever development rights as a condition of the development of any property.
3. A severance of development rights occurs after the owner of the sending property receives a signed TDR Certificate with the number of allotted TDRs from the City and records a Deed of Severance. The Deed of Severance must transfer development rights to one or more parties, which may include the grantor, and may, but is not required to, affix development rights to one or more receiving properties.
4. The Deed of Severance must be executed by the property owners of the development rights being severed, and by any lien holders of such property.
5. No Deed of Severance may be recorded under this ordinance unless the Deed of Severance contains a copy of the TDR Certificate signed by the City indicating the number of TDRs being severed.
6. The Deed of Severance must contain a Conservation Easement, both of which shall run with the land and must assure that the prohibitions against the use and development of the sending property will bind the landowner and every successor in interest to the landowner. Such conservation easements shall include a legally binding commitment letter from a non-profit, local Land Trust, or the City.
7. Any land affected by streets identified in the Nibley City Transportation Master Plan shall be dedicated as public rights of way, with the proper width and dimensions as part of the recording of the Deed of Severance for all sending zone properties.
8. The Deed of Severance and Conservation Easement shall be recorded in the office of the

Cache County Recorder. Upon recordation of the Deed of Severance:

- a. The TDRs are severed from the sending property.
 - b. The conservation easement shall be in compliance with the permitted uses in the Transfer of Development Rights Sending Overlay.
9. The Deed of Severance shall be in a form substantially similar to the Deed of Severance attached as an exhibit to this ordinance and must otherwise comply with the requirements of this ordinance. Any changes to the deed attached as an exhibit in a particular case shall be in a form that is approved by the Nibley City Attorney.

19.48.030 Transfer of Development Rights Receiving Overlay

The creation of the Transfer of Development Rights Receiving Overlay Zone and designation of Receiving Properties is intended to preserve the areas in Nibley to retain its rural heritage by designating areas that could receive density that is transferred from a Sending area.

This TDR program creates development rights and allows for the transfer of development rights in accordance with provisions contained in the Overlay. These provisions are intended to shift existing development potential or rights to areas that are more appropriate for residential development.

- A. Permitted Uses in Receiving Areas are limited to those uses which are permitted in the underlying zoning districts or as modified in below.
- B. Permitted Uses that include written additional standards – such standards shall still apply.
- C. Receiving Areas Identified.
 1. Receiving areas shall be designated on the official Zoning Map of Nibley City and shall function as overlay zones, such that all the provisions of the underlying zone shall apply, unless altered by the provisions of the overlay.
 2. Where a property is partially contained within a Receiving Area, only the portion of the property contained within the Receiving Area may be used for the purposes of applying transferable development rights (TDRs).
 3. A property owner may apply to have their property be designated as a Receiving Area and rezoned to receive the Transfer of Development Rights Receiving Overlay Zone through the City's rezoning process set forth in 19.02.
 4. The City Council may designate additional areas as a Receiving Area through the City's rezoning process. The Zoning Map should be updated upon designation. For future receiving area designations, the Planning Commission and City Council, in accordance with City Code, shall consider the ability of the property, utilities, nearby roadway networks, transportation system capacities and options, and other land use characteristics to accommodate additional density on the property.
 5. A receiving property that brings TDR credits to their property may only use the development rights permitted in accordance with the existing zoning regulations applicable to the receiving property and as shown in the table below:

Base Zoning	Base Density	Receiving Area Allowable Density Increase
R-1, R-1A, R-2, R-2A Zones	As per zone	Up to 50% increase over the existing zone requirements
R-PUD eligible areas	5 units per net	Up to 15 units per net developable acre

	developable acre	
R-M eligible areas	10 units per net developable acre	Up to 20 units per net developable acre
Residential/Commercial mixed use projects within C or C-N zones	As per existing zone	Up to 15 units per net developable acre

Commented [LR3]: Change R-M base density

6. Procedure for Calculating Allowed Number of Housing Units: The Allowed Number of Units including the density bonus for transferrable development rights shall be determined as follows. The developer shall follow the process outlined below to determine allowable number of units of the proposed subdivision and use these properties in developing the subdivision plats. All calculations and measurements shall be clearly documented in order and following the process outlined below and submitted with the preliminary plat application. All calculations will be based on the parcel's current zone at the time of application and the associated Lot Standards.

- Provide to the City the total area contained within the subdivision plat.
- Provide to the City the total area being dedicated to rights-of-way.
- Provide to the City the total acres of Constrained and Sensitive Land.
- Provide the City the total Net Developable Land area as defined within this section.
- State the area of proposed Open Space Land.
- Calculate Open Space Ratio.
- Calculate the Base Number of Lots per zone:
 - Base Number of Lots R-1 = Net Developable Land / 1 acre
 - Base Number of Lots R-1A = Net Developable Land / .75 acre
 - Base Number of Lots R-2 = Net Developable Land / 0.5 acre
 - Base Number of Lots R-2A = Net Developable Land / 0.32 acre
 - Base Number of Lots R-PUD eligible areas = Net Developable Land / 0.2 acre
 - Base Number of Lots R-M eligible areas = Net Developable Land / 0.1 acre
- Determine density bonus based upon the following: number of TDRs to be transferred to the project / Base number of Lots = Bonus Density multiplier
- Total allowed lots = Base number of lots + Base number of lots multiplied by the Bonus Density multiplier with the limits noted above.

- D. 7. Commercial mixed use developments within a TDR receiving overlay zone and a Commercial or Neighborhood Commercial zone must include a minimum of 50% of land for commercial uses. The 50% use may include the entirety of the ground floor area of buildings with commercial uses on the ground floor or horizontally separated uses where commercial uses occupy an entire. For buildings with partial commercial uses on a floor or vertically separated uses, only the ground floor area of the portion dedicated to commercial uses may be counted. The portion of land that is apportioned as a commercial use shall include the ground floor area of commercial uses, as described above, and supportive uses, including parking and landscaping. Parking for a mixed-use building that is required for residential uses shall not be included as part of the land apportioned as commercial use. The residential density shall be calculated based upon the area that is dedicated to residential

uses, including any mixed-use buildings. Any residential uses along 4400 South or Highway 89/91 shall be setback at least 500 feet from each right-of-way. Properties designated as receiving areas and with proof of transferred development credits, as shown in City and County records, shall be vested in the density of the underlying zone plus the additional development credits up to the limits shown in "e" above. Properties designated as receiving areas that are within R-PUD or R-M eligible areas shall be vested in the density of the R-PUD or R-M zoning designation plus additional development credits up to the limits shown in "e" above. Transfer of Development Rights to Receiving Properties shall comply with the following:

1. Any proposed transfer of development rights may be initiated only upon completing an Eligibility application by the owners of the sending properties, holders of a TDR Certificate, or owners of the receiving properties.
2. Nibley City may not require property owners to transfer or receive a transfer of development rights as a condition of the development of any property, however no increases in density beyond what the existing zone allows shall be given without proof of transferrable development credits from a sending property.
3. The record owner of receiving property within the Transfer of Development Rights Receiving Overlay Zone shall file an application for a determination of eligibility to determine the number of transferrable residential development rights available to be transferred and affixed to one or more receiving properties in compliance with this ordinance. Such application shall include:
 - a. A completed determination of eligibility application and TDR Certificate from the sending property.
 - b. A tax map, plat or site plan outlining the boundaries of the property for each lot, tract or parcel as described in the deed.
 - c. The existing zoning of the property.
 - d. A title policy or other title documentation for the receiving property including a legal description of the receiving property.
 - e. A copy of a survey plat of the proposed receiving parcel prepared by a surveyor licensed in the State of Utah.
 - f. Water shares or rights necessary to support the new project as provided in NCC 21.12.020.
 - g. A statement of the number of residential development rights proposed to be transferred and affixed as residential development rights to one or more receiving properties, and calculations upon which the number is based.
 - h. All applicable fees.
 - i. A signed conservation easement agreement covering the sending property with a certified Land Trust, non-profit organization or Nibley City
 - j. Any additional information required by Nibley City, shown in the application, as necessary to determine the number of residential development rights that qualify for transfer.
4. The City shall provide a written statement of the maximum number of TDRs available to be transferred and affixed to one or more receiving properties.
5. A transfer of development rights occurs when the owner of the development rights records a Deed of Transfer against the receiving property in the land records of Cache County.
6. The Deed of Transfer shall be executed by the sending area property owners of the

development rights being transferred, and any lien holders of such property owners, and shall identify the development rights being severed, and the sending properties and/or the receiving properties, as applicable.

7. No Deed of Transfer may be recorded among the land records of Cache County unless the Deed of Transfer contains a copy of the signed TDR Certificate by the City Planner indicating the number of residential development rights being transferred and/or affixed to one or more receiving properties.
8. Upon recordation of the Deed of Transfer, the transferable development rights are conveyed to one or more parties and/or are affixed to one or more receiving properties stated in the Deed of Transfer.
9. The Deed of Transfer shall be in a form substantially similar to the Deed of Transfer attached as exhibit "C" to this ordinance and shall otherwise comply with the requirements of this ordinance and any changes to the deed attached as an exhibit in a particular case shall be in a form that is approved by the Nibley City Attorney.
10. Any transfer of development rights to a receiving property pursuant to this ordinance only authorizes an increase in maximum residential density over the base density as per the table in "d" above.
11. The existing zoning district regulations may be reduced/modified in terms of the following table:

	R-M Eligible Areas	R-PUD Eligible Areas	R-1	R-1A	R-2	R-2A
Minimum lot area ¹ (Single-family) ²	4,500 sq. ft.	4,500 sq. ft.	14,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.
Minimum lot width ³	50'	50'	100'	80'	70'	65'
Minimum front yard setback (principal use) ⁴	7'	7'	20'		12'	
Minimum garage front setback ⁵	20'	20'	25'		22'	
Minimum side yard, interior setback	5'		10'		8'	
Minimum side yard, street setback	15'		20'		15'	
Minimum rear	10'		20'		15'	

¹ Lot bonus increase is only granted a maximum per table in 19.48.030 C 5 and it is expected that each development will have a variety of lot sizes and not all lots will be the minimum size.

² Two-family housing is permitted per Nibley City Code 19.20. Minimum lot size per two-family home is 9,000 sq. ft or minimum area per zone in TDR ordinance, whichever is greater.

³ Lot width is measured at the front yard setback line.

⁴ The building home setback includes the front of the home, living spaces, and porches, but not garages.

⁵ The garage is intended to be setback further than the home.

yard setback ⁶			
Parking	10% parking minimum reduction	10% parking minimum reduction	Not applicable
Unit Types & Unit Split	Not applicable	A minimum of 20% percent of the units must be single-family detached. Remaining units may be flexible attached and/or multi-family units	
Minimum project size	Not applicable	20 acres	

12. Developments in R-PUD eligible areas – housing types may include flexible attached units with building lengths no greater than 150'. Projects with bonified TDR credits, shall, when the application meets all City standards, be approved after appropriate administrative processing for a subdivision or conditional use.
13. Proposals for use of TDR credits within the R-PUD eligible areas as currently shown in NCC 19.32.030, shall become administrative and not require the rezone process in order to apply TDR credits to the project in order to allow for density which is greater than 50% greater than the underlying residential zoning designation. R-PUD projects shall follow the development standards and approval process of NCC 19.32, except as provided in this chapter.

⁶ Minimum alley or rear loaded setbacks are 5' if garage is located on the rear and is accessed from the alley.

When Recorded, return to:
Nibley City
Attn: City Planner
455 West 3200 South
Nibley, UT 84660

Affected Parcel No(s). _____

Deed of Severance and Conservation Easement

This Deed of Severance and Conservation Easement ("Deed") is made this _____, 20__, by and between _____ ("Grantor") and Nibley City, a Utah municipal corporation ("Holder").

RECITALS

WHEREAS Grantor is the sole owner in fee simple of certain real property, which is more particularly described in Exhibit A, attached hereto and incorporated by this reference ("Property");

WHEREAS Grantor desires to sever the development rights from the Property, which rights may be transferred to other receiving property within Nibley City pursuant to Chapter 19.48 of the Nibley Municipal Code TDR Program;

WHEREAS Grantor desires to convey and dedicate a conservation easement created pursuant to Utah Code Ann. §57-18-1 *et. seq.* on the Property to Holder; and

WHEREAS Holder desires to accept the dedication of conservation easement to further the stated goals of the TDR Program;

NOW, THEREFORE, Grantor and Holder, for and in consideration of the foregoing do hereby agree as follows:

Severance of Transferable Development Rights

The development rights associated with the Property are hereby severed and converted to Transferable Development Rights (TDRs). The TDRs severed from the Property are eligible to transfer to other places within Nibley City consistent with the TDR Program and are evidenced by that certain Certificate of Transferable Development Rights No. _____. Further development of the Property is prohibited except as in accordance with the TDR Program.

Conservation Easement

In consideration of the TDRs granted and the severance of the development rights from the Property, Grantor does hereby grant and convey, pursuant to and in accordance with Utah Code Ann. § 57-18-1 *et. seq.*, in perpetuity, to Holder, its assigns and successors in interest, a conservation easement in said real property of the Grantor of the nature and character and to the extent hereinafter expressed, to be and to constitute a servitude upon said real property of the Grantor, which estate, interest, easement and servitude will result from the covenants and restrictions set out below and hereby imposed upon the use of said property of said Grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors and assigns, with Holder and its assigns to do and refrain from doing, severally and collectively, upon the Grantor's said property, the various acts hereinafter mentioned. Grantor commits by this easement to _____ use for a period of at least ten years via a lease or continued ownership. A non-profit organization, land trust, or the City hereby

commits to long term management of the Property in accordance with the Nibley City TDR Program and the rights, limitations, and restrictions set forth in this Deed. Grantor and/or developer has provided evidence of commitment by said entity and payment of any associated fees. The managing entity is:

Name:

Entity Type:

Physical Address:

Signature of Managing Entity: _____

Name and Title of Signer: _____

The restrictions hereby imposed upon the use of said property of the Grantor, and the acts which said Grantor so covenants to do and refrain from doing upon its said property in connection therewith are and shall be as follows:

1. The easement property herein described shall be kept in a manner consistent with the TDR Program.
2. Except as allowed by the TDR Program, there shall be on or in the easement property no fillings, excavating, removal of topsoil, sand, gravel, rock, minerals, or other materials nor any building of roads or change in the topography of the land in any manner, other than that caused by the forces of nature, or as reserved hereafter.
3. Herbicides and pesticides can be sprayed, when it is necessary for the raising of crops. Fencing will be allowed where necessary for farming operations or confining livestock.
4. No power lines with voltage in excess of 12kV may be erected, nor any interest in the easement property shall be granted for this purpose. The Grantor reserves the right and easement on the real property to maintain and repair existing telephone, electric, water wells, or other utility lines or mains needed to provide for the needs of the Grantor, its successors or assigns. The area needed to repair said facility shall be the minimum necessary to accomplish the task as agreed upon in writing by the Grantor and Grantee. Upon completion, the area shall be restored to its previous state or as near as practical.
5. The land shall at all times be kept free of garbage, trash, and inoperable machinery; and no other unsightly material shall be allowed to accumulate or be stored thereon.
6. Each and every other activity or construction which might reasonably endanger the natural, agricultural, or scenic state of the easement property is forbidden.
7. Nibley City reserves the right to periodically inspect said property for violations of the easement property, and if upon sixty (60) days advance written notice the Grantor has not eliminated said violations, Nibley City may remove or eliminate, at the expense of the landowner, any violation by Grantor of the easement. A Nibley City authorized representative may enter upon said lands for the purpose of inspection. Said easement is not a public easement.
8. Nibley City reserves the right to post or clearly mark the boundaries of said easement.

The conservation easement granted hereunder and the covenants heretofore made are subject to the following rights of the Grantor which are expressly reserved hereunder.

1. Except as expressly limited herein, the Grantor reserves for itself, its heirs, successors and assigns, all rights as owner of the easement property, including the right to use the easement property for all ownership purposes not inconsistent with this easement or the TDR Program,

including agricultural uses or other uses allowed by the TDR Program.

2. The right to build structures for agricultural use and occupancy subject to following applicable rules of the TDR Program, building codes, and setback regulations.
3. The lands of the Grantor, herein above referred to and to which the provisions of this instrument apply, are situated in Nibley City, Cache County of Utah, the State of Utah, and are more particularly described as follows:
 - a. See Attached "Exhibit A: Property Description".

TO HAVE AND TO HOLD unto Nibley City and its assigns forever. The covenants agreed to and the restrictions imposed, as aforesaid, shall be binding upon the grantor, its heirs, successors, and assigns, and each of them, and shall constitute a servitude upon the above described land.

IN WITNESS WHEREOF, the Grantor has hereunto set hand on the day and year first above written,
Signed and acknowledged in the presence of the notary public below:

Printed Name of Grantor

Signature of Grantor

Date

CACHE COUNTY, STATE OF UTAH

Before me, a notary public in and/or said county and state, personally appeared the above-named Grantor, who acknowledged that he/she did sign the forgoing instrument and that the same is his/her free act and deed whereof I hereunto set my hand and official seal this day _____, _____.

Notary Public

EXHIBIT A: PROPERTY LEGAL DESCRIPTION

TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE

Certificate of Transferable Development Rights

TDR Certificate Number: #

This document certifies that:

1. Owners of real property located in Nibley, Utah, have filed a Determination of Eligibility Application with the Nibley City Community Development Department to determine whether the property is eligible for the creation of Transferable Development Rights.
2. The Nibley City Planner has determined that the property is eligible for the creation of Transferable Development Rights in accordance with Chapter 19.48 of the Nibley City Municipal Code.
3. The Nibley City Planner has determined the number of Transferable Development Rights that the property is eligible for in accordance with Chapter 19.48 of the Nibley City Municipal Code.
4. The owners of the property have signed a Deed of Severance and a Conservation Easement or trail easement has been established with _____.
5. This Certificate represents the creation of Transferable Development Rights that will become valid and enforceable in accordance with Chapter 19.48 of the Nibley City Municipal Code upon the lawful and proper recordation of the Deed of Severance and Conservation Easement.
6. The following number of Transferable Development Rights are created and severed from the property identified by the Parcel ID Number below and further described by the attached legal description.
7. The Transferable Development Rights represented by this Certificate are eligible to be transferred to Receiving Areas in Nibley City in accordance with Chapter 19.48 of the Nibley Municipal Code.

Transferable Development Rights granted: _____

Property from which Transferable Development Rights originated (Cache County Parcel ID Number):

Signature of City Planner

Date

Property Legal Description:

DEED OF TRANSFER

Deed of Transfer

When Recorded, return to:
Nibley City Planner
455 West 3200 South
Nibley, UT 84660

Affected Parcel No.: _____

Deed of Transfer Number: _____

Name(s) of Owners: _____

This document certifies that:

1. Owners are the holders of a Certificate of Transferable Development Rights (TDR Certificate) No. _____, which evidences transferable development rights (TDRs) eligible for transfer to a receiving property consistent with Nibley City pursuant to Chapter 19.48 of the Nibley City Municipal Code.
2. Owners have filed a Determination of Eligibility Application with the Nibley City Community Development Department to determine whether the TDRs are eligible to be transferred to receiving property within Nibley City.
3. The Nibley City Planner has determined, in accordance with Chapter 19.48 of the Nibley City Municipal Code, that _(number) TDRs are eligible to be transferred to property located at _____, County Parcel No(s). _____ (Receiving Property).
4. This Certificate represents the transfer of TDRs that will become valid and enforceable in accordance with Chapter 19.48 of the Nibley City Municipal Code upon the lawful and proper recordation of this Deed of Transfer.
5. Up on recordation of this Deed of Transfer, the TDRs associated with TDR Certificate No. _____ shall be extinguished. Holder of the TDR Certificate shall surrender the TDR Certificate before this Deed of Transfer is issued.

Transferable Development Rights: _____

Cache County Parcel ID Number: _____

Signature of City Planner

Date

Property Legal Description:

19.08.010 Establishment Of Zones

For the purpose of this title, the city is divided into the following zones and districts in which land uses shall be limited as specified in this title:

Agricultural zone (A)
Rural estate zone (R-E)
Residential zone low density (R-1)
Residential zone low density (R-1A)
Residential zone medium density (R-2)
Residential zone medium density (R-2A)
Residential zonemixed use (R-M)
Commercial zone (C)
Neighborhood commercial zone (C-N)
Industrial zone (I)
Park/School zone (P/S)
Floodplain overlay zone (FP)
Residential Planned Unit Development Overlay Zone (R-PUD)
Transfer of Development Rights Sending Overlay Zone (TDR-S)
Transfer of Development Rights Receiving Overlay Zone (TDR-R)

Deleted: high density

Deleted: district

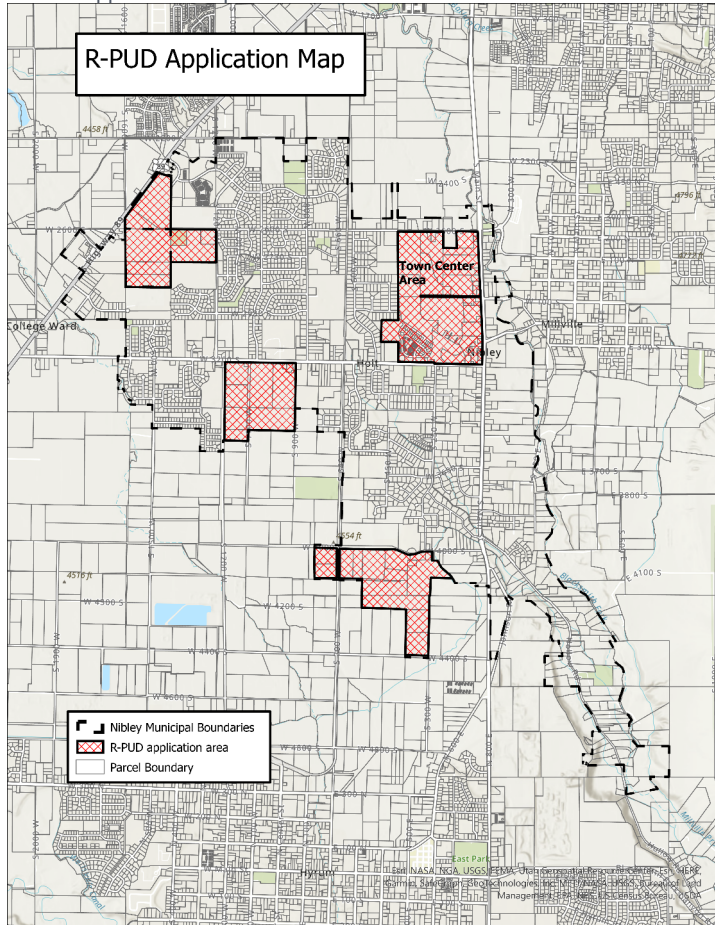
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Classification will be determined on the basis of location, topographical features and other reasonable considerations to guide the orderly physical development and ensure neighborhood compatibility and stability of the city in accordance with the Nibley General Plan.

19.32.030 Use Regulations

- A. An R-PUD may be applied for by following the steps listed in 19.32.070 (A) on properties designated on the R-PUD Application Map in NCC 19.32.030(B). These areas keep their base zoning, with that zoning's standards, conditions, and restrictions, unless the City Council approves the use of the R-PUD through an R-PUD application process. R-PUDs are prohibited in all other areas. The City Council, with a recommendation from the Planning Commission, may make changes to what parcels are labeled on the R-PUD Application Map by following proper ordinance change procedures.

B. R-PUD Application Map



C. The following are permitted uses in an R-PUD:

1. Single Family and Townhome dwelling units may be permitted uses, as defined within this ordinance.
2. Within the Town Center, Single Family, Patio Homes, Townhomes and Condominiums may be permitted uses, as defined within this ordinance.
3. All other uses not defined within this chapter shall comply with the underlying zone, lot size, and the Land Use Chart in NCC 19.20, unless otherwise specified within this ordinance.

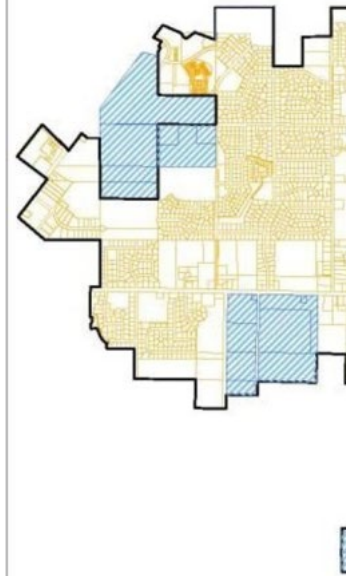
D. Any uses not specifically permitted or conditionally permitted are prohibited.

E. Animal Use: All animal uses shall be in accordance with Nibley City Code.

F. Up to 30% of the Net Developable Area may be approved for neighborhood commercial use as part of an R-PUD. These uses shall comply with Nibley's City's Neighborhood Commercial Zone Use Chart and standards as listed in NCC 19.14.050. These parcels shall be labeled on the plat as Neighborhood Commercial.

G. When calculating density for dwelling units, any Neighborhood Commercial area shall be subtracted from the Net Developable Area of the R-PUD.

19.32.030 (B) R-PUD Application



R-PUD may be applied for in the areas as m

Deleted:

- H. At no time shall the Planning Commission or City Council approve an R-PUD overlay application if the total possible percentage of R-PUD overlay areas exceed 15% of Nibley City's total land area.

19.32.040 Area And Density Regulations

- A. Minimum development size: The minimum total area for an R-PUD shall be 40 acres
- B. Housing Types: Only single-family homes and town homes are allowed in the R-PUD in residential areas, except as allowed in the Town-Center Area. The density shall be based on Net Developable Acres of the development as follows:
1. Equal to or less than 5 units per Net Developable Acre a. Single Family Home R-PUD must contain a minimum of 50 units.
 2. A Mix of Single Family and Townhomes: Equal to or less than 5 units per Net Developable Acre. Up to 60% of dwelling units can be townhomes. a. A Mix of Single Family and Townhomes R-PUD must contain a minimum of 120 units.

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19.32.080 Development Standards

These standards are intended to create R-PUD developments that will establish permanent neighborhoods and provide a sense of community. To meet the intent of this section, the following provisions shall be applied to all new multi-family residential and mixed-use developments. For exterior remodels, these standards shall be required. Commercial areas of an R-PUD must comply with Nibley City Commercial design standards for commercial developments.

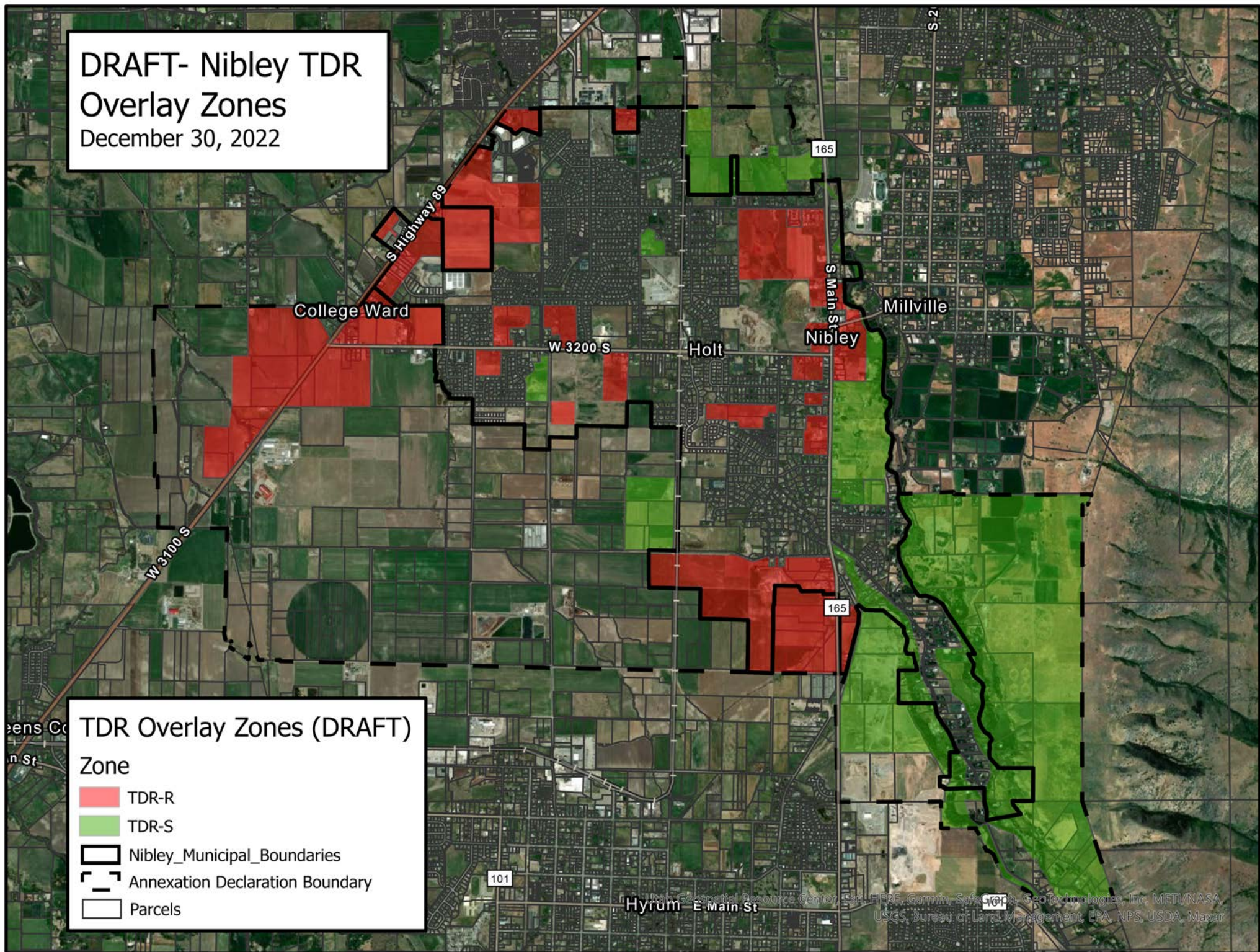
- A. Townhome, Patio Homes, and Condominium Architectural Standards
1. General Design Concepts. New development shall be designed for its specific context within Nibley City. Developments shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials, and colors shall coordinate.
 2. All facades shall include architectural treatments to provide visual interest and to differentiate individual units. These design standards shall be applicable to all sides of a building, with each façade (front, rear, and side) being required to meet the terms of this Section.
 3. Building Materials. The majority of each façade (51% or more of the wall area excluding windows and doors) shall be constructed of the following hard surface building materials: brick, stone, stucco, treated or split face decorative block (CMU), fiber cement siding, concrete, composite siding, or other durable building material as approved by the City Council. EIFS or untreated concrete block (CMU) may be allowed as an accent or secondary material only. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building.
 4. Vertical Separation. Buildings in excess of one (1) story in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods.
 5. Building Length: Building length shall not exceed 150 feet.
 6. Building Entrances. Building entrances shall have porches and shall be oriented toward the street or an open space area and provide connecting pedestrian access between the street, parking or open space areas.
 7. Variation. Townhome dwellings units shall be designed with architectural wall variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the size of the

building. The following architectural features shall be incorporated into the design of the building:

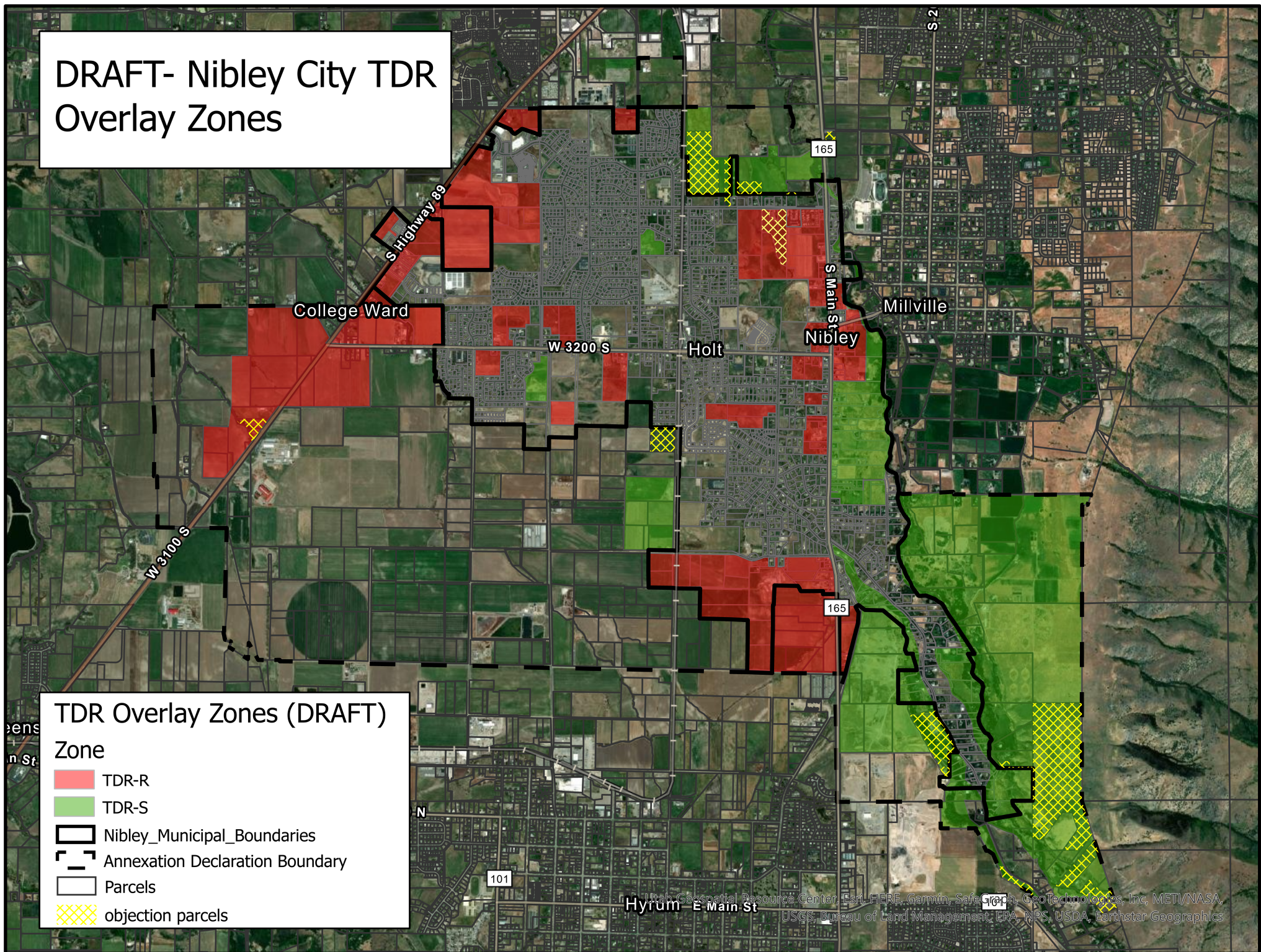
- a. Change in building materials;
 - b. Building projections measuring at least twelve (12) inches in depth based on the scale of the proposed building;
 - c. Awnings and lighting, or another architectural variation as approved on a case-by-case basis that creates visual interest.
8. Garages. Townhomes shall be designed oriented toward exterior public roads with rear loading garages accessed by a paved parking area or alleyway, except along Highway 165 and 89/91 as approved. Rear loading garages are highly encouraged for townhomes located on interior project roads with units oriented toward a road or common courtyard area. Front loading garages may be allowed for townhomes that do not have any portion of the building adjacent to a current or planned public road or street outside of the development. Multiple unit structures shall have garages incorporated into the primary structure. At least fifty percent (50%) of units shall contain a two-car garage. Detached garages are prohibited in R-PUDs

DRAFT- Nibley TDR Overlay Zones

December 30, 2022



DRAFT- Nibley City TDR Overlay Zones



Agenda Item #13

Description	Discussion and Consideration – Resolution 23-04: Interlocal Agreement Between Cache County and Nibley City for the Administration of 2023 Municipal Elections (First Reading)
Presenter	Cheryl Bodily, City Recorder
Recommendation	Move to approve Resolution 23-04: Interlocal Agreement Between Cache County and Nibley City for the Administration of 2023 Municipal Elections for first reading
Reviewed By	Mayor, City Manager, City Reorder

Background

The draft interlocal agreement is included in the Teams Channel as item #13.1.

The scope of work for Nibley City and Cache County are as follows (See #13.3--Exhibit A):

Nibley City	Cache County
• All administrative functions related to candidate filing; • All administrative functions related to financial disclosure requirements by state code and/or city code; • Publish Public Notices required by law.; • Accept responsibility to keep candidates and the public up to date and informed on all legal requirements governing candidates and campaigns; • Thoroughly examine and proof all election programming done for the City Municipal Elections. Final approval of ballots and programming will rest with the City; • Host on the official City website: a link to or copy of the official reported results as hosted on the County Elections webpage, the location of the county-owned ballot drop boxes, and	• Ballot layout and design; • Ballot printing; • Ballot mailings; • Return postage; • Ballot processing; • Printing optical scan ballots; • Program and test voting equipment; • Program electronic voter register; • Poll Worker recruitment, training, and supervision; • Compensate vote center poll workers; • Delivery of supplies and equipment; • Tabulate and report election results on county website; • Provisional ballot verification; • Update voter history database; • Conduct audits (as required); • Conduct recounts (as required); • Election Day administrative support; • Operation of county wide vote center; • Provide final canvass report of Official Election Results. The City is

any other information as required by law; • City will not change the format or otherwise alter the official reported results, only displaying them in the form and format as provided by the County; • City will canvas the final election results. • City's with a drop box will bring the remaining ballots to the vote processing center after the polls have closed on election day	responsible to canvass their municipal election on the date designated by the County. Such results will constitute the final Official Results of the Election; • Election security; • Ballot drop box services - maintain, lock and unlock, and collect ballots.
--	--

Cache County's estimate to assist with Nibley City's 2023 election is as follows (See #13.4--Exhibit B NIBLEY):

Election	Registered Voters	Cost
General	4109	\$9,450.70
Primary	4109	\$9,450.70

Projected cost estimate assumes a 100% voter turnout. The final invoice amount will be based on actual costs.

Average cost per voter \$2.30 (up from \$1.95 in 2021)

If the Nibley City Council decided to conduct the 2023 election using Ranked Choice Voting, a primary election would not be necessary. Cache County has noticed all municipalities in Cache County that they will not assist with alternate voting methods or Ranked Choice Voting and gave direction that municipalities wanting to participate in alternate voting would need to contract with another County, Per direction at the 2-23-23 City Council meeting, the Nibley City recorder has contacted Box Elder, Rich, Weber, and Salt Lake County. Box Elder, Rich, and Weber Counties are not providing alternate voting methods in their municipalities. Salt Lake County will facilitate Ranked Choice Voting elections but will not contract with municipalities outside of their county boundaries.

The Interlocal agreement was sent to Nibley City's attorney.

"So long as the services and price are what you expect and need, I have no concerns."

RESOLUTOIN 23-04

INTERLOCAL AGREEMENT BETWEEN CACHE COUNTY AND NIBLEY CITY FOR THE ADMINISTRATION OF 2023 MUNICIPAL ELECTIONS

This interlocal agreement (this “Agreement”) is made and entered into by Cache County, a political subdivision of the State of Utah (the “COUNTY”), and Nibley City, a municipality and political subdivision of the State of Utah (the “CITY”), referred to collectively herein as the Parties and each individually herein as a Party.

WHEREAS, under the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code (the “Act”), political subdivisions of the State of Utah are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the Parties are political subdivisions of the State of Utah and desire to work through cooperative action under the Act to benefit the residents of both the COUNTY and the CITY; and

WHEREAS, the Parties desire to successfully conduct the 2023 CITY Municipal Primary (August 10) and General (November 2) Elections (collectively the “2023 CITY Municipal Elections”); and

WHEREAS, it is to the mutual benefit of the Parties to enter into an agreement providing for their joint efforts to administer the 2023 CITY Municipal Elections.

NOW, THEREFORE, the Parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE

This Agreement will become effective and enter into force within the meaning of the Act upon (a) approval by resolution of the governing body of each respective Party, (b) execution by a duly authorized official of each respective Party, (c) submission to and approval as to form by an authorized attorney of each respective Party, as required by Utah Code section 11-13-202.5, and (d) filing in the official records of each party.

Section 2. DURATION

The term of this Agreement is from the effective date until the completion of the Parties’ responsibilities associated with the 2023 CITY Municipal Elections or until terminated but is no longer than 1 year from the effective date of this Agreement. This Agreement will not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Cache County Attorney and the attorney for CITY. Prior to becoming effective, this Agreement must be filed with the person who keeps the records of each of the respective Parties.

Section 3. ADMINISTRATION OF AGREEMENT

By entering this Agreement, the Parties do not intend to establish a separate legal entity. The Parties agree that, pursuant to Utah Code section 11-13-207, the COUNTY, by and through the Cache County Clerk/Auditor Elections Office, shall act as the administrator of this Agreement. The Parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the Parties. The Parties agree that the Cache County Clerk/Auditor Elections Office will keep all books and records in such form and manner as the COUNTY shall specify and further agree that those books and records will be open for examination by the Parties at all reasonable times. The Parties agree that they will not jointly acquire, hold, or dispose of real or personal property under this Agreement during this joint undertaking. In the performance of obligations under this Agreement, no agent, employee, officer, or elected official of the CITY or the COUNTY is or will be deemed to be an agent, employee, officer, or elected official of the other Party.

In the exercise of their obligations under this Agreement, the Parties shall comply with all applicable federal, state, and local laws governing elections, including the Utah Election Code, Utah Code Ann. § 20A-1-101 *et seq.*

Section 4. PURPOSES

This Agreement is entered into between the Parties for the purpose of administering the 2023 CITY Municipal Elections. This Agreement contemplates basic, traditional primary and general elections (including rank choice voting when applicable). All other election-related services, including but not limited to services for special elections or elections for subsequent years, will need to be agreed to in a separate writing signed by the Parties.

Section 5. RESPONSIBILITIES

The Parties agree to fulfill their respective responsibilities set forth in Exhibit A, which is attached hereto and incorporated herein, for the 2023 CITY Municipal Elections. The CITY agrees to pay to the COUNTY the cost of the COUNTY's administration of the 2023 CITY Municipal Elections. A table itemizing various election costs and an estimate of the total anticipated cost for the CITY is contained in Exhibit B, which is attached hereto. The CITY agrees to pay to the COUNTY the actual cost of administering the 2023 CITY Municipal Elections within 30 days of receiving an invoice from the COUNTY.

Section 6. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of the term set forth in Section 2 of this Agreement. Prior to the automatic termination of the Agreement at the end of the term set forth in Section 2, either Party may terminate the Agreement sixty days after providing written notice of termination to the Party. If the Agreement is terminated prior to the end of the term set forth in Section 2, the CITY will be responsible for any costs incurred through the time of termination and any costs not then incurred but which are contemplated herein and irreversible at the time of termination, such as return mailing costs.

Section 7. INDEMNIFICATION

Each Party agrees to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of negligent or intentional errors or omissions of its own officials or employees made in connection with this Agreement. The Parties agree that their obligations to indemnify are limited to the dollar amounts set forth in the Governmental Immunity Act, Utah Code section 63G-7-604.

Section 8. AMENDMENTS

This Agreement may not be amended, changed, modified, or altered except by an instrument in writing that is (a) approved by resolution of the governing body of each respective Party, (b) executed by a duly authorized official of each respective Party, (c) submitted to and approved by an authorized attorney of each respective Party, as required by Utah Code section 11-13-202.5, and (d) filed in the official records of each party.

Section 9. SEVERABILITY

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 10. NO PRESUMPTION

If any provision of this Agreement requires judicial interpretation, the court interpreting or construing the same shall not apply a presumption that the terms hereof are to be more strictly construed against the drafting party by reason of the rule of construction that a document is to be construed more strictly against the person who prepared it, it being acknowledged that each Party has participated in the preparation hereof.

Section 11. HEADINGS

Headings herein are for convenience of reference only and may not be considered any interpretation of the Agreement.

Section 12. NOTICES

All notices, demands, and other communications given by a Party under this Agreement must be in writing and will be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested and postage paid, to the other Party at the address of the CITY Mayor or COUNTY Executive, as applicable, or to such other addresses as may be designated by notice given hereunder.

Section 13. ASSIGNMENT

Neither Party may assign this Agreement or any part of it without prior written consent of the other Party. No assignment shall relieve the original Parties from any liability hereunder.

Section 14. GOVERNING LAW

This Agreement will be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the Parties execute this Agreement pursuant to resolutions duly and lawfully passed on the dates listed below:

CACHE COUNTY

Authorized by Resolution 2023 - ____, passed on the ____ day of _____ 2023.

David N. Zook, County Executive

ATTEST: Jess W. Bradfield
Cache County Clerk/Auditor

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

Taylor Sorenen
Chief Civil Deputy County Attorney

CITY

Authorized by Resolution No. _____, passed on the ____ day of _____ 2023.

Mayor

ATTEST:
CITY Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH

Name:
Attorney for CITY

Dear City Recorder,

Our office has prepared an estimate for the 2023 municipal elections. I have attached a scope of work, election estimate cost, and important dates related to the elections this year.

The clerk's office will have an early voting location and a vote center on Election Day.

At this time, we are unable to facilitate any additional vote centers throughout the county on Election Day. Voters who need a ballot can visit the early voting center or the vote center on Election Day. All registered voters will receive a ballot in the mail and our office can mail voters replacement ballots as necessary.

The necessity of a vote center on Election Day is primarily for provisional voters who need to update their voter registration or register to vote on Election Day. Voters who choose to go to the vote center to pick up an additional ballot instead of returning the ballot that was mailed to them will increase the cost of ballot printing and administration. We will work with each city to educate the voters on vote-by-mail to reduce unnecessary costs. Utah has led the nation in vote-by-mail and it is not expected that the vote-by-mail requirement in 20A-3a-202 will be repealed for future election years.

Please coordinate with your City Council and let us know if you would like to move forward with an interlocal agreement with Cache County. If you have any questions about the upcoming election, please contact Cache County Election Coordinator Dustin Hansen at dustin.hansen@cachecounty.org or Chief Deputy Bryson Behm at bryson.behm@cachecounty.org directly.

Thank you,

Exhibit A
2023 Municipal Elections
Scope of Work for Election Services

Revised 13 February 2023

Services the City will provide include, but are not limited to:

- All administrative functions related to candidate filing;
- All administrative functions related to financial disclosure requirements by state code and/or city code;
- Publish Public Notices required by law.;
- Accept responsibility to keep candidates and the public up to date and informed on all legal requirements governing candidates and campaigns;
- Thoroughly examine and proof all election programming done for the City Municipal Elections. Final approval of ballots and programming will rest with the City;
- Host on the official City website: a link to or copy of the official reported results as hosted on the County Elections webpage, the location of the county-owned ballot drop boxes, and any other information as required by law;
- City will not change the format or otherwise alter the official reported results, only displaying them in the form and format as provided by the County;
- City will canvas the final election results.
- City's with a drop box will bring the remaining ballots to the vote processing center after the polls have closed on election day

Annexations or other boundary changes impacting the administration of the election need to be submitted to the County by June 1, 2023. Annexation changes submitted after June 1, 2023 will not be incorporated into this election.

The City acknowledges that this interlocal Agreement relates to a municipal ballot and election and as required by state statute, the City Clerk/Recorder is the Election Officer.

The City will provide the County Clerk with information, decisions, and resolutions and will take appropriate actions required for the conduct of the election in a timely manner. The City agrees to consolidate all elections administration functions and decisions in the office of the County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections.

In a consolidated election, decisions made by the County regarding resources, procedures and policies are based upon providing the same scope and level of service to all the participating jurisdictions and the City recognizes that such decisions, made for the benefit of the whole, may not be subject to review by the City.

Services the County will perform for the City include, but are not limited to:

- Ballot layout and design;
- Ballot printing;
- Ballot mailings;
- Return postage;
- Ballot processing;
- Printing optical scan ballots;
- Program and test voting equipment;
- Program electronic voter register;
- Poll Worker recruitment, training, and supervision;
- Compensate vote center poll workers;
- Delivery of supplies and equipment;
- Tabulate and report election results on county website;
- Provisional ballot verification;
- Update voter history database;
- Conduct audits (as required);
- Conduct recounts (as required);
- Election Day administrative support;
- Operation of county wide vote center;
- Provide final canvass report of Official Election Results. The City is responsible to canvass their municipal election on the date designated by the County. Such results will constitute the final Official Results of the Election;
- Election security;
- Ballot drop box services - maintain, lock and unlock, and collect ballots.

The County will provide a good faith estimate for budgeting purposes. Election costs are based upon the offices scheduled for election, the number of voters, and the number of jurisdictions participating. The City will be invoiced for its share of the actual costs of the elections.

In the event of a state or county special election being held in conjunction with a municipal election, the scope of services and associated costs, and the method of calculating those costs, will remain unchanged.

The City acknowledges that the Interlocal Agreement, which will be provided at a later date, relates to a municipal ballot and election and as required by state statute, the City Clerk/Recorder is the Election Officer.

2023 Municipal Elections
Cost Breakdown Table and Election Cost Estimate for Nibley City.

The expenses below are associated with administering the municipal election and are not entirely inclusive of all potential costs:

Fixed Costs For Each Ballot	
11-14" Ballot	\$0.31
Outgoing Envelope	\$0.29
Reply Envelope	\$0.19
Database Export	\$0.04
Postage Outgoing	\$0.57
Drill hole	\$0.21
Insertion of Voter Packet	\$0.30
Fixed Costs For Each Returned Ballot	
Election Supplies	\$0.03
Poll Worker / Staff Wages	\$0.11
Signature Verification	\$0.25
Variable Costs	
Postage Incoming Per piece mailed to clerk without postage affixed	\$0.57
Postage Undeliverable	\$0.57

This following projected cost estimate assumes a 100% voter turnout for your city. The final invoice amount will be based on actual costs.

Election	Registered Voters	Cost
Primary	4109	\$9,450.7
General	4109	\$9,450.7

Estimated Cost as of 26 January 2023	\$18,901.4
Average cost per voter	\$2.30

Agenda Item #14

Description	Discussion and Consideration – Resolution 23-05: Nibley City Design Standard for Water Systems, Sewer Systems, Street Signs, and Cold Weather Paving Standards (First Reading)
Presenter	Tom Dickinson, City Engineer
Recommendation	Move to approve Resolution 23-05: Nibley City Design Standard for Water Systems, Sewer Systems, Street Signs, and Cold Weather Paving Standards and waive second reading
Reviewed By	City Manager, City Engineer, Public Works Director, Water/Wastewater Manager

Background:

In November 2022, the City's application to the Utah Division of Drinking Water (DDW) for approval of the current Nibley City Engineering Standards & Details for Water Systems was denied. The result of this is that the City is no longer allowed to install or oversee installation of water lines and that all plans for water systems improvements must be submitted to DDW for review and approval (including hydraulic modeling). The City Engineer, Public Works Director, and the Water/Wastewater Manager worked together to update Water Systems Design Standards & Details to meet DDW requirements and to serve the best interest of public welfare, health, safety, and City infrastructure. Upon approval by City Council and DDW, the updated Water Systems Standards will allow the City to perform and oversee water system construction and plan review for projects and developments in Nibley City.

City staff reviewed and updated Design Standards & Details of Sewer Systems to ensure compliance with State requirements and to establish minimum standards in the best interest of public welfare, health, safety, and City infrastructure.

City Staff is currently working on review and updates of Engineering Design Standards & Details of Streets and hereby seeks the Council's recommendation for a standard Street Sign. Upon selection by City Council, a standard street sign will be incorporated into an upcoming update to Design Standards & Details- Transportation.

Recent construction during fall and winter resulted in the less-than-ideal installation of asphalt roadway. The primary cause was determined to be the ambient ground temperatures when asphalt was placed late in the year. City Staff recommends an update to Cold Weather Paving Standard. Upon approval by City Council, these will be incorporated by reference into an upcoming update to Engineering Design Standards & Details- Transportation.

SYNOPSIS OF PROPOSED UPDATES

Water Systems

- Establishes standards for water systems for non-residential applications;
- Clarifies sequencing and financial responsibility of hydraulic modeling;
- Specifies water systems pipe bedding and trench backfill material requirements;
- Specifies location and configuration of water meters;
- Standardizes one water meter per building;
- Standardizes standards and responsibility for private water systems and appurtenances;
- Increases the depth of water meters to prevent freezing;
- Increases thickness and durability of water main piping (DR14);
- Standardizes mechanical joint restraint locations;
- Specifies location of isolation valves for O&M and staff safety;
- Standardizes fire hydrant requirements;
- Additional sections and modifications to comply with State DDW requirements;
- Updates to Approved Materials List- Water Systems
- Updates to APWA Specifications and Plans

Sewer Systems

- Clarifies pre-treatment and industrial waste permits and requirements;
- Standardizes system classifications to correlate with local industry;
- Establishes requirements for constructing sewer systems;
- Establishes requirements for constructing sewer lines in water source protection zones;
- Changes minimum pipe slopes and flow design to match Sewer Master Plan guidelines;
- Establishes standards and responsibility for private sewer mains;
- Establishes requirements for sewers crossing waterways to meet Utah Rule;
- Specifies sewer systems pipe bedding and trench backfill material requirements;
- Establishes a standard for abandonment of unused sewer piping;
- Establishes new standards for manhole risers and ladders;
- Establishes new standards for manholes receiving discharge from pressurized sewers;
- Establishes water tight standard for manholes subject to flooding or irrigation;
- Establishes inspection and acceptance criteria for 1-year warranty inspection;
- Establishes inspection and acceptance criteria for building service laterals;
- Updates to Approved Materials List- Sewer Systems;
- Updates to APWA Specifications and Plans;

Street Signs

- Proposed street sign adds the Nibley City Logo
- City staff previously presented 3 examples/options to Council.

Cold Weather Paving (below 50°F)

- Establishes minimum temperatures to place asphalt;
- Establishes asphalt hauling details for cold weather;
- Establishes asphalt placement requirements for cold weather;
- Establishes compaction and testing requirements for cold weather;
- Establishes acceptance criteria for asphalt placed during cold weather.

Staff Recommendation:

Staff recommends approval of Resolution 23-05 Adopting the Nibley City Engineering Design Standards and Details and Related Matters.

Approval of Resolution 23-05 adopts the following portions of Nibley Engineering Design Standards & Details:

- Ch. 4 Water Systems
- Approved Materials List- Water Systems
- Ch. 5 Sewer Systems
- Approved Materials List- Sewer Systems
- APWA Details- Water and Sewer
- Cold Weather Paving Standard- to be included in future updates to Engineering Design Standards & Details- Transportation.

Approval of Resolution 23-05 also includes selection of a standard street sign to be included in future updates to Transportation Design Standards.

RESOLUTION 23-05

ADOPTING THE NIBLEY CITY ENGINEERING DESIGN STANDARDS & DETAILS AND RELATED MATTERS

WHEREAS, Nibley City is authorized by Utah Code sections 10-3-702 and 10-3-711(2) and Nibley City Code 21.02.040 (H) to establish the Nibley City Engineering Design Standards and Details providing building, safety, and design standards and regulations.

NOW, THEREFORE, be it ordained by the City Council of Nibley City, Utah, as follows:

1. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City infrastructure to adopt the Nibley City Engineering Design Standards- Water Systems and Approved Materials Lists as presented.
2. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City infrastructure to adopt the Nibley City Engineering Design Standards- Sewer Systems and Approved Materials Lists as presented.
3. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City infrastructure to adopt APWA Details for Water and Sewer as presented.
4. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City infrastructure to select a standard street sign to be included in future updates to adopt the Cold Weather Paving Standard to be included in future updates to Engineering Design Standards & Details- Transportation as presented.
5. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City infrastructure to select a standard street sign to be included in future updates to adopt the Nibley City Engineering Design Standards & Details- Transportation.
6. All ordinances, resolutions, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall be in full force and effect immediately upon its approval and adoption.

PASSED BY THE NIBLEY CITY COUNCIL THIS _____ day of _____, 2023.

Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder



CHAPTER 4

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4.1 Potable Water System Standards

4.1.1 General Information

A. Introduction

This document provides guidance and minimum design criteria for the modification and construction of water systems within Nibley City. It is intended for use in the planning, design, plan preparation, and construction processes. These standards are intended to follow State of Utah (hereafter “Utah”) regulations in assuring that City facilities are: reliably capable of supplying potable water in adequate quantities, consistently meeting applicable state drinking water quality requirements, and do not compromise general public health. In the event a part of these standards is found to conflict with Utah standards, Utah standards shall prevail.

The City maintains a citywide Water Master Plan that has been developed to ensure that the City’s water system develops in an organized manner. Contact the City Engineer for further information regarding latest editions and updates to this Master Plan.

Wherever the language of this document refers to equipment or material to be used, or the language of a standard refers to an Approved Materials List, the “Potable Water System Approved Materials List” shall be used. The “Water Line Flushing Procedures” documents shall be followed when installing new meters and water lines. These documents can be obtained from the City’s City Engineer or from the City’s website, www.nibleycity.com.

B. Abbreviations

1. ACP - Asbestos Cement Pipe
2. APWA - American Public Works Association
3. AWWA - American Water Works Association
4. ARV - Air Relief Valve
5. DDW - Division of Drinking Water
6. DIP - Ductile Iron Pipe
7. FDC - Fire Department Connection
8. HDPE - High Density Polyethylene
9. IPC - International Plumbing Code
10. IRC - International Residential Code
11. NFPA - National Fire Protection Association

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- 12. PRV - Pressure Relief Valve
- 13. RPP - Reduced Pressure Principle
- 14. PVC - Polyvinyl Chloride
- 15. SCADA - Supervisory Control and Data Acquisition
- 16. USC - University of Southern California
- 17. VFD - Variable Frequency Drive

Deleted: <#>UPC - Uniform Plumbing Code

C. Development Requirements

- 1. Water Mains of a size required for the development or of a size required by the City shall be extended in all new roadways within a development and within all adjacent roadways to a development unless otherwise approved by the City Engineer. Unless otherwise agreed to in a development agreement, where the City requires larger pipe than what is needed for the development or in a location that isn't necessary to serve the development, the City will participate in the construction of that infrastructure.
- 2. The Developer shall install, at his/her own expense, all on-site and off-site improvements necessary to service a proposed development. This may include but is not limited to: pump stations, reservoirs, transmission mains, fire lines, fire hydrants, pressure reducing valves, and all other facilities necessary to service the development. The Developer shall also remit payment to the City of all City required development related fees. Dependent upon available City Budget, On-site and Off-site improvements that are oversized for the needs of the development may be candidates for partial reimbursement from the City.
- 3. Each development shall be supplied with safe, reliable, and potable water in a sufficient volume and pressure for domestic use and fire protection. At a cost to the developer, the City's designated engineer shall model the proposed water system to verify that minimum flows and pressures will be met during peak day plus fire flow, peak instantaneous, and average day scenarios. The flows and pressures must meet minimum requirements for domestic use and fire flow. Individual home booster pumps are not allowed.
- 4. For planning purposes, the pressures and flow capacities in an area can be obtained from the Water Master Plan. For construction plan approval, current system pressures and

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flow capacities shall be obtained by performing a fire hydrant flow test of that part of the potable system to be extended.

- a. ~~At a cost to the developer, the~~ City's designated engineer ~~shall~~ model the proposed system in the City-wide water model. ~~The developer shall~~ complete all other regulatory requirements for system approval. ~~In accordance with Nibley City Code (21.06.040.A.4), the water model and preliminary water report are required at submission of the Preliminary Plat.~~ Contact the City Engineer to schedule this work.

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5. If a building is to be supplied with fire flows from a storage tank or facility that is not City owned, the Design Engineer must provide a report indicating that sufficient volumes exist as required by the Fire Authority.
6. Upon development of property within the City limits, the Developer shall submit construction plans for the water system. The plans shall be prepared by a Professional Engineer licensed in the State of Utah. All water lines and facilities constructed within the City limits shall be inspected and accepted by Nibley City prior to being placed into service.
7. The City requires developers to install water mains along street frontages of developments, where future extension of a water line is required by the City Engineer. The street frontage is that portion of the property adjacent to a public right-of-way and/or public utility easement. If a parcel to be developed has more than one street frontage, water mains shall be installed along each frontage.
8. For current information on ordinance requirements, review of the Nibley City Code of Ordinances is recommended.

D. City Policies

Proposed developments that alter land use and are determined by the City Engineer to have a significant impact on the City Master Water Plan, and/or propose a water system that differs from the City's Water Master Plan, shall be financially responsible to have the City's Water Master Plan and City-wide water model updated to reflect changes. The effects of Peak day Demand + Fire Flows, and



all other water demand scenarios from these developments, will be reviewed by the City Engineer to verify the sizing and layout of the proposed water system elements. This information will also be used to assist the City in planning for current and future developments.

4.1.2 Water Plans

A. Modeling Requirements

1. Preliminary Water Information

- a. Preliminary information regarding the water system for a development shall be provided for all General Plan Amendments, Zoning, Site Plan, and Preliminary Plat applications. The preliminary information provided within these documents shall at a minimum show the conceptual location and size of the existing and proposed water distribution and transmission mains, fire hydrants, and valves within and adjacent to the site. If applicable the water zone breaks, storage and booster facilities, and other unique water system related items shall also be shown.
 - i For site plan and preliminary plat developments that will be constructed in phases, a water model and related reports sufficient to confirm the water system and line sizes are adequate for the improvements is also required.

2. Water Modeling / Reporting Requirements

A water model shall be developed for each project in which the project is to be designed and constructed, including projects proposed to be constructed in a phased succession. Phased projects shall be clearly identified in design documents.

The water model and reports for phased developments will provide a governing plan by which each phase shall adhere. Based on results of the water model, reports shall be prepared in accordance with this manual or as otherwise directed by the City Engineer and shall be signed and sealed by a Professional Engineer registered in and licensed to practice in the State of Utah.

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The objective of the model and report is to provide sufficient information to adequately review the water design for a proposed project, including projects proposed to be constructed in phased succession.

- a. At a cost to the developer, the City's designated engineer shall model the proposed system in the City-wide water model. The developer shall complete all other regulatory requirements for system approval. In accordance with Nibley City Code (21.06.040.A.4), the water model and preliminary water report are required at submission of the Preliminary Plat. Contact the City Engineer to schedule this work.

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At a minimum, the water model and report shall confirm the following:

- a. The adequacy of available storage.
- b. Capacity to meet fire plus peak day demand scenarios.
- c. Acceptable pressure during fire flow plus peak day demand scenarios.
- d. Modeling
- i A water model demonstrating that system pressures do not exceed the maximum nor fall below the minimum pressures, as identified in this chapter, will be required. Reporting of the model results shall be provided to confirm.
- ii The water model shall specifically verify that minimum pressures are available within the development's system during the Peak day Demand +Fire Flow demand scenario.
- iii At a cost to the developer, the City's designated engineer shall model the proposed system in the City-wide water model.
- iv The following scenarios shall be modeled:

Deleted: Per Utah regulations, developers may also elect to have the City's designated engineer model the proposed system in the City-wide water model and complete all other regulatory requirements for system approval. All fees associated with this effort to be paid by the Developer. Contact the City Engineer to schedule this work....

Deleted: The water model shall be provided to the City electronically for purposes of updating the City Water Model.



- (1). Average Day Demand scenario - based on 0.75 gpm/ERU. See the Water Master Plan for ERU equivalents.
- (2). Peak Day Demand scenario – 2.49 times the Average Day Demand.
- (3). Peak Day Demand + Fire Flow.
- (4). Peak Instantaneous Demand – 3.63 times the Average Day Demand.
- (5). Fire flows shall be determined per the Fire portion of this chapter.
- (6). See the Pressure Requirements section of this chapter for minimum and maximum pressure design requirements.
- (7). Pipeline calculations verifying that head loss per 1,000 feet of any pipe is no greater than 10 feet/feet during peak period demand conditions, and not more than 8 feet/feet under any peak day condition.
- (8). Sufficient supply for domestic demand must be provided without the use of dedicated fire pumps or backup pumps.

B. Construction Plan Requirements

1. Review Guidelines

The following paragraphs highlight construction plan requirements pertaining to the preparation of water improvement plans which are to be submitted to the City for approval:

- a. General Construction Notes and Water Construction Notes which apply to construction of Nibley City's water system are required on each set of construction plans which include work on the City's water system or a water system which is to be dedicated to the City.

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These notes are provided in the Administrative chapter of this manual.

2. Water line stationing shall be along the pipe, monument, or roadway centerline.
3. If a line is to be connected to an existing system, the following note shall be placed on the plans: "Contractor shall verify the location of the existing water line prior to proceeding with trenching".
4. The end invert elevation shall be shown on all proposed water main stubs (profile required for lines 8 inches and larger).
5. Where water lines cross sewer lines, storm drains, secondary water lines, or drainage culverts, the relationship shall be shown in both plan and profile and actual separations shall be called out.
6. For permitting purposes, quantities for all items of work within public rights-of-way and public easements shall be included on the cover sheet of the plans, unless otherwise approved in writing by the City Engineer.
8. The drawings shall show all utility locations, sizes, material types, easements, rights-of-way, and other structural features for current and future building construction.
9. Private water lines shall be noted as such on plans. The responsibility for operation and maintenance shall also be noted on the plans.
10. Easements of record shall be shown in plan view and noted with the easement type, width, and associated docket and page numbers and/or the Cache County Recorder's number.
11. Prior to issuance of a water construction permit, a construction schedule shall be included in table format for all water-related construction required to serve a development, when required by the Public Works Director or City Engineer.

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C. As-Built Drawings

A City-approved set of As-Built Drawings are required for all water system improvements constructed in the City prior to acceptance of the system and start of the 1-year warranty period. As-built plans shall be signed and sealed by a qualified Professional Registrant in the State of Utah, ~~where deemed appropriate by the City Engineer.~~

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4.1.3 Production Systems – See Separate Document

4.1.4 Water Lines

A. General Information

The City potable water delivery system has three basic classifications of water lines which are determined by use. These classifications are transmission, distribution, and service.

1. All developments shall design and construct water transmission, distribution, services, and associated equipment of appropriate size, material identified through the City's Master Plan and the project modeling.
2. All system materials that may come in contact with City drinking water shall be stamped with the NSF logo certifying that the material meets the requirements of ANSI/NSF Standard 61.
3. All system materials shall be "lead free" in accordance with section 1417 of the Federal Safe Drinking Water Act.
4. All system materials ~~(including meters and setters)~~ shall be protected from freezing. Sufficient cover and at times insulation may be required to provide adequate protection.
5. ~~Previously used materials are not allowed to be placed back in service in the City's water system. However, upon prior approval from the City,~~ fire hydrants in which all parts have been completely refurbished.
6. The City Construction Inspector shall be contacted 48 hours prior to all water system shutdowns. The Contractor shall have

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all materials and equipment necessary to do the work at the job site prior to shut down.

- a. Only City ~~personnel~~ shall operate City water valves. Contractors that are found to be operating City valves will be shut down until the City can provide adequate training to the Contractor.
- b. It shall be the Contractor's responsibility to provide all affected water customers with a written notice of the proposed shutdown. Such notice shall be given a minimum of 24 hours in advance.

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7. Water mains shall be identified by:

- a. ~~12 gauge, solid copper tracer wire shall be run with pipe. Locating tape labeled WATER shall be placed a minimum of 36" above the water main or just below the pavement section (pit run for road) if less than 36" above the pipe.~~

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B. Transmission Lines

Transmission lines are used to convey potable or raw water to storage tanks or other points of distribution. In general, they have line sizes of 16 inches and larger, are located in arterial or collector streets, ~~and have no service connections.~~

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1. ~~Developments shall have water lines installed per the City's Water Master Plan.~~
2. When existing or future development requirements are such that a transmission water line is required, then a transmission water line of a size approved by the City Engineer and designed and sealed by a Professional Engineer shall be constructed by the Developer.
3. Design flows for transmission mains shall be based on the current City General Plan and City Water Master Plan. The flow to a new development shall be calculated to confirm that existing supply is sufficient to meet the proposed development's need. When additional improvements are required to increase the flow to a development, all necessary improvements, including but not limited to, pumping stations,

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reservoirs, lines, and appurtenances shall be a part of the design.

4. Peak flow calculations on transmission mains shall be based on fire flow figures in accordance with the City's standards.
5. Service connections shall not be made to mains 16 inches or larger in diameter or to water lines designed solely to transmit water from one pressure zone to another pressure zone.

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C. Distribution Lines

Distribution lines typically have sizing of 8 inches to 12 inches in diameter, and are located in arterial, collector or local streets. Distribution mains are supplied by transmission lines and may have service connections.

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1. See the City's Approved Materials List for approved materials.
2. Arterial street alignments shall have 12-inch minimum diameter lines.
3. Eight-inch diameter pipe shall be the minimum diameter of a distribution main installed in any street or public easement.

4. These are minimum guidelines; the City may require larger sizes, different materials, and varying locations depending on circumstances.
5. Service connections shall not be made to mains 16 inches or larger in diameter or to water lines designed solely to transmit water from one pressure zone to another pressure zone.

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D. Service Connections

A service connection includes the water line from the distribution main to the meter and includes the meter and all connections.

1. Water Services
 - a. Water meter size shall be based on flows as determined by the design engineer. In circumstances where no engineer of record exists, 1-inch water service lines shall be provided in new residential

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connections to properties less than 1 acre. 2-inch water service line shall be constructed to properties 1 acre or larger.

- b. Water service lines shall be the same size as the water meter from the connection at the water main to the meter.
- c. The Developer is responsible for application and payment of all applicable fees.
- d. Water service lines maintained by the City shall be installed within a public right-of-way, PUE, or 20-foot minimum width dedicated water line easement.
- e. Meters maintained by the City shall be installed between the curb and sidewalk in the center of parkstrip. If the development is constructed with LID stormwater swales, meters shall be installed within public right of way/PUE near back of sidewalk. Where there is no sidewalk, meters shall be installed within a public right-of-way, PUE, or 20-foot minimum width dedicated water line easement.
- f. All water service lines shall be constructed perpendicular to the centerline of the road and shall extend to the outside edge of the PUE.
- g. Within the right-of-way, cover for water service lines shall be a minimum of 60 inches measured from existing or proposed finished grade of pavement or natural ground, whichever measurement is greater and results in adequate pipe cover.
- h. Construction plans shall indicate the locations of service lines and sewer taps to each unit referenced, with stations and dimensions from the street center line or monument line. Location of the sewer service relative to the water service shall also be shown. Water and sewer services shall be separated 10-feet horizontally from each other and located 5-feet from property lines on opposite corners of a lot.
- i. Service connections shall not be made to mains 16 inches or larger in diameter or to water lines designed solely to

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transmit water from one pressure zone to another pressure zone.

- j. All service lines for potable water use shall be a separate dedicated line that is tapped off the water main within a public right-of-way, PUE, or water line easement. In commercial, industrial, and multi-family developments, the potable domestic water service shall be separate from the potable irrigation water service line. Service lines shall connect to an approved private water main or to City mains and shall not be connected to private fire lines.
- k. Branched/manifolded water service line tees are allowed under the following conditions:
- When serving a single residential structure of 4 residential units or less;
 - The water service line is 2-inches in diameter;
 - The branch connection is serviced by a 4-inch gate valve at the water main line;
 - The branch/manifold occurs in the parkstrip with public street frontage prior to branching to individual 1-inch water meters. If the project is provided with LID Swales, meters and manifold shall be located within 1-foot behind sidewalk;
 - Individual 1-inch meters are provided to each unit and are located within individual meter barrels clustered in the same area and installed in accordance with this standard; and
 - The City will own and maintain only the water meters, The water service including the valve, service line, branch, manifold, individual water meter barrels and setters are under private ownership and are maintained by the entity being serviced (HOA, developer, etc.).
- l. New water service lines shall be continuous from the main to the meter and **shall not** use coupling devices to extend service lines that are too short.
- m. Tracer wire and locating tape is required on all services and shall be installed with the service line. Tracer wire

Commented [TD3]: Manifolded meters for 4-plex buildings and smaller

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shall be accessible and installed with sufficient length to extend to the top of the meter barrel or vault.

- n. Services damaged after installation are required to be replaced back to the corporation stop.

2. Water Meters

a. General Information

Water meters 2-inch and smaller are purchased and installed by Nibley City. Review the approved materials list for information regarding City water meters. Water meters greater than 2-inch shall be purchased by the City and installed by the Developer after approval from the City Engineer. Meter types and configurations are determined specific depending on the type of project. Contact the City Engineer to discuss your project and the meter type allowed.

- b. Each detached single-family residence shall have a separate water meter installed. (Exception for permitted Accessory Dwelling Units (ADU)).

- c. Each individual commercial building that uses water shall have a separate water meter installed. Commercial buildings that have separate tenants may have individual water meters installed or may be served by a single larger meter on condition that the City bills a single property association.

- d. Commercial developments shall install separate potable use and potable irrigation water meters.

e. Multi-family developments

- i. Each unit of a multi-family structure containing 4 units or less shall be served by an individual 1-inch meter. (Branched/manifolded meters in this case are allowed as described below).

- When serving a single residential structure of 4 residential units or less;
- The water service line is 2-inches in diameter;
- The branch connection is serviced by a 4-inch gate valve at the water main line;

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- The branch/manifold occurs in the parkstrip with public street frontage prior to branching to individual 1-inch water meters. If the project is provided with LID Swales, meters and manifold shall be located within 1-foot behind sidewalk;
 - Individual 1-inch meters are provided to each unit and are located within individual meter barrels clustered in the same area and installed in accordance with this standard; and
 - The City will own and maintain only the water meters. The water service including the valve, service line, branch, manifold, individual water meter barrels and setters are under private ownership and are maintained by the entity being serviced (HOA, developer, etc.).
- ii. Each multi-family structure containing more than 4 units shall install a water meter no smaller than 2-inch. The engineer of record shall determine through calculations, the appropriate meter size to handle flows.
- iii. The City will bill the HOA for the meter usage, sewer usage, and solid waste; the HOA shall be responsible for collecting proportional shares of the bill from each unit.
- iv. The owner or HOA shall be responsible for maintenance of the service lines past the City meter, except private water systems and branched/manifolded water services serving 4 or less residential units in a single structure where HOA responsibility begins at the valve connecting to the City water main.
- f. There shall only be one water meter per service line (Except branched/manifolded services serving 4 or less residential units in a single structure).
- g. Manifolding, combining, or connecting several smaller meters to meet a flow demand that could be provided by a single larger meter is not permitted.

Deleted: Water meters for multi-family developments may be no smaller than 2-inch. A 2-inch meter may serve a maximum of 14 units unless calculations indicate a lower allowable number of units.

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It is acceptable to install the system as a manifold within the meter barrel just off the City meter with individual service lines running to each housing unit. In this design a shut off curb stop style valve shall be located on each line and a maximum number of service lines in the City's barrel is 6.¶
¶
If the system is designed with a main line after the City meter with individual services extending off the main line, the City requires a curb stop style valve be placed on each individual service line.¶

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- h. Water meters shall be sized and designed in accordance with these standards and requirements of the IPC/IRC as adopted by the City. Any field changes shall require a letter from the developer with an approval from a registered engineer and the City Engineer.

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i. Water Meter Installation

All water meters shall be provided by the City, after payment of all prevailing fees. 1-inch and 2-inch meters are available. 4-inch and 6-inch meters are acceptable for larger service needs.

- i. All 1-inch to 2-inch water meters shall be installed by City Public Works personnel.
- ii. Water meters 4 inches and 6 inches shall be purchased by the City and installed by the Developer in accordance with City Standards and APWA Standard Specifications as amended by the City. After installation, City personnel will inspect and accept the work if all requirements for installation are met.

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j. Water Meter Locating

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- i. Meters maintained by the City shall be installed along street frontages between the curb and sidewalk in the center of parkstrip. If the development is constructed with LID stormwater swales, meters shall be installed near back of sidewalk. Where there is no sidewalk, meters shall be installed within a public right-of-way, PUE, or 20-foot minimum width dedicated water line easement.

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Deleted: <#>Water meters shall be typically located 5-feet behind the sidewalk in the PUE. Where outstanding conditions exist, meters may be located between the curb and sidewalk.¶

- ii. Water meters shall not be located in driveways, sidewalks, manmade or natural drainage channels, swales, or retention/detention basins.
- iii. Water meters shall not be fenced in or enclosed and must be accessible by City personnel at all times.

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- iv. If an existing water service/meter must be relocated, a contractor or property owner may relocate the service a maximum distance of 10 feet, provided the joint is not below concrete, asphaltic pavement or other permanent surfaces without prior approval from the City Engineer. If the desired relocation is greater than 10 feet, the old service must be severed and shut off and capped with an approved leak clamp at the main; a new service shall be installed by a licensed contractor. Both services shall be noted on the “as-built” drawings.

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3. Water Meter Barrels (cans) and Vaults

a. General Requirements

- i. Finished grade of the meter lid shall be within one inch of nearest concrete surface. If no concrete exists, finished grade shall be within one inch of surrounding existing surface
- ii. Water meter lids shall be constructed with a 2-inch recessed hole for installation of a meter antenna.

b. Single-Family Residential and 1-inch Water Meter Cans

- i. A minimum 18 1/2 clear space shall be provided for access through the meter can lid.
- ii. The inside diameter of the can shall be 21 inches and shall be of a white HDPE pipe or black corrugated HDPE pipe. It is recommended that 4-foot lengths of HDPE be installed in order to account for new meter depth requirements noted below.
- iii. The shut off valve of each 1-inch setter shall measure 24-inches to 30-inches below the finished elevation of the meter lid.
- iv. Install a ¾-inch pipe through the hole in the bottom of each setter at least 18-inches long to stabilize the meter assembly.

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c. Commercial, Industrial & Multi-Family Residential Water Meter Cans

- i. A minimum 29 7/8 clear space shall be provided for access through the meter can lid.
- ii. The inside diameter of the can shall be 36 inches and shall be of a white HDPE pipe or black corrugated HDPE pipe.
- iii. The shut off valve of each 2-inch setter shall measure 24-inches to 30-inches below the finished elevation of the meter lid.
- iv. Install a 1-inch pipe through the hole in the bottom of each setter at least 18-inches long to stabilize the meter assembly.

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d. Water Meter Vaults 4 to 6 inches and Larger

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- i. Water meter vaults for sizes 4 to 6 inches shall be installed in a vault as shown in the APWA Standard Details as amended by the City.
- ii. Vaults for water meters larger than 6 inches shall be reviewed and approved by the City Engineer on a case-by-case basis.

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4. Taps

- a. Both installation of tapping sleeves and the tapping of an energized water main shall be performed by the Developer, after approval is received by the City Engineer and after fees are paid. A City inspector shall be present for the tapping of all energized water mains.
- b. A 3-foot minimum separation is required between service taps, and between a service tap and a pipe connection on a main water line.
- c. A double strap lead free brass or stainless-steel saddle shall be installed on newly installed water service taps.

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- d. Service taps are prohibited on any line primarily designed to service fire sprinkler systems and/or fire hydrants.
- e. Taps
 - i. The Contractor shall make all taps from the City's operational water system.
 - ii. The Developer is responsible for preparing application and payment of all applicable fees prior to taps being made.

E. Water Quality Division

- 1. Water lines shall be disinfected in strict conformance with AWWA, APWA, and the City's "Flushing and Disinfecting Procedures"
- 2. Notify the City Construction Inspector when samples are ready to be taken to verify disinfection of water lines. The City Construction Inspector must be present and will collect samples in strict conformance with AWWA, APWA, and the State of Utah Standard Specification. The Contractor is responsible for all cost to analyze water samples. Water samples will be processed by Bear River Health Department (BRHD). the Contracting Agency is Nibley City, and it is the responsibility of the Developer to maintain an account in good standing with BRHD.

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F. Pipe Materials

- 1. Standard material for water lines located within a City right-of-way or PUE shall be per the City Approved Materials List and installed per this manual, City Standard, ASTM D2774, and AWWA / APWA Standard Specifications and Details as amended by the City as applicable.
- 3. Private Water lines located within private property and not within a City right-of-way, PUE, or water line easement shall be constructed to City Standards and may be of blue C900 PVC Class 305 pipe (DR14).
- 4. PVC is the preferred pipe material for Nibley City unless prior authorization is obtained by the City Engineer and Public Works Director. For all concrete cylinder pipe, ductile

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iron pipe, or other metallic pipe installations, soil corrosivity tests shall be conducted and reported in accordance with the American Ductile Iron Pipe Research Association. Reports shall be filed with the City Engineer.

G. Locating Water Lines

1. Water lines shall not directly connect to sewer mains or secondary water lines, shall not be constructed in the same trench, and shall maintain a minimum 10 feet of horizontal separation and 1.5 feet of vertical separation above said lines. Where a water main and sewer line cross, the water main shall be at least 18-inches above the sewer line. Separation distances shall be measured edge-to-edge (from the nearest edge of the facilities).
2. Where conditions prevent adequate horizontal and vertical separation between a water line and a sewer and/or secondary water lines, the water line shall be constructed of welded HDPE (minimum Class 250) extending 10' on either side of the crossing. The line to be connected on either end with flanged connections. More restrictive State of Utah codes may prevail.
3. Where a new sewer force main crosses under an existing water main, all portions of the sewer force main within 10-ft horizontally of the water main shall be enclosed in a continuous sleeve.
4. When a new water main crosses over an existing sewer force main, the water main shall be constructed of pipe material with a minimum rated working pressure of 305 psi (DR14).
5. Where basic separation standards as outlined in subsections G.1 and G.2 above cannot be met, an exception to the rule can be applied for with additional mitigation measures to protect public health, in accordance with Utah R309-105-6(2)(b).
6. Separation of water and electrical, gas, communication lines, or other dry utility lines shall be no closer than 3 feet unless specifically approved in writing by the City Engineer and the utility owner.

Commented [TD7]: Required per R309-550-7 (3)(e)(i)

Commented [TD8]: Required 200 psi per R309-550-7(e)(ii)

Commented [TD9]: Required per DDW and R309-550-7

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7. Locating Water Lines within City rights-of-way
 - a. Rights-of-way and/or utility easements shall be dedicated to the City prior to the City accepting ownership.
 - b. Water line location in rights-of-way shall be centered on easements unless otherwise approved by the City Engineer.
8. Survey staking shall be set for all trenching of waterlines 12 inches or greater in diameter.
9. Locating Water Lines within Easements
 - a. A water line shall not be installed unless the property owner has granted all necessary easements and rights-of-way to the City.
 - b. All water lines which cross open areas, or any area outside a dedicated right-of-way shall be located within a minimum ~~20~~-foot-wide water line easement that is dedicated to the City.
 - c. Easements wider than ~~20~~ feet will be required if multiple utilities are co-located, or if additional area is required for maintenance equipment access due to the size and/or depth of the lines.
 - d. No structures of any kind shall be constructed or placed within or over a utility easement except utilities, wire (or removable section-type) fencing, wood chips, decomposed granite, grass, or asphalt paving.
 - e. Easements shall at all times be clear and accessible to City service equipment such as trucks, backhoes, etc. Easements shall be accessible from City rights-of-way or other City owned easements.
 - f. Easements shall be dedicated prior to the commencement of construction activities.
10. Locating Water Lines in Areas not Accessible by Normal Excavation Methods

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- a. All pipe constructed in inaccessible areas must be welded HDPE extending 10-feet before and after the section.

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- 11. Surface Water Crossings, whether over or under water, shall follow State of Utah R309 rules and have prior approval from the City Engineer on a case-by-case basis. General requirements are as follows:

Commented [TD11]: Section 11 required by Utah R309-55-8

- a. The pipe shall be adequately supported and anchored, protected from damage and freezing, and accessible for repair and or replacement.
- b. All piping crossing a surface water, whether under or over water, shall be pressure tested prior to commissioning the waterline into service.
- c. For underwater crossings:
 - i. A minimum cover of 2-feet or greater is required.
 - ii. When crossing water courses greater than 15 feet in width, provide mechanical joint restraints for piping within the crossing and flexible joints at both edges of the water course.
 - iii. A means shall be provided, such as a sampling tap, not subject to flooding, to allow for representative water quality testing on the upstream and downstream side of the crossing.

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H. Cover and Bedding Requirements

- 1. Water mains and services shall have a minimum cover of 60 inches over the top of pipe to top of finished grade.
- 2. Cover for water mains shall be measured from existing or proposed finished grade of pavement or natural ground, whichever measurement is greater and results in adequate pipe protection during construction.
- 3. The proposed depth shall be clearly noted in each construction plan sheet. Any changes in depth required to avoid conflicting utilities, etc., shall be noted.
- 4. When ACP or other poor condition water lines are exposed during construction, the water line shall be removed to the



nearest joint and replaced with PVC (minimum Class 305 (DR14)) with restrained joints.

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I. Pressure Requirements

Pressure extremes in water systems result in potential for contamination to enter the network. Low pressures in the water system may allow polluted fluids to be forced into the system. High pressures may cause ruptures or breaks in some elements of the network.

1. Engineers designing domestic water systems shall design to 20 psi under fire flow conditions as the minimum basis of design for pressure at the highest ground level to be served (highest finished floor elevation). Operating water system pressure during average day scenarios shall be a minimum of 40 psi and shall not exceed 120 psi. Ultimate pressure requirements shall be approved by the City Engineer.

2. All water mains shall be designed for a minimum normal internal working pressure of 305 psi (DR14) plus appropriate allowances for water hammer. Water service piping shall be designed for a minimum internal working pressure of 305 psi plus appropriate allowances for water hammer. Water service piping for Residential structures shall be Polyethylene piping designed for a minimum internal working pressure of 250 (DR 9).

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3. Water hammer may produce momentary pressures greatly in excess of normal static pressures, thus increasing the probability of water main failure. Suitable provisions shall be made to protect the system from water hammer.

- a. Thrust blocking is required on all hydrant tees and 90-degree fittings per APWA plan No 511.

- b. Mechanical joint restraints designed to prevent movement shall be used on all tees, dead ends, vertical, and horizontal bends, hydrant laterals, valves, etc. For purposes of joint restraints, all in-line valves shall be considered dead ends.

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- c. In addition to use of mechanical joint restraints, an additional 2.0 to 3.0 square foot concrete thrust block



shall be provided at all hydrants, tees, and at vertical and horizontal bends.

4. In cases where greater than the above noted maximum pressures are required for effective operation, all elements of the system shall be designed accordingly. Pressure information for existing water lines may be obtained by having a fire hydrant flow test performed on the existing system.
 - a. A Right-of-Way Permit issued by the City Engineer is necessary to perform the fire hydrant flow test.
 - b. These tests may be performed by a private fire protection company who must certify the results of the tests and submit them to the City Engineer.
 - c. Fire hydrant flow testing shall be arranged through the City and a City Public Works staff shall be present throughout the duration of the test. A minimum of 48 hours' notice shall be given prior to testing.

J. Miscellaneous Requirements and Specifications

1. All new water mains shall be designed in a looped configuration.
2. To provide increased reliability of service and reduce head loss, dead ends shall be minimized by making appropriate tie-ins whenever practical. Where dead ends occur, they shall be provided with a fire hydrant if flow and pressure are sufficient, or with an approved flushing hydrant if fire flows are below minimum fire flow requirements. Flushing hydrants (see Approved Materials List) shall be sized to provide flows that will give a velocity of at least 2.5 fps in the water main being flushed and shall be separated at least 10 feet from sewers and storm drains.
3. Trenching, backfilling, and compacting shall be in accordance with Utah R309-550 and City Standard Specifications unless otherwise specified in this manual. Reuse of excavated trench material is prohibited within public roadways. The material and backfill zones shall be as follows:

Deleted: , with exceptions being dead-end lines with lengths less than or equal to the maximum allowable length (as determined by fire hydrant limitations).

Commented [TD12]: This is a requirement of Utah Rule R309-550-5(7)(a) and (b)



- a. For plastic pipe, bedding and backfill material used to surround the pipe shall conform to APWA and City Standards and have a maximum particle size of ¾ inch;
 - b. For ductile iron pipe, bedding and backfill material shall conform to APWA and City Standards and shall contain no stones larger than 2 inches; and;
 - c. Trench backfill material above the pipe zone at locations within existing and future roadways shall be 3-inch minus Borrow meeting APWA Standards as amended by Nibley City.
 - d. Clay dams shall be installed every 200 lineal feet of trench in areas where groundwater is encountered. Additional clay dams shall be provided at boundaries of wetlands or other waterways. Clay dams shall extend from the bottom of trench to the bottom of the designed roadway pavement section (borrow). Clay material shall ensure water does not flow within utility trenches and is of a consistency that allows appropriate placement and compaction.
4. Temporary and permanent water lines that terminate at the end of a cul-de-sac shall have a fire hydrant at the non-connected end. In no case shall a fire hydrant be located in a natural or manmade irrigation or stormwater conveyance, detention or retention basin, sidewalk, or driveway.
 5. No water line shall be deflected or swept (either vertically or horizontally) in excess of the maximum recommended deflection specified by the manufacturer of the pipe or coupling. The appropriate use of bends or offsets shall be used where the maximum deflection is exceeded. Fittings may be required where more than two pipe lengths are deflected.
 6. The minimum clearance under culverts, storm drain lines, or similar facilities shall be 2 feet.
 7. Water lines to be abandoned shall be approved by the City Engineer. Abandoned water lines larger than 6-inches in diameter shall be entirely removed or grout filled the entire length of the pipe.

Commented [TD13]: Required per Utah R309-550-8(3)

4.1.5 Valves and Zone Splits



A. General Valve Requirements

1. Valve Specifications

- a. All gate valves shall be resilient seated, solid wedge gate, and shall open left.
- b. Butterfly valves shall be required on water mains, 12 inches and larger. Crispin 250 class K-FLO Butterfly valves shall be used- no exceptions.
- c. At selected locations between the City's water zones, special water zone valves shall be installed if not previously existing.
- d. Valve box installations and grade adjustments shall be performed per APWA Standard Details as amended by the City.

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2. Spacing

- a. Valve spacing for transmission mains with no branches shall be no less than 1/4-mile and no more than 1/2-mile.
- b. The maximum spacing of valves on distribution mains shall be 800 feet for residential zones and 500 feet in all commercial and industrial developments.
- c. Valve Isolation
 - i. Shall be installed on all legs of "T" and "Cross" intersection fittings unless otherwise approved / required by the City Engineer.
 - ii. The maximum number of valves required to isolate an area is four, with two or three being the preferred number.
 - iii. No more than two fire hydrants shall be out of service at any given time due to any given valve closure.
 - iv. No more than 30 homes shall be without water due to a single valve closure.

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- d. Valves shall be spaced and located such that they are beneficial to the operation and maintenance of the system. The City Engineer shall approve all valve locations.
 - e. Where valves are to be located off of a tee or cross, the valves shall be flanged to the tee or cross. For waterlines located in arterial roadways, valves shall be located outside of the intersections of the arterial roadway.
 - f. Valves shall be provided to allow for the isolation of lines crossing rivers, culverts, storm drain lines, manmade and natural drainage ways, canals, railroads, highways, bridges, airports, etc. as directed by the City Engineer.
 - g. All mains branching from feeder mains or loops shall be valved adjacent to the feeders so that the branch mains can be taken out of service without interrupting the supply to other locations.
 - h. Any water line that will be extended in the future shall have a valve, along with a 13-foot minimum stub and a fire hydrant at the non-connected end.
3. Operation
- a. Only City personnel are authorized to open and close all existing water valves at all times and in all circumstances: flushing, pressure testing, chlorinating, etc.
 - b. Valves that control the Water System Zone Split shall be designated by permanently imprinting the letters “ZS” on the lid.
 - c. Valves intended to remain closed shall be designated by painting those valve covers white and shall be “locked out and tagged out” in accordance with OSHA approved methods.
4. Backfilling and Compaction



- a. The area immediately surrounding any City valve shall be compacted. A test(s) verifying the compaction of the soil around the valve shall be provided to the City for each 3-foot depth of trench backfill, and prior to placement of any portion of pavement section materials (roadbase or asphaltic concrete).
- b. Compaction testing around valves shall be performed as follows:
 - i. A minimum one test per valve per water valve cluster shall be performed unless additional tests are required by the City Inspector. The test(s) shall be performed within 2 horizontal feet of the valve and directly over the water main. Care shall be taken to prevent damage to the pipe and valve during compaction and testing.
 - ii. Additional compaction tests may be required as determined on a case-by-case basis. The need for additional tests will be identified by City Engineer representatives.

B. Underground Chambers

Underground chambers (vaults, manholes, pits, cans, etc.) that house air release valves, meters, PRVs, etc. shall be constructed in a manner that prevents freezing of the infrastructure according to the following:

1. Shall be provided with a drain to daylight if possible. Where not possible, gravel based absorption pits and / or a pump system may be required if the site is subject to flooding.
 - a. Chambers shall not be connected to the sewer system.

C. Air Release Valves

Air release valves shall be installed on all water mains 8 inches or larger unless otherwise required by the City Engineer and as follows:

1. When water line changes from a positive slope to a zero slope or negative slope in primary direction of flow.



2. When vertical alignment changes to undercross or overcross another facility (i.e. utility, canal, etc.), air release valves shall be installed on the upstream (higher elevation) side of the crossing.
3. All air release valves shall be a combination air/vacuum release type per the City Approved Materials List.
4. The open end of air relief vent pipe from automatic valves shall be provided with a #14 mesh, non-corrodible screen and a downward elbow extended to at least one foot above grade.
5. Shall not be directly connected to the sewer.
6. Shall be installed in a vault with a drain to prevent it from freezing.
7. Shall be provided with a shut off valve.

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D. Pressure Reducing Valves

1. Transmission and Distribution Lines
 - a. PRVs on transmission and distribution lines shall be rated to maintain pressures between 40 psi and 120 psi within the distribution system and shall be set to the pressure determined by the City Engineer.
 - b. PRVs shall be designed in accordance with the City Standards and APWA standard details as amended by the City.
 - c. Pressure gauges shall be installed on the upstream and downstream sides of the PRV after the isolation valves. Pressure gauges shall be connected to the City's SCADA system for live monitoring of pressure conditions.
 - d. A flow meter shall be located at a distance downstream of the PRV according to manufactures recommendations and shall also be connected to the City's SCADA system for live monitoring of flows through the PRV.



- e. PRVs shall be located in the right-of-way or water easement accessible from the right-of-way.

- 2. Residential and other Services

The City operates its system from wells and pump stations that commonly have pressures exceeding 80 psi. Changes in demand, supply, and the distribution system also vary the pressure at single family residences.

- a. An individual PRV is required to be placed at each structure.

- E. **Zone Splits**

The City's water distribution system may be divided into various water zones as defined by the City Master Water Plan. If approved, each zone shall operate as an independent water distribution system. Cross-connections between zones are prohibited.

- 1. Valves

See the Valve section of this chapter.

- 2. Special Requirements for Developments Bordering Zone Splits

If a proposed development is located adjacent to a zone split boundary, the Developer shall extend, as necessary, redundant water mains within the development's side of the zone split boundary to close the zone loop.

- 3. Plans

Plans for water distribution mains adjacent to a zone split boundary shall clearly indicate the different zones involved and the location of the zone split boundary.

4.1.6 Fire Lines and Associated Equipment

- A. **Fire Lines**

- 1. Location of on-site fire lines and taps should be determined by the site relationships of the fire department connection, emergency access, and fire hydrant locations. Fire lines sizes



shall be determined by City design criteria and flow test data provided by the Design Engineer for the design of the project. All fire systems that connect to a potable water distribution system shall include a double detector check valve backflow assembly.

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2. Fire line designs shall be based on a flow test per the Fire Flow Requirements section of this manual. The drawings shall be of uniform size (24-inch by 36-inch) and shall be drawn to scale. One set of the approved civil water plans shall accompany this submittal. Applicable City and NFPA 24 construction notes shall also be included on the construction drawings.
3. All fire lines shall be dedicated for fire use only. No other water lines or water service lines shall be connected to a dedicated fire line. Installation shall be completed per the City-approved construction plans.
4. All hydrants that are supplied by a private fire line shall be private and shall be owned and maintained by the HOA up to the valve in the street. A fire line is defined as a water line that extends off the City main for the purpose of supplying a fire hydrant and has no services.
5. Private fire line mains shall be installed and inspected per the NFPA 24 Standard, and shall include an isolation valve for each individual fire line.

6. Fire line materials and installation shall meet all requirements of this Standard for public water lines.

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7. The Owner shall be responsible for maintenance of all water lines beyond the City meter including service lines and valves, fire lines, backflow devices, etc. For commercial fire lines that are not metered, private maintenance responsibility begins after the valve located at the T in the City's main.

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B. Fire Hydrants

1. General Requirements



- a. Fire hydrants and associated bypass assemblies shall be installed as identified in the APWA standard details as amended by the City and this chapter.
 - b. The Developer shall provide the fire hydrant, materials, and all labor required for installation. See Approved Materials List for acceptable hydrants.
 - c. All new fire hydrant installations will be installed per manufacturer's specifications.
 - d. Where the finished grade around existing fire hydrants is changed, an extension kit, installed per manufacturer's specifications, may be used. Refer to the City Approved Materials List for approved products.
 - e. One valve shall be placed between each fire hydrant and the water main.
 - f. Fire hydrant laterals shall be a minimum of 6-inches in diameter. Fire hydrant laterals longer than 60-feet shall be 8-inches in diameter or shall be 6-inches with acceptable hydraulic modeling indicates that required flow and pressures can be maintained by a 6-inch line.
 - g. Valves for fire hydrant connections shall be flanged to the tee.
 - h. Hydrant drains shall be installed with 1-inch gravel pack in quantities as required by the manufacturer and the APWA standards as amended by the City. Hydrant drains shall not be connected to or located within 10 feet of sanitary sewers. Where possible, hydrant drains shall not be located within 10 feet of storm drains.
 - i. All public fire hydrants shall be painted red. See the City Approved Materials List for approved paints.
2. Spacing
- a. The spacing of fire hydrants is to be measured along the street or roadway in which a fire hose would be laid. Generally, this spacing is measured along the curb line.

Commented [TD15]: Rule R309-550-5

Commented [TD16]: Requirement of Utah R309-550-6(5)(a)

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¶ Bolt Mounted with spring¶

¶ Fiber Glass shaft¶



b. Fire hydrants shall be located outside of street improvements but within the right-of-way or public utility easement. General spacing for fire hydrants shall be:

- i. 500 feet maximum in a single-family residential development.
- ii. 350 feet maximum in a multi-family residential or commercial development unless otherwise allowed / required by the International Fire Code.
- iii. 1,000 feet maximum for transmission mains.

iv. Fire hydrants shall not be installed on any portion of a dead-end line which is more than 660 feet from a looped water line unless adequate fire flow is available at the hydrant.

(1). Hydrants on temporary dead lines greater than 660 feet may be allowed upon request and approval by the City Engineer.

v. A fire hydrant shall be located within 150 feet of a commercial building fire department connection (FDC).

vi. Fire hydrant spacing shall be maintained along required Fire Authority access roads.

3. Locations

- a. Private and public fire hydrants shall be accessible to the Fire Authority.
- b. A 7-foot minimum clearance shall be maintained around the fire hydrant from landscape material with a maturity height exceeding 6 inches.
- c. Fire hydrant protection is required where no curb is present.

4. Backfilling and Compaction

- a. The area immediately surrounding any City fire hydrant shall be compacted per APWA Standards as amended by

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the City. Test(s) verifying the compaction of the roadbase around the hydrant shall be provided to the City for each 3-foot depth of trench backfill, and prior to placement of any portion of pavement section materials (asphaltic concrete).

- b. Compaction testing around hydrants shall be performed as follows:
 - i. A minimum one test per hydrant per 3-foot depth of trench backfill shall be performed. The test(s) shall be performed within 2 horizontal feet of the hydrant. Care shall be taken to prevent damage to the hydrant, valve, or water main during compaction and testing.
 - ii. Additional compaction tests may be required as determined on a case-by-case basis. The need for additional tests will be identified by City Engineer representatives.

C. Fire Department Connections

- 1. General Requirements
 - a. FDCs from service lines (4 inches and larger), and all hydrant connections, shall be constructed of PVC (minimum Class 305 (DR14) or equal) to the supply line.
 - b. All FDCs shall be located in a visible location and shall have an unobstructed access, as approved by the Fire Authority.
 - c. FDCs shall be located and arranged so that the hose can be readily attached without obstructions.
 - d. FDCs shall be installed on the customer side of the water double detector check valve and shall be painted red.
 - e. Signage for FDCs shall be used if the FDC is not easily visible and shall be in conformance with the most currently adopted Fire Code.

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- f. There shall be a minimum of 18 inches to the bottom and a maximum of 48 inches to the top of the FDC.
- g. Fire risers and FDCs located at the building do not need to be co-located.

D. Fire Flow Requirements

- 1. Water distribution facilities shall be sized to deliver a minimum fire flow of:
 - a. Minimum fire flows to commercial, industrial, and multi-family residential properties shall be determined by the Fire Authority.
 - b. 1,500 gpm to 1- and 2-family dwelling unit residential properties.
- 2. Fire flow for buildings with approved automatic sprinkler systems shall be determined based on the requirements of the Fire Code.
- 3. Fire flow tests are valid for a period of six months, unless a known significant change has been made to the City's system or private water system within the 6 month period.

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E. Fire Equipment & Storage Facilities

- 4. When required by the City Engineer, double detector check valve backflow assembly is required on all fire line connections to a City water main. Information on backflow prevention may be found in the Cross-Connection Section of this chapter.

4.1.7 Cross-Connection Control

It shall be the responsibility of the City to protect the public water system from health hazards and non-health hazards by the implementation of a cross-connection control program. The program shall consist of inspection by the City Public Works Department and implementation of a backflow prevention and maintenance program, as outlined in the "Manual of Cross-Connection Control" published by USC.



All cross-connection (backflow) devices shall conform to the State of Utah adopted codes.

A. Implementation

1. Air-gap separation shall be required for developments where entry is or will be restricted and cross-connection inspections cannot be made with sufficient frequency or can only be made on short notice. Air-gap separation shall be required in, but not limited to, areas where the following high-hazard conditions exist:
 - a. Public water system is used to supplement secondary water.
 - b. Wastewater is pumped and/or treated.
 - c. Hazardous substances are handled or stored.
 - d. Irrigation systems exist into which fertilizers, herbicides, or pesticides could be injected.
 - e. Unapproved water supply exists which is interconnected with the public water system.
 - f. As required by DDW, or the City Engineer.
2. RPP (or at times DC Valve Assembly backflow prevention) devices shall be required in locations where air-gap is not required, or where entry is not restricted and cross-connection inspection can be made with sufficient frequency or on short notice. Specific uses of these backflow prevention devices are as follows:
 - a. An RPP backflow prevention device may be installed on all lines that connect to the City's potable water system but shall be installed at all connections in which a double check detector backflow prevention device is not permitted.
 - b. Double check valve assembly backflow prevention devices may only be installed on dedicated fire lines that supply fire flow to a structure. DC assemblies shall not be installed in the following situations:

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- i. When a chemical is used in the fire suppression system.
 - ii. When an on-site private storage tank for fire suppression is located on the premises.
 - iii. When an on-site booster pumping system is located on the fire line or private storage tank.
3. Detection Assemblies
 - a. RPP detection assemblies may be used on all fire suppression systems but shall be used on all private waterlines that tap into the City's potable water system with the exception of fire lines that do not. RPP detection assemblies shall be required on all Class V and VI fire sprinkler systems. An RPP detection assembly shall also be required when any hazardous or nonhazardous solutions are added to the fire sprinkler systems or used as part of the fire protection system.
 - b. DC detection assemblies may be used on all nonresidential fire sprinkler systems where the City's potable water supply is used. A DC detection assembly may be considered for fire sprinkler systems in residential dwellings that are constructed with approved potable water piping and materials. A DC detection assembly may be used on Class I, II, III and IV fire protection systems.

B. Installation

The Owner, at their own expense, shall purchase, install, operate, certify, and maintain any approved backflow prevention device required by the City.

Installation of approved backflow prevention devices shall be as follows:

1. All backflow prevention devices shall be constructed with a security enclosure that is heated during cold weather.
2. An air-gap separation (referred to as a swing connection) shall be located as close as practical to the user's connection at the meter. The piping between the user's connection and the



receiving tank shall be entirely visible. The air-gap separation shall be at least twice the diameter of the supply pipe, measured vertically from the flood rim of the receiving vessel to the supply pipe. In no case shall this separation be less than 1 inch.

3. RPP and DC Valve Assembly backflow prevention devices and detection assemblies shall be constructed in a manner that protects from freezing.
 - a. RPP and DC Valve Assembly backflow prevention devices and assemblies shall be installed according to State of Utah requirements and in a manner where it is accessible for testing.

C. Maintenance

Maintenance of backflow prevention devices shall be as follows:

1. Backflow prevention devices shall be tested and recertified every year and immediately after installation, relocation, or repair. Devices shall not be placed in service unless they are functioning as required.

4.1.8 Secondary Water Systems

Subdivisions that construct pressurized secondary water systems to provide irrigation water lots shall comply with the requirements in this code regarding the construction of such systems.

A. Materials

1. Secondary water system shall be constructed of PVC or HDPE pipe rated for the 25% greater pressure than the design pressure of the system.
2. Pipe shall be purple in color and shall be marked with purple non-potable water marking tape and tracer wire.

B. Systems of City Water and Secondary Water



1. All new properties within a secondary water subdivision shall be upfitted with a swing check connection that requires a physical gapped disconnect from the secondary water system for connection to the City potable water system.
2. IN NO CASE SHALL THE SECONDARY WATER SYSTEM BE PHYSICALLY CONNECTED TO THE HOUSE IRRIGATION SYSTEM AT THE SAME TIME THE CITY'S POTABLE WATER SYSTEM IS CONNECTED TO THAT SAME HOUSE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED SO THAT ONLY THE CITY OR THE SECONDARY SYSTEM IS CONNECTED AT ANY GIVEN TIME

C. Ownership

1. Secondary water systems are privately owned and maintained generally by a home owners association. The City is not responsible for operation and maintenance needs related to these systems.

4.2 Water Main Flushing and Disinfection Guidelines

4.2.1 Regulatory Standards

Nibley City requires that all contractors working in the City adhere to the following guideline for new water main disinfection to prevent contamination of the City's potable water system. The disinfection of all water mains shall be in compliance with AWWA C651-14, the current edition of Utah APWA 33-13-00 Specifications, and this guideline.

Personnel performing flushing and disinfection procedures shall be properly trained and be familiar with AWWA Standards. This standard was written for public and private water lines connected to the Nibley City potable water system. Flushing and disinfection of service lines and internal building lines shall adhere to flushing and disinfection guidelines and standards in the applicable building code.

4.2.2 Valve Operation

At no time will contractors be permitted to open or close any valve tied into the City's water system. Only authorized City personnel can operate these valves for any purpose, which may include disinfecting, flushing, placing a new water main into service, and placement of water meter cans. Once a new main is connected to



the City's water supply, only authorized City personnel are permitted to close valves for the purpose of isolating water lines to facilitate construction or emergencies. Contractors shall coordinate operation of valves with the City Inspector assigned to the project. Operations which require opening or closing of valves shall be scheduled with the Public Works Department through the City Inspector a minimum of 48 hours prior to the work being performed.

If an emergency shutdown is required, call the Nibley City Public Works Department at 435-753-4413 day or night.

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4.2.3 Isolation of New Water Mains

As identified in AWWA C651-14, the new main shall be isolated from the active distribution system by physical separation until disinfecting water has been flushed out and satisfactory bacteriological testing has been completed. Water needed to fill the new main for testing and flushing purposes shall only be potable City water, supplied through a temporary flushing / disinfection connection as identified in Figure 1 of AWWA C651-14.

4.2.4 Protection of Pipe, Valves, and Fittings

At all times, the Contractor shall protect valves, fittings, and the interior of pipe against contamination. Stockpiled material shall be stored off the ground to minimize the entrance of foreign material and mud. During placement, openings shall be covered with watertight plugs at the close of the day's work or during short stoppages of work such as rest breaks. If at any time after placement, stormwater enters the pipe, then corrective measures shall be taken per AWWA C651-14 section 5.1.1.3.

4.2.5 Loading the Main for Pressure and Leak Testing

Once the water main and all appurtenances have been installed and the Inspector has received confirmation that the trench backfill has passed compaction requirements, the City will permit the main to be loaded for testing. Section of main greater than ½ mile in total pipe length shall be broken up into two separate tests unless otherwise approved by the City Engineer and/or the Public Works Director. The Contractor shall utilize a reduced pressure type backflow prevention device with a metering device to supply potable water through a temporary connection to the new main from an existing City water source. The device shall be tested and certified by a State Certified Tester prior to use and anytime the device has been repaired or maintenance performed. As a minimum, the device shall be certified within one year of use. A copy of the certification shall be given to the City Inspector and a copy shall be kept on site attached to the device at all times.



No device shall be connected to the City source until approved by the City Inspector and shall be immediately removed once the bacteriological sampling has been completed. All pipe and connectors between the existing City main and the backflow device shall be disinfected per AWWA C651-14 prior to use. The device shall be physically separated from the new main during hydrostatic pressure testing. Valves shall be closed at the end of each shift and when not in use.

4.2.6 Flushing

The City requires that mains be cleared of all debris and soil that may have accumulated during construction prior to starting the disinfection process. The most practical way to achieve this is to flush the main. Only potable City water can be used to fill and flush potable water lines. From the point of the temporary tie in, potable water from the City's system will be utilized to flush the new main. The main shall be flushed at a minimum velocity of 3 feet per second. The Contractor should refer to AWWA C651-14 Table 3 to determine the inlet and outlet pipe size requirements to achieve the required velocity. Once flushed, the Contractor may continue with disinfection of the main. At least 48 hours prior to the filling and/or flushing of any potable water line, the Contractor must contact the City Inspector to coordinate with the Public Works Department the use of potable water.

4.2.7 Disinfection of Mains

Chlorination of all water mains shall be per AWWA C651-14. The method of chlorination used by the Contractor shall be approved by the City Inspector prior to use. The Contractor is responsible for supplying equipment such as a pitot gauge, meter, or similar devices to verify proper chlorination procedures are performed per standards.

The water shall be chlorinated so that after a 24-hour holding period in the main, there will be a minimum free chlorine residual of 10 mg/L, unless at any time after placement, stormwater enters the pipe, then corrective measures shall be taken per AWWA C651-14 section 4.3.8 and sampling shall be per section 5.1.1.3. This minimum concentration is to be present at all risers. Each riser is to be flushed to ensure the chlorine solution contacts all portions of the pipe. In the presence of the City Inspector, valves, hydrants, and all other appurtenances that are part of the new system shall be operated while the line is filled with the chlorine solution. At the end of the 24-hour period, the City Inspector will verify that treated water in all portions of the main have a minimum concentration of 10 mg/L chlorine prior to flushing for bacteriological testing.

After confirmation of the 10 mg/L minimum chlorine residual, the Contractor may be permitted to flush the line; flushing shall be coordinated with the Public Works



Department through the City Inspector. Flushing is typically limited to the off-peak usage hours of 10:00am to 2:00pm, or as determined by the City Inspector and the Public Works Department. Flushing shall continue until the replacement water throughout the new pipeline can be proved, by laboratory testing, comparable in quality to the water served to the public from the existing water system.

If residual chlorine levels exceed 50 ppm, the Contractor will be required to use a neutralizing agent or diffuser to neutralize the chlorinated water during discharge. Refer to AWWA C651-14 Appendix B.

4.2.8 Bacteriological Testing and Acceptance

After disinfection of the main is complete and the main flushed, the Contractor will schedule testing to verify the absence of coliform organisms and HPC bacteria. The City Inspector shall determine the locations where the Contractor will place the sample risers.

The number of sampling locations shall be as follows:

- Waterlines up to but less than 150 feet in length require one sampling riser installed as near the end as possible;
- Waterlines 150 to 300 feet in length, two sampling risers, one near each end of the line;
- Waterlines 300 to 3,000 feet in length, a minimum of three sampling risers;
- In addition, dead ends on main lines should be represented with a sampling riser;
- If any trench water has entered the main during construction, then additional risers shall be placed to conform with AWWA C651-14, section 5.1.1.3

The Contractor is responsible for hiring an independent lab for the sampling and testing of water in the new main. The lab performing sampling shall obtain samples in the presence of the City Inspector. The lab shall be certified by the State of Utah for testing water quality. All sampling and testing shall be in accordance with the State Standards. The first sample shall be taken within 24 hours of flushing the new main. A second set of samples shall be obtained 24 hours after the first set of samples are taken. A copy of the test results along with a Chain of Custody form shall be submitted to the City Inspector.

4.2.9 Connection of New Main

Once approved by the City Inspector, the Contractor will be required to connect the new main to the existing City water supply. The Contractor shall make all required connections within 3 days of notification. The City Inspector will coordinate the work through the Public Works Department.



Connection pieces shall be disinfected per AWWA C651-14 section 4.10 in the presence of the City Inspector. Once all connections are complete, the City Inspector will arrange for the main to be placed into service.

UPDATE 2023

Approved Materials List for Water Distribution Potable System Materials Testing and Inclusion Procedures

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Manufacturers who would like materials considered for the approved materials list shall:

1. Comply with all the design criteria set forth for the approved materials.
2. Supply, at the manufacturer's expense, the materials to be tested. (Quantity to be determined by the Nibley City Public Works Department)
3. Any project using brass or bronze service material that comes in contact with potable water must meet AWWA C-800, NSF 61-8 and Federal Law.
4. Preference will be given to materials manufactured and assembled in the United States.

Once the materials have been received, the Water Division will visually inspect materials for defects and compliance with all City standards. The Water Division will install or oversee the installation of all materials in the distribution system or other test sites as determined to be in the best interest of the City. Materials will be tested and evaluated for a minimum of one year, commencing on the date of installation. Evaluations will include but are not limited to:

1. Ease of installation
2. Availability of parts
3. Operational issues
4. Quality of manufactured materials
5. Number of moving parts
6. Reliability of service

If the materials supplied, at any time in the testing period fail, the testing will be concluded immediately. If the materials successfully complete the testing period, Water Distribution will recommend the product to be included in the Nibley City Approved Materials List.

The Approved Materials List will be updated at least annually at the first of each year. Except for emergencies, new Manufacturers and Models that have been approved by the City for inclusion on the list will be added at that time.

A maximum number of manufacturers will be approved for each category. Once a category has been satisfied, manufacturers successfully completing the test requirements will be added to a waiting list. Pending materials will be listed sequentially according to successful completion of testing. Materials presently on the Approved Materials List may be omitted from the list due to:

1. Change in service/availability.
2. Change in product design.
3. Bankruptcy
4. Consistent product failure
5. Other issues that found to reasonably be cause for omission as determined by the City Engineer.

If an approved material is taken off the list for any of the above reasons, the first pending material will be added to the list.

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Water Distribution Materials

Fire Hydrants (3 Manufacturers)

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Requirements

- Meet APWA and AWWA Standard C502 and C550
- UL 246 approved
- Dry barrel hydrant
- Working Pressure rating of 250 psi
- Method of lubrication shall be food grade oil or grease
- Operating nut shall be 1-1/2 inches pentagon (standard)
- Direction of opening shall be counterclockwise (left)
- Hose and pumper threads (male) shall be brass and field replaceable
- Threads shall be "National Standard"
- 2 hose nozzles (2-1/2 inches) and 1 pumper nozzle (4-1/2 inches)
- Inlet connection shall be mechanical joint
- Shall include "traffic flange"
- Hydrant laterals shall be PVC DR14 material with mechanically restrained joints
- A 2.0 to 3.0 square foot concrete thrust block shall be installed at the base of all hydrants
- Size of hydrant valve opening shall be 5-1/4 inches
- All public hydrants shall be painted red



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MANUFACTURER	MODEL
<u>East Jordan (EJ) - Preferred</u>	<u>Watermaster 5CD 250</u>
<u>Clow</u>	<u>Medallion</u>
<u>Mueller</u>	<u>Super Centurion 250</u>

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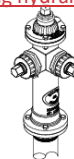
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Blow Off/Flushing Hydrants (1 Manufacturer)

Requirements

- Flushing Valves are used on dead end lines for flushing purposes where fire flows are not adequate
- Shall be provided with a 4-inch gate valve accessible and near the flushing hydrant
- Working Pressure rating of 250 psi
- 2 Nozzle Bolted Flange Top Stock
- Location to be approved by City Engineer
- Protected from damage and traffic by bollards or other
- Must have MJ Inlet sized for 3 fps flushing of main line



2 NOZZLE BOLTED FLANGE TOP STOCK

MANUFACTURER	MODEL
<u>Kupferle</u>	<u>Eclipse #2 Post Hydrant</u> <u>2-nozzle Bolted Flange Top Stock</u>

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Fire Hydrant Grade Adjustments (1 Manufacturers)¶

¶ Requirements¶

- <object>• Extensions shall not be used to reach finish grade for new fire hydrant installations.¶
- Where the finish grade around an existing fire hydrant is changed, an extension kit, installed per the manufacturer's specifications, may be used.¶
 - Only one extension may be used per hydrant. The extension kit must be manufactured by the original fire hydrant manufacturer; no aftermarket parts are allowed.¶

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Water System Grease (2 Manufacturers)

Requirements

- All metal threaded parts used in the water system, including “Blue Bolts” shall be applied with food grade grease meeting NSF requirements.

<u>MANUFACTURER</u>	<u>MODEL</u>
<u>Mystik</u>	<u>FG-2 Food Machinery Grease</u>
<u>Clarion</u>	<u>Food Machinery Grease</u>



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Fire Hydrant

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Fire Hydrant Locks (2 Manufacturers)

Requirements

- Must prevent unauthorized operating of hydrants
- Readily attaches to all hydrant makes and models
- Must be strong enough to withstand vandalism and weather extremes
- Hydrant must be operated without removal of lock utilizing magnetic type wrench only

<u>MANUFACTURER</u>	<u>MODEL</u>
Hydra-Shield	Custodian
USA Blue Book	Hydrant Lok



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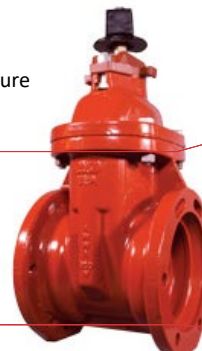
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Gate Valves (4 Manufacturers)

Requirements

- Meet APWA and AWWA Standards C515 and C550
- Valves body shall be ductile iron and meet or exceed reduced wall standards
- Valve wedge shall be fully encapsulated with nitrile rubber
- Valves shall be epoxy-coated inside and out
- Stem o-rings shall be replaceable with the valve fully open at rated working pressure
- Direction of open shall be counterclockwise (left)
- All fasteners shall be stainless steel

<u>MANUFACTURER</u>	<u>MODEL</u>
Mueller	Series 2361 or 2362
Clow	Style 2638 or 2639
Kennedy	Style 7000
M&H	Style 7000



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Air/Vacuum Release Valves (1 Manufacturer)

Requirements

- Air/vacuum release valves shall be constructed of composite or stainless-steel components
- Parts and fittings for Air/Vacuum Release Valves shall be of Stainless-Steel construction.

MANUFACTURER	MODEL
ARI	No. D-060NT – Combination air valve "Barak" w/ 1-1/2" x 2" ARI Bug Screen



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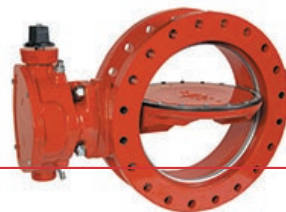
Butterfly Valves (1 Manufacturer)

Requirements

- Butterfly valves are required on distribution mains 12 inches and larger.
- Meet applicable APWA and AWWA Standards C504 Standard
- Valves shall be 250 class pressure rated or higher
- The valve disc shall be fully encapsulated in nitrile rubber
- Valves shall be epoxy coated inside and out
- All fasteners shall be stainless steel
- Direction of open shall be counterclockwise (left)

MANUFACTURER	MODEL
<u>Crispin</u>	<u>K-FLO</u>

No exceptions



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Pressure Reducing, Sustaining and Altitude Valves (2 Manufacturers)

Requirements

- Ductile iron body
- Diaphragm type, class 150
- Epoxy coated inside and out
- Stainless steel parts and fittings
- Tested at a minimum pressure of 175 psi
- 150 lb flanged ends

MANUFACTURER	MODEL
CLA-VAL	No. 92-01, 50-01, and 650-01



Water Meters (1 Manufacturer)

Requirements

- Appropriate make, model, and manufacturer is to be determined by the Water Distribution Department. All meters are supplied by Water Distribution.

SIZE	TYPE	MANUFACTURER
1"	Magnetic / Positive Displacement	Neptune
2"	Magnetic / Positive Displacement	Neptune
4" to 6"	Magnetic	Neptune
8" and Larger	Per City Engineer's Direction	Neptune
Fire Hydrant Meter	3"	City Provided



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Meter Reading Devices (1 Manufacturer)

MANUFACTURER	MODEL
Neptune	E-coder R900i



Water Service Saddles (3 Manufacturers)

Requirements

- Meet applicable APWA, AWWA C800, and NSF 61 Standards
- Double strap brass or stainless-steel saddle
- Thread shall be female iron pipe

MANUFACTURER	MODEL
Ford	Style 202B
AY McDonald	3826
Mueller/Jones	BR2B/J-979



Water Mains (All Manufacturers)

Requirements

- All mains shall be Blue PVC per AWWA C-900 or C-905 for larger pipe
- Meet ASTM Standard D3139 & F477; UL 157
- C-900- Minimum class DR 14 (305 psi)
- C-905- Minimum class DR 18 (235 psi) (14-inch diameter and larger)



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Water Service Lines

Requirements

- Minimum size service line is 1"
- ASTM 2737
- 250 psi minimum pressure rating (SDR 9)
- AWWA C901 – 1" to 2"; **AWWA C900 – 4-inch and larger**
- Diameter of service line material must be to the nearest inch in size – no half inch increment pipe
- Water service lines shall be the same size as the water meter from the connection at the water main to the meter. Exception for manifolded meters for 4-unit residential structures- see Design Standards.



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Corporation Stops (3 Manufacturers)

Requirements

- Meet applicable AWWA C800 and NSF 61 Standards
- Inlet threads shall be iron pipe
- Shall utilize a ball valve
- For service line installations, the outlet shall utilize a compression style pack joint
- For downstream end of blow off installations, the outlet shall utilize male iron pipe threads



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MANUFACTURER	MODEL
Ford	FBRW1100-TA
AY McDonald	4104B-22
Mueller/Jones	P25028-10/E-1935

Meter Valves/Curb Stops (3 Manufacturers)

Requirements

- Meet applicable AWWA C800 and NSF 61 Standards
- Angle stop ball valve with 90-degree Tee Head rotation
- Padlock wings
- The inlet shall utilize a compression style pack joint with set screw
- 1" curb stops shall have a swivel meter coupling to allow for meter installation
- 2" curb stops shall be flanged, have elongated bolt holes allowing for either 2" and 1 1/2" meters, and allow for drop in rubber gaskets



MANUFACTURER	MODEL
Ford	BFA43-777W, BA43-444W
AY McDonald	4602B-22
Mueller/Jones	P-24258, P-24276/E-1963, E-1975

Backflow and Cross-Connection Devices

Requirements

- Refer to the approved assemblies list published by the USC Foundation for Cross-Connection Control and Hydraulic Research for backflow prevention and cross-connection devices and assemblies that are approved for use in the City.

Tapping Sleeves (2 Manufacturers)

Requirements

- Meet AWWA C223-02
- No Size on size applications

MANUFACTURER	MODEL
Powerseal	3490AS
Smith Blair	663



Full Circle Repair Clamps (3 Manufacturers)

MANUFACTURER	MODEL
Romac	SS1, SL1
Ford (Single Band)	F1
Smith-Blair	221, 226, 229, 238



Flex Couplings (3 Manufacturers)

MANUFACTURER	MODEL
Romac	XR-501 Extended Range
Ford	FC2W Transition Coupling
Total Piping Solutions	HyMax 2 Series



Restrained Flange Coupling Adapters (3 Manufacturers)



MANUFACTURER	MODEL
Smith-Blair	912
Romac	FC400/FCA 501/RFCA
Ford	FFCA

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Restrained Joints - Gasket Style (4 Manufacturers)

MANUFACTURER	MODEL
American Cast Iron Pipe Co.	Flex Ring Joint
American Pipe	Fast Grip Gasket
McWane	Sure Stop 350 Gasket
Griffin Pipe	Talon Gasket



Restrained Joints - Mechanical Style (5 Manufacturers)

Requirements

- Meet applicable AWWA Standards
- Must be approved for the pipe material

MANUFACTURER	MODEL	Pipe Material
EBBA Iron	1100 Series	Ductile Iron and Steel
Romac	Roma Grip	Ductile Iron and steel
Ford	UFR 1400	Ductile Iron
Star Pipe Products	Stargrip Series 3000	Ductile Iron
Star Pipe Products	Stargrip Series 4000	PVC
Star Pipe Products	Pipe Restrainers Series 1100G2	PVC
Romac	Grip Ring	Ductile Iron and PVC



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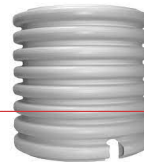
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Water Meter Barrels / Pits

Requirements

- 21" diameter for 1" meters; 36" diameter for 2" meters
- White HDPE smooth single wall or Corrugated dual wall HDPE
- 3" wide by 3.25" tall notch at 0 and 180 degrees
- 48" length



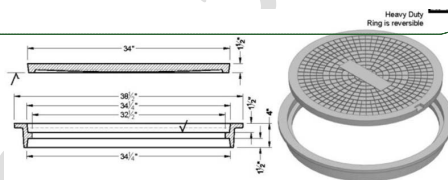
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Water Meter Barrel Covers

Requirements

- Lid Diameter: 1" Meter - 12"; 2" meters 31 1/2"
- Overall Diameter: 1" Meter - 23"; 2" meters 39 1/8"
- Recessed for Neptune antenna

<u>METER SIZE</u>	<u>MANUFACTURER</u>	<u>MODEL</u>
<u>1"</u>	<u>D&L</u>	<u>L-2244</u>
<u>2"</u>	<u>D&L</u>	<u>A-1700</u>



Water Line Fittings

Requirements

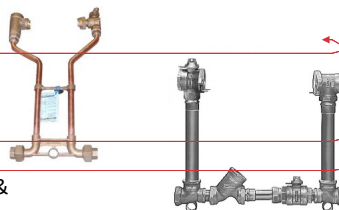
- Ductile Iron
- Flanged
- Blue Bolts
 - Fluoropolymer Coating
 - Corrosion-resistant, high-strength low-alloy steel
 - ANSI/AWWA C111/A21.11



Water Meter Setter

Requirements

- For 1" and 2" meters
- 18" setter length
- Copper tubing
- Lead free
- Padlock wings
- Angle key Valve on City side
- Brass components ASTM B584 & NL (in contact); ASTM B62 & B584 (non contact)
- Angle dual check valve on customer side
- Compression fittings at City and customer connections



- The shut off valve of each setter shall measure 24 to 30 inches below the finished elevation of meter lid.
- 18" long - ¾" schedule 40 PVC pipe installed through hole in the bottom of each 1-inch setter
- 18" long- 1" schedule 40 PVC pipe installed through hole in the bottom of each 2-inch setter
- Tracer wire to be accessible and installed with sufficient length to extend to the top of the meter barrel or vault
- Setters for 4 and 6 inch meters shall be in accordance with APWA Standards as amended by Nibley City.

METER SIZE	MANUFACTURER	MODEL
1"	AY McDonald	720-418CDD44
1"	Ford	VH-74-18W-11-44-NL
1"	Muller	H-14195-6DN
2"	AY McDonald	721-718WDGG77
2"	Ford	VBHH-77-18B-44-77-NL
2"	Muller	B-2423-2N

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Ground clamp on setter for attaching tracer wire.

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Valve Boxes (3 Manufacturers)

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Water Stub Markers (1 Manufacturer)¶

¶

Requirements ¶

<object>Blue in color¶

Fiberglass¶

66" length¶

Ultraviolet resistant / Temperature stable¶

3.75" Wide¶

2 7/8" x 12 ½" sized decal¶

¶

MANUFACTURER

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Requirements

- Top and Bottoms to be domestic
- Slip cover
- 24-pound universal lid required in all arterial streets
- Installed per amended APWA standards with concrete collar

MANUFACTURER	MODEL
Tyler Union	6855/145325/145451
Bingham & Taylor	GRE-5B64S/5T55SCL35/5LHVTSK4WCL35/CUL5LWRDBLACK
EJ Iron Works	6800/8555



Pipe Wrap Tape

Requirements

- 2" Wide
- 20 Mill Thickness
- Suitable for use between at 60° C
- Moisture resistant
- Adheres to metal and plastic
- Non-corrosive, pressure-sensitive adhesive
- Does not require heat, moisture, or other manner of preparation to apply



Polymer Pipe Wrap

Requirements

- 12 mil Polyethylene Material
- AWWA C-105



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Blue in Color

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Tracer Wire

Requirements

- #12 solid AWG copper wire
- 2,500-foot minimum roll length
- Grease Connectors – 3M Direct Bury Kit DBR/Y-6, or Hughes Dri-Splice DS-100; DS-400; DS-500, or equal
- Splices shall be kept to a minimum



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Buried Water Line Marking Tape

Requirements

- 3" minimum width
- 4 Mill minimum
- Blue in color
- Black lettering "BURIED WATERLINE"
- Placed a minimum of 36-inches above the water main or just below the pavement section (pit run for road) if less than 36-inches above the pipe.



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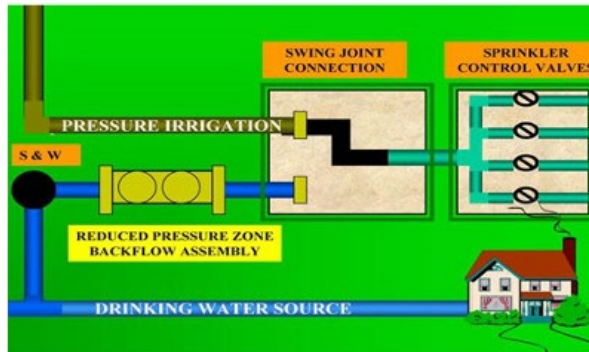
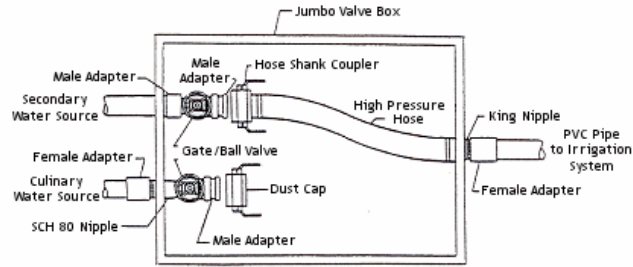
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Secondary Water Swing Connection

Requirements

- Must provide a full airgap disconnect between the two systems
- Must be documented by City Staff
- State of Utah requires a backflow prevention device between the connection and the City meter





CHAPTER 5

SEWER SYSTEMS

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5.1 General Information

5.1.1 Purpose

A. Introduction

This document provides guidance and minimum design criteria for the modification and construction of ~~sewer~~ systems within Nibley City. It is intended for use in the planning, design, plan preparation, and construction processes. These standards are intended to follow State of Utah (hereafter “Utah”) regulations in assuring that City facilities are reliably capable of collecting, transporting, and treating wastewater generated in the City’s service area. In the event a part of these standards is found to conflict with Utah standards, Utah standards shall prevail.

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The City maintains a citywide Wastewater Master Plan that has been developed to ensure that the City’s sewer system develops in an organized manner. Contact the City Engineer for further information regarding latest editions and updates to this Master Plan.

Wherever the language of this document refers to equipment or material to be used, or the language of a standard refers to an Approved Materials List, the “Approved Materials List ~~for Sewer~~” shall be used. Section 5.2- Nibley City Sewage Lift Station Standards, shall be followed when installing a new lift station. These documents can be obtained from the City’s City Engineer or from the City’s website, www.nibleycity.com.

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B. Abbreviations

ANSI - American National Standards Institute
APWA – American Public Works Association
ASTM - American Society for Testing and Materials
AWWA - American Water Works Association
BRHD – Bear River ~~Health Department~~
EPA - Environmental Protection Agency
HDPE – High Density Polyethylene
gpcd - gallons per capita per day
gpd - gallons per day
gpm - gallons per minute
POTW - Publicly Owned Treatment Work
PUE - Public Utility Easement
PVC - Polyvinyl Chloride
UAC – Utah Administrative Code

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Deleted: Department of Health Services



UDEQ - Utah Department of Environmental Quality

5.1.2 Ordinance Requirements

A. Mandatory Extension

Sewer Mains of a size required for the development or of a size required by the City shall be extended in all new roadways within a development and within all adjacent roadways to a development unless otherwise approved by the City Engineer. Unless otherwise agreed to in a development agreement, where the City requires larger pipe than what is needed for the development or in a location that isn't necessary to serve the development, the City will participate in the construction of that infrastructure.

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B. Construction Plans

Upon development of property for which City water or sewer service is available, the Developer shall submit a plan, prepared by a Professional Engineer licensed in the State of Utah, for the sewer system.

C. Fees & Construction Costs

The Developer shall, at his or her expense, construct all on-site and off-site improvements necessary to serve the development. This includes payment of all required development fees.

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D. Non-residential Discharge

The City may require users who have a nonresidential discharge to monitor their discharges and obtain a Wastewater Discharge Permit. The permit may be obtained from the Logan City pre-treatment program and is required to be renewed annually. Permitted industries are also subject to quarterly or monthly inspections, sampling and reporting as required by their permit.

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E. Nibley City Code

For more specific information on ordinance requirements, review of the Nibley City Code is recommended.
<https://nibley.municipalcodeonline.com/book?type=ordinances#name=Preface>



5.1.3 Standards of Design and Construction

A. Referenced Standards

The technical specifications shall require that installation be in accordance with the requirements based on the criteria, standards and procedures established by:

1. Utah Administrative Code R309 & R317;
2. Current American Public Works Association (APWA) Standards and Specs as amended by Nibley City;
3. Recognized industry standards and practices;
4. The product manufacturer's recommendations and guidance;
5. The Following codes, as adopted by the State of Utah:
International Building Code, International Plumbing Code,
International Mechanical Code and National Electrical Code;
6. American Society of Testing Materials (ASTM);
7. American National Standards Institute (ANSI);
8. Occupational Safety and Health Administration (OSHA), US
Department of Labor or its succeeding agencies;
9. American Society of Civil Engineers (ASCE); and
10. American Water Works Association (AWWA);

5.1.4 City Policies

A. Design Basics

Sanitary sewers shall be designed to serve the ultimate population density expected in the tributary area. The design must be in conformance with the current City approved Wastewater Master Plan, and as such, shall take future connections into consideration.



B. Private Sewer Mains

Except in planned commercial centers and private drives/alleyways etc., sewer mains shall not be privately owned. Private sewer mains shall not receive discharge from public sewer mains.

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1. A Private Utility Agreement must be in place and recorded on the properties describing ownership and maintenance requirements.

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2. Sewer service lines and connections thereto shall be privately owned and maintained.

3. Private sewer lines shall meet City Engineering design standards for approval. Privately owned and maintained sewer lines shall not be located within the street right-of-way or a PUE.

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C. EPA Regulation

The City is required by the U.S. EPA to develop and implement a program to control discharges that might harm the publicly owned treatment work (POTW). The program establishes local discharge limits for non-residential users and provides for a permitting process based on user discharges and business types. Specific information may be obtained by calling the City Engineer at 435-752-0431. The permit administered through the Logan City pre-treatment program and is required to be renewed annually. Permitted industries are also subject to quarterly or monthly inspections, sampling and reporting as required by their permit.

5.1.5 Sewer System

A. Requirement to Connect

All developments are required to connect to the City's sewer system if located within 300 feet of a City Sewer Main or the property is within a water source protection zone as defined by the Nibley City Code. Where connection isn't feasible according to City Code, onsite disposal systems may be allowed as approved by the City Engineer.

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B. Sewer Pipe Classifications



The City's sewer system includes classifications of sewer lines which are determined by use. These classifications are:

1. **Building Service or Lateral** – This is the line from the building to the public or private **Sewer Main** or onsite disposal; also called house connection.

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2. **Sewer Main** – A principal sewer line to which **Building, Service, or Lateral** sewer lines are tributary.

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Lateral Sewer - An 8 to 10-inch diameter sewer line that discharges into a larger sewer main and collects sewage from service lines.¶

3. **Force Mains** – A pressurized sewer line that receives sewer flows from a sewer lift station.

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C. Sewer Line Sizing

1. All developments shall provide for trunk / main, lateral, and service lines as required to provide sewer service for not only the individual development, but for the ultimate service area, as deemed necessary by the City Engineer.
2. Sewer lines shall be sized to accommodate their ultimate service area. Reference shall be made to the City's Wastewater Master Plan for the sizes and locations of **Sewer Mains** within the City. The minimum size line for a public main is 8-inch diameter.

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Interceptor Sewer - A larger than 16-inch diameter sewer line that receives flow from a number of sewers mains or laterals and conducts such wastewaters to a point for treatment or disposal. Service lines are generally not allowed to connect to interceptor sewer lines.¶

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D. Public Sewage Lift Stations

The City Wastewater Master Plan has estimated wastewater generation from the entire City. Refer to this plan for information regarding the approved location for public sewage lift stations. Public lift stations in size and location other than those identified in the City Wastewater Master Plan will not be permitted.

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E. Wastewater Design Report

At a minimum, Preliminary and Final Wastewater Reports shall be prepared by a Civil Engineer registered to practice in the State of Utah for each development within the City. The cost of said reports shall be the responsibility of the Developer. These reports shall be designed per the requirements of this manual and the City Wastewater Master Plan.

F. Updating The City's Model



Information provided in the City Wastewater Master Plan has been developed based upon the zoning land uses existing at the time of completion. If determined by the City Engineer or if a proposed development changes the land use of an area in such a manner that it significantly impacts the functionality of the City Wastewater Master Plan, the Developer will be financially responsible to update the City Wastewater Model prior to obtaining permits for construction.

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5.1.6 Plan Preparation

A. Preliminary Wastewater Report

A Preliminary Wastewater Report regarding the wastewater system for a development shall be provided to the City for nonresidential development and all Preliminary Plat applications that contemplate a phased approach to construction or have greater than 50 lots. The preliminary information provided within this report shall at a minimum calculate that amount of wastewater generated by the development, show the proposed location, sizes, inverts and rim elevations of existing and proposed Sewer Mains, manholes, lift stations, force mains, etc within and adjacent to the site. The report shall include calculations to substantiate proposed sizes are sufficient for the required capacity. The text shall describe the property, identify the wastewater treatment facility that will be accepting flows, and discuss any unique scenarios that may not be obvious by inspection of the plans. The Preliminary Wastewater Report will form the basis of design for each phase of development as it is submitted for approval. It is understood that plans are conceptual in this stage

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1. All development projects shall be responsible for determining their specific wastewater system needs. Services for proposed developments shall not be provided at the expense of existing customers. Preliminary and Amended Wastewater Reports shall state this in the introduction.
2. The design of the wastewater system can typically end at the point of connection to the City's existing sewer system. As determined by the City Engineer and/or in cases where a development requires a change to the City's general plan or zoning plan, additional improvements may be required beyond the point of connection to accommodate the proposed project.
3. If a property is desired to be developed which could result in increased line sizes within the project area or in its downstream

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receiving sewer lines or would otherwise significantly alter the Sewer Main alignments as shown in the City's current Wastewater Master Plan; the developer shall also be required to reimburse the City for the cost of amending the City's sewer master plan and City-wide sewer model.

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4. Calculations should be based on Manning's equations using a Manning's "n" of 0.013, as well as the invert elevations and pipe diameters of all existing and proposed pipes.
5. Wastewater flows generated within the development shall be calculated as specified in the Design Flows section of this chapter.
6. Off-site wastewater flows are included in the City's current Wastewater Master Plan unless newer information is provided by the City.
7. An electronic file containing calculations may be submitted along with the sewer reports but does not replace the need to provide this information in the written report. Common spreadsheet formats compatible with Microsoft Excel are acceptable.
8. Compliance with the current City Wastewater Master Plan for the respective area:
 - a. Each sewer report shall include a map showing the following:
 - i. All proposed onsite and off-site facilities; these include but are not limited to interceptors, sewer lift stations, and force mains.
 - ii. Proposed street locations, parcel boundaries, and proposed lots within each parcel.
 - iii. Contour lines at 2-foot intervals showing the elevation of the land surface shall be provided. If drainage requirements will require extensive grading, then finished grades should also be shown. Sufficient information must be provided to evaluate pipe cover and separation from other utilities.
 - b. A separate area location map shall be provided showing existing and proposed streets, as well as existing parcels surrounding the project to a distance of not less than 1 mile



from the exterior boundaries of the project. The County Assessor's maps can provide the information required to prepare these composite maps.

- c. The scale of all maps must be sufficient to show all required information clearly.
9. When the City Engineer determines that a final design for a phase of development is significantly different than what was approved in the Preliminary Report (ie significant changes the design or layout of the system), the Preliminary Report will be required to be amended at the expense of the Developer requesting the change.

5.1.7 Site Plans and Preliminary Plats

A. Plan Layout

All site plans and preliminary plats shall provide an exhibit that shows and labels the following:

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1. All existing wastewater lines, proposed wastewater lines, sizes, slope, and material types.
2. Lift stations and associated force mains.
3. All existing infrastructure shall be shown in dashed screened black line types. All proposed improvements such as wastewater lines, lift stations, and force main lines shall be shown in dark lines.
4. All existing and proposed wastewater line easements.

5.1.8 Construction Plan Requirements

A. Reviews and Approvals

1. All improvement plans which include work within the City shall be submitted for review and approval by City Staff. Plan review submittals are made to the City Engineer.

B. Plan Review Guidelines



No permits for public sewer installation will be issued until the Owner / Developer has provided the necessary easements and rights-of-way. The instruments of dedication must be approved by the City and recorded at the Cache County Recorder's Office. The following paragraphs highlight construction plan requirements pertaining to the preparation of sewer improvement plans which are to be submitted to the City for approval:

1. Plans shall be prepared per the City's construction plan development guidelines.
2. General Construction Notes and Sewer Construction Notes which apply to construction of Nibley City's sewer system are required on each set of construction plans which include work on the City's sewer system or a sewer system which is to be dedicated to the City. These notes are provided within this manual.
3. Sewer line stationing shall be shown along the pipe, monument, or roadway centerline.
4. Protection for sewer / water line crossings shall be shown in both plan and profile. The beginning and ending stations of the protection shall be called out.
5. If a line is to be connected to an existing system, the following note shall be placed on the plans: "Contractor shall verify the location of the existing sewer line before proceeding with trenching."
6. Both slope and elevation shall be shown on all proposed Sewer Main stubs. A profile is required for Sewer Mains.
7. Where sewer lines cross water lines, storm drains, reclaimed water lines or drainage culverts, the relationship shall be shown in both plan and profile and actual separations shall be called out.
8. Sewer line invert elevations shall be called out for all plans showing sewer line construction.
9. The drawings shall show all utility locations, sizes, material types, easements, rights-of-way, and other structural features of the sewer for current and future building construction.
10. Lift station details shall show all invert elevations, structural elevations, existing and finished grades, control setting elevations,

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structural design of wet wells and dry wells, valves and piping, surge control devices, pump suction, discharge details, and any other details which will provide a clear understanding of the design.

11. All force main lines shall be shown in profile. Plans and profiles of force mains shall show size, invert and grade elevations, materials of construction, utility location, and any other details which define the force main construction requirements.
12. Private sewer lines shall be noted as such on plans. The responsibility for operation and maintenance should also be called out.
13. Easements of record shall be noted and shown in plan view, including docket and page numbers and / or the Cache County Recorder's number.
14. All plan documents for sewers and / or wastewater treatment works shall be prepared by a Registered Professional Engineer licensed in the State of Utah.

5.1.9 As-Built Drawings

A City-approved set of as-built drawings are required for all sewer system improvements constructed in the City prior to acceptance of the system and start of the 1-year warranty period. If requested by the City Engineer, As-built plans shall be signed and sealed by a qualified professional registered in the State of Utah.

5.1.10 Design and Construction Requirements

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A. Materials, Construction, and Details

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In selecting pipe material for sewers, consideration shall be given to the chemical characteristics of the wastewater (especially in industrial waste flow areas), the possibility of septicity, exclusion of infiltration, external and internal pressures, abrasion, and similar problems encountered with the established grades.

1. Approved PVC or HDPE may be used for gravity Sewer Main lines and service laterals, between 4 and 15 inches (see Approved Materials List for Sewer), Under certain circumstances, other

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material may be considered in a case-by-case basis. Materials and details for Sewer Mains larger than 15-inch diameter will also be reviewed on a case-by-case basis.

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2. Pipe materials used for pressurized or forced mains shall be approved by the City Engineer and pressure rated to 1.25 times the working pressure.
3. No sewer lines (Public or Private) other than Service Laterals shall be less than 8 inches in diameter.
4. Pipe material, size, and slope shall not change between manholes.
5. Sewers shall be laid with a straight alignment between manholes. Pipe zone and bedding and backfill shall be untreated base course material Class A or B, Grade $\frac{3}{4}$ inch in compliance with APWA Section 32 11 23 or $\frac{3}{4}$ inch minus sewer rock.
6. Trench backfill material above the pipe zone at locations within existing and future roadways shall be 3-inch minus Borrow meeting APWA Standards as amended by Nibley City.
7. Clay dams shall be installed every 200 lineal feet of trench in areas where groundwater is encountered. Additional clay dams shall be provided at boundaries of wetlands or other waterways. Clay dams shall extend from the bottom of trench to the bottom of the designed roadway pavement section (borrow). Clay material shall be ensure water does not flow within utility trenches and is of a consistency that allows appropriate placement and compaction.
8. Sewer Lines, including laterals shall be identified by 12 gauge, solid copper tracer wire shall be run with pipe. Locating tape labeled SEWER shall be placed a minimum of 36" above the sewer main or just below the pavement section (pit run for road) if less than 36" above the pipe.
9. Where standard-strength pipe is not structurally sufficient, and sufficient cover cannot be maintained, additional strength must be obtained by using higher class pipe. Special bedding specifications and / or special construction methods may also be required.

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10. All types of pipe materials used in design shall have established ASTM, ANSI, or NSF standards of manufacture or seals of approval, and shall be designated for use as sewer pipe.

11. Pavement replacement type and compaction type shall be indicated per City Standards, this manual, and APWA standards, and shall be identified on each sheet.

12. Generally, sewer lines may not be located within zones one and two of a public drinking water system's source protection zones. However, if all requirements of this standard in addition to taking the following precautions in accordance with Utah R309-515, sewer lines may be permitted within zones one and two:

a. Sewer lines shall meet conditions identified in R309-600-13(3) and shall be specifically constructed as follows throughout zone one in aquifers classified as protected and zones one and two, if the aquifer is classified as unprotected:

i. Sewer lines shall be constructed to remain watertight. The lines shall be deflection-tested in accordance with the Division of Water Quality Rule R317-3. The lines shall be video inspected for any defect following completion of construction and no more than 14-days prior to placing in service.

ii. HDPE DR14 (or less) pipe having all joints fusion welded with a PE3408 or PE4710 rating; or,

iii. PVC C900 or 905 DR18 (or less). PVC pipe shall be either restrained gasketed joints or shall be fusion welded. Solvent cement joints shall not be acceptable; or,

iv. Ductile Iron Pipe with ceramic epoxy lining, polyethylene encasement, restrained joints, and a minimum pressure class of 200.

B. Hydraulic Design

1. Sewer lines shall be designed for the estimated ultimate tributary population. The City Engineer may approve the design for reduced capacities provided the capacity of the system can be readily increased when required. The maximum anticipated

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capacity required by institutions, industrial parks, etc. must be considered in the design.

2. Sewer lines shall be designed to flow no greater than three-quarters (75%) full.
3. Sewer lines shall be designed using the criteria identified in the City's Sewer Master Plan. The current Master Plan may be downloaded from the City's website.
4. Sewer line slopes shall be sufficient to maintain a velocity of 2 fps. Calculations are to be based upon Manning's Formula, using an "n" value of 0.013. To prevent abrasion and erosion of the pipe material, velocities exceeding 9 fps should be avoided.
5. Hydrogen sulfide problems must be analyzed in the Design Report and be provided for in the design of the system where required.
6. All velocities should be analyzed under peak hour flow conditions.
7. The following table indicates the minimum and maximum slopes generally considered necessary to obtain desired velocities. Table 5.11-1 shows the minimum slopes which shall be provided; however, slopes greater than the minimum are desirable. Minimum slopes reflect guidelines from the Nibley City Sewer Master Plan. Exceptions require the written approval of the City Engineer:

TABLE 5.11-1 Minimum Slopes for Sanitary Sewers (n = 0.013)

Pipe Size (inches)	Minimum Slope <i>2.0 fps</i> (ft/ft)
<u>8</u>	<u>0.004</u>
<u>10</u>	<u>0.0028</u>
<u>12</u>	<u>0.0022</u>
<u>15</u>	<u>0.0015</u>

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Sewer lines 8 to 10 inches in diameter:¶

¶

Shall be designed with peak capacities of not less than 1000 gpd when flowing full.¶

¶

Sewer mains larger than 10 inches in diameter:¶

¶

Shall be designed using the criteria identified in the City's Wastewater Master Plan. The current master plan can be downloaded from the City's website.¶

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<u>18</u>	<u>0.0012</u>
<u>24</u>	<u>0.0010</u>

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8. Flatter Slopes

Slopes flatter than those required for the 2-feet-per-second velocity criterion, may be permitted by the City Engineer and State of Utah standards provided that:

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- a. there is no other practical alternative;
- b. the depth of flow is not less than 30 percent of the diameter at the average design rate of flow; and
- c. the design engineer has furnished with the report the computations showing velocity and depth of flow corresponding to the minimum, average, and peak rates of flow for the present and design conditions in support of the request for a variance.

9. Steep Slopes

- a. Where velocities greater than 9 feet per second are attained, special provision shall be made to protect against displacement by erosion and shock.
- b. Sewers on 20 percent slopes or greater shall be anchored securely against lateral and axial displacement with suitable thrust blocks, concrete anchors, or other equivalent restraints, spaced as follows:
 - i. Not over 36 feet center to center on grades 20 percent and up to 35 percent;
 - ii. Not over 24 feet center to center on grades 35 percent and up to 50 percent;
 - iii. Not over 16 feet center to center on grades 50 percent and over.
- c. Where velocities greater than 15 feet per second would be attained, drop manholes may be used to aid in reducing the



velocity. Drop manholes may not be used under any other circumstances unless specifically approved by the City Engineer.

10. Design Flows

- a. The Peak Hour wastewater flow rate shall be used to determine line size capacities based on the Nibley City Sewer Master Plan.
- b. The actual Peak Flows of the Nibley City sewer system vary throughout the system based on flow routing, so one peaking factor is not consistent throughout the collection system. The Nibley City sewer model should be referenced to verify the existing system has adequate capacity to facilitate additional connected flows. The cost to model the designed system shall be paid by the owner or developer.

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11. Commercial and industrial capacities shall be calculated and documented by the Engineer or Architect based on fixtures and any expected process or wash down flows. Calculations shall not be considered final until approved by the City Engineer. The Nibley city Sewer Model shall be used to verify the existing system has adequate capacity to facilitate additional connected flows. The cost to model the designed system shall be paid by the owner or developer.
12. The City Engineer will consider other rates of flow for the design if such basis is justified on the basis of supporting documentation.

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¶
2.5 times the Average Day generation rate for lines larger than 10 inches.¶
¶
Table 6.3-1 below lists average day wastewater generation rates. In the absence of more specific or updated information in the Master Wastewater Plan, the following shall be used to calculate wastewater generation rates. ¶
¶
TABLE 5.11-2 – Average Day Wastewater Generation Rates ¶
(not including I&I)¶
¶
Land Use

C. Right-of-Way

1. All City sewer lines shall be located underneath asphalt pavement within a street right-of way unless otherwise approved by the City Engineer.
2. Sewer lines in local residential streets shall typically not cross street centerline, unless approved by the City Engineer.
3. The outside edge of manhole shall be located at least 2 feet from the street centerline or near edge of curb and gutter.



4. All sewer lines shall be aligned parallel to the property lines or the street centerlines, or as close to parallel as possible.
5. Sewer mains shall not be located under a raised street median or stormwater basin unless otherwise approved by the City Engineer.

D. Easement Requirements

1. No sewer line shall be installed in an easement unless the City Engineer has approved the placement of the line in an easement and the property owner has dedicated the necessary easements.
2. If approved, sewer lines outside of public rights-of-way shall be placed in easements not less than 20 feet wide. A 30-foot wide easement is required for lines deeper than 10 feet; for pipes with diameters greater than 16 inches the City Engineer shall determine the required easement width. Sewer lines shall be accessible from a public right-of-way or other accessible public easement at all times.
3. Easements larger than 20 feet in width may be required if other utilities are co-located in the easement or if additional area is needed for maintenance and equipment access due to the size and/or depth of the lines.
4. Easements shall be free of obstructions, shall not be located in a fenced area, and shall at all times be accessible to City service equipment such as trucks, backhoes, etc.
5. Easements shall be dedicated prior to obtaining any sewer construction permit.

E. Sewer Pipe Locations and Separations

1. Service Lateral Locations
 - a. The engineering plans shall contain the following statement:
“If a sewer service falls under a driveway during the construction of a home, it shall be relocated or a cleanout shall be installed at the outside PUE line, at the City’s discretion”.
2. Separation of Water and Sewer Lines

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¶
A service line may be located beneath a driveway wing of a residential lot, if the narrowness of the lot does not permit an alternative location (as approved by the City Engineer).¶
¶



Caution should be taken in the design and construction of sewer lines to protect all water supplies from wastewater contamination. To minimize the potential of contamination, the Engineer shall design the horizontal and vertical separation of water and sewer lines in accordance with State Codes, City Standard Specifications and City Standard Details.

- a. The minimum separation between sewer lines / sewer Service Laterals and water lines / water service lines shall be 2 feet vertical and 10 feet horizontal, all as measured from nearest wall to nearest wall.

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3. Separation from Gas Lines

The minimum horizontal distance from a sewer line to a parallel gas line shall be 3 feet, from nearest edge to nearest edge.

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4. Separation from Water Course

- a. Sewer lines crossing less than two feet below a water course or under large structures such as box culverts and bridges, shall require the use of HDPE carrier pipe housed within welded steel or HDPE casing pipe.

5. Sewers crossing over water lines, other utilities and culverts must be a minimum of 18-inches above, as measured from nearest edge to nearest edge. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from water main joints.

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F. Sewer Lines Cover and Depth

1. All private, public, and service wastewater lines shall have a minimum of 4 feet of cover, as measured from finished ground at the property line or easement line. A sewer line may be installed with less than 4 feet of cover over the top of the pipe with special written approval from the City Engineer. A private sewer lateral may have 36-inches of cover.
2. Depths of sewer trunk lines identified in the City's Wastewater Master Plan shall be of sufficient depth to follow the design of the Wastewater Master Plan, per City Engineer.
3. All sewer lines that extend across / beneath areas that can be inundated with water or are within the groundwater table shall be

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constructed to prevent damage to the pipe due to scour, freezing, and floating. All sewer lines and manholes shall be water tight so as to eliminate all infiltration of the surrounding water.

4. All sewer pipe approved within a water course shall be constructed of HDPE material that extends 10 feet each side and shall be constructed:
 - a. 2-feet below the 100-year scour limit.
 - b. 1-foot below a bedrock surface.
 - c. A minimum 3-feet below any other material. Cover in excess of 3-feet may be required in waterways having a high erosion potential.
 - d. As close to perpendicular to stream flows as possible.
 - e. Sewers entering or crossing streams shall be constructed of cast or ductile iron pipe with mechanical joints.
5. Sewers shall be installed at a depth sufficient to ensure gravity drainage of wastes from each service. Sewer design shall ensure adequate drainage from the ultimate drainage area and shall allow for the future extension of service to adjacent parcels.
6. All sewer lines shall be designed to absorb superimposed live loads and backfill overburden without damage to the pipe material, and without adversely affecting the hydraulic characteristics of the pipe. The Engineer shall specify minimum depths of cover to be provided during the construction of roadways or other facilities affecting cover over the sewer line.
 - a. PVC pipes shall be a minimum SDR 35 class pipe for depths up to 15 feet and a minimum SDR 26 for depths 15 to 30 feet.
 - b. HDPE pipes shall be a minimum class of DR-11.
7. If approved by the City Engineer, shallow sewer lines shall be evaluated for the requirement of insulation against freezing.
8. Sewer Lines, including laterals shall be identified by 12 gauge, solid copper tracer wire shall be run with pipe.

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- a. All splices shall be with grease filled wire connectors.
- b. At vault and manhole locations, wires shall be coiled inside and secured in a location that is readily accessible near the entrance to allow access to the wires without completely entering the vault and to protect the wire from dislodging and falling into the sewer flow line. Tracer wire shall run up the sides of each manhole or vault and extend into the manhole cone just below the top by means of a drilled hole or saw cut.
9. Locating tape labeled SEWER shall be placed a minimum of 36" above the sewer main or just below the pavement section (pit run for road) if less than 36" above the pipe.
10. Trenching, backfilling, and compacting APWA and City Standard Specifications unless otherwise specified in this manual. Reuse of excavated trench material is prohibited within public roadways. The material and backfill zones shall be as follows:
- a. For plastic pipe, bedding and backfill material used to surround the pipe shall conform to APWA and City Standards and have a maximum particle size of ¾ inch;
- b. For ductile iron pipe, bedding and backfill material shall conform to APWA and City Standards and shall contain no stones larger than 2 inches; and;
- c. Trench backfill material above the pipe zone at locations within existing and future roadways shall be 3-inch minus Borrow meeting APWA Standards as amended by Nibley City.
- d. Clay dams shall be installed every 200 lineal feet of trench in areas where groundwater is encountered. Additional clay dams shall be provided at boundaries of wetlands or other waterways. Clay dams shall extend from the bottom of trench to the bottom of the designed roadway pavement section (borrow). Clay material shall be ensure water does not flow within utility trenches and is of a consistency that allows appropriate placement and compaction.
11. Sewer lines to be abandoned shall be approved by the City Engineer. Abandoned sewer lines larger than 6-

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inches in diameter shall be entirely removed or grout filled the entire length of the pipe.

G. Intersecting Lines

1. When the diameter of a sewer line changes within a manhole, the inside crown elevations of the two pipes shall match.
2. Manholes with the through-line having a change in direction greater than 30 degrees shall have a minimum 0.10-foot drop through the manhole.
3. For manholes with a line intersecting the through-line, the intersection line invert shall be 0.10 feet above the flow line of the through-line.
4. The maximum angle between the upstream sewer line and downstream sewer line shall be no greater than 90 degrees.

H. Items that are not allowed

1. Horizontal curvilinear sewers will not be accepted.
2. Aerial Crossings.

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I. Tie-in to Existing System

1. Construction plans shall call for the Contractor to tie-in new work to the existing, active system only after completion of the new work, and with specific approval of the Public Works Inspector to make the tie-in.

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J. Manholes

1. Materials and Details
 - a. Manholes serving only 10-inch and smaller through lines and no other connection may be as small as 4 feet in diameter. All other manholes shall be 5 feet in diameter.
 - b. Manhole frames and covers shall be Class 35, ASTM A48 as more fully identified in the approved materials list.

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Manholes used in the City wastewater system will not contain built-in steps. ¶
¶
The interior of all manholes shall be coated with a City-approved corrosion resistant coating. See the City Approved Materials List for Wastewater.¶



- c. All manholes and rings shall be constructed of concrete or polymer; plastic substitutes will not be permitted.
- d. All manholes and risers shall have a smooth interior finish.
- e. The interior of manholes receiving discharge from forced sewer mains shall be entirely constructed of concrete with anchored HDPE liner (Perfect Lined Manhole by Geneva). Upon approval by the City Engineer, existing manholes may be coated with a City approved corrosion resistant coating. See the City Approved Materials List for Wastewater.
- f. Reinforced concrete adjusting rings shall have a total height of no more than 12 inches but no less than 6 inches.
- g. Eccentric cones with access openings shall accommodate installation of a 25-inch diameter iron lid with a 6-inch frame. Flat manhole caps/lids and low profile frames are not allowed.
- h. All manholes shall be provided with ladder/steps for accessing the manhole.
- i. The flow channel through manholes should be made to conform in shape and slope to that of the sewers. The depth of flow channels should be between one-half and three-quarters of the diameter of the sewer. Adjacent floor area should drain to the channel with the minimum slope of 1 inch per foot.
- j. Upon request of the City Engineer, sewer manholes shall be tested per ASTM C-1244-93.
- k. The flow channel through the manhole shall be precast or steel-trowel finished to conform in shape and slope to that of the sewer lines. The manhole shelf shall be brush or broom finished, with a slope of one inch per foot. The manhole bottom should be filleted to prevent solid depositions and channeled to ensure satisfactory flow to the lower invert.
- l. Manholes shall be watertight and protected from storm water and groundwater infiltration.
- m. Manholes shall typically not be located in drainage areas, detention/retention basins, or below the FEMA 100-year

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floodplain elevation (when located within a Flood Hazard Area).

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- n. If the City Engineer approves a design allowing manholes to be located in a floodplain, bolted water-tight manhole covers, or water-tight manhole inserts shall be used to prevent inflow. The manhole shall be designed such that infiltration or exfiltration cannot occur. Providing for the elimination of infiltration and/or exfiltration is the Design Engineer's responsibility in the design of the system.

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- o. Manholes located in undeveloped or landscaped areas subject to flooding or irrigation must be installed at least 18-inches higher than finished ground elevation. The manhole shall be provided with a water tight solid locking or bolted manhole cover.

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- p. Locked or bolted manhole covers may be desirable in isolated easement locations or where vandalism may be a problem as directed by the City Engineer.

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- q. Manhole covers located within a sidewalk, trail, or other walking surface shall be provided with solid locking or bolted manhole lids.

- r. Manholes shall be cast with boot style pipe connections.

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- s. Two layers of mastic seal shall be installed per joint. See the Approved Materials list for approved products.

- i. Mastic Seal shall be heated to within the manufacturer's recommendations prior to placement. The cone or barrel shall be placed on the mastic before temperatures fall below the manufacturers recommendations.

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- t. All exterior manhole joints shall be wrapped with a joint seal prior to backfill. See the Approved Materials list for approved products.

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- u. "Doghouse" manholes are generally prohibited in areas with high ground water. Where conditions prohibit other options, doghouse manholes located in areas of high groundwater shall have joints designs such that infiltration is prevented. Use of hydrophilic sealant at

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doghouse manhole bases and at pipe entry points is required.

- v. Manholes shall be inspected at final acceptance and again at 1-year warranty inspection. Contractor is responsible to clean manholes and address/repair any observed infiltration at each inspection and longer if construction continues beyond the 1-year warranty period.

- w. Electrical equipment installed or used in manholes shall conform to appropriate National Electrical Code, as adopted by the State of Utah, requirements.

K. Manhole Spacing

1. Spacing requirements

- a. Manholes are required at all changes in grade or direction and changes in pipe size, at all changes in alignment, and at locations necessary to ensure the sewer line stays within a paved area of a street or right of way.
- b. Unless otherwise specially approved in writing by the City Engineer, Maximum manhole spacing shall be:
- i 400 feet for 8 to 10-inch sewer lines.
 - ii 500 feet for sewer lines larger than 10-inch.
- c. Manholes in City streets must be located near the center of a traffic lane. Manholes should not be located in bike trails, equestrian trails, sidewalks, or crosswalks.
- d. Cleanouts
- i Cleanouts are not allowed in the City right-of-way or dedicated easement. If there are services between the last manhole and the end of the line, a manhole shall be required at the end of the line.
 - ii A double cleanout shall typically be located within the building envelope.

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- iii Cleanouts shall be placed no more than 30-inches outside of structures served and constructed every 100 feet on a sewer ~~Service Lateral. Other Cleanout~~ locations shall be in accordance with the IPC.
 - e. Manholes on boundaries of the subdivision shall have stubs with shaped inverts in appropriate directions for future connections.
 - f. Centerline stations and offsets shall be shown on all manholes.
 - g. A sewer manhole shall be required at the upstream end of a cul-de-sac. All manholes shall be located in such a manner as to provide easy access for the City's cleaning equipment.
2. Intersecting Lines Within Manholes
- a. Manholes with lines intersecting at angles more than 30 degrees shall have a minimum 0.10-foot drop across the manhole.
 - b. When sewer lines of differing sizes enter the same manhole, the crowns of all pipes shall match (ie set to the same elevation).
 - c. In large trunk lines, inverts at junctions should be designed to maintain the energy gradient across the junction and prevent backflow.
3. Drop Manholes
- a. Drop manholes may not be used for through line applications unless specifically approved in writing by the City Engineer.
 - b. Manholes receiving discharge from pressurized sewer lines (forced mains) shall be provided with 60-inch diameter manhole constructed with drop connections in accordance with APWA detail 433 (Alternate 2) as modified by Nibley City. The drop (vertical pipe) for pressure sewer connections shall occur inside the manhole.
 - c. The interior surface of drop manholes receiving discharge from pressurized sewer lines shall be entirely constructed of concrete with anchored HDPE liner (Perfect Lined Manhole

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by Geneva). Upon approval by the City Engineer, manholes may be coated with a City approved corrosion resistant coating. See the City Approved Materials List for Wastewater.

- d. A drop connection per APWA detail 433 (Alternate 2) as modified by Nibley City is allowed for connections that intersect with the Sewer Main or trunk line. The drop (vertical pipe) for gravity sewer connections shall occur outside the manhole.
 - i. Where the drop is less than 18 inches, the invert should be filleted and channelized with concrete rather than construction of a drop.

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4. Monitoring Manholes

- a. The City shall determine whether or not a commercial or industrial sewer service will be required to have a monitoring manhole to test the flow and composition of their sewage. As a general rule, commercial / industrial sewer users with a projected water consumption of 25,000 gpd or greater, sewer discharges of a categorical industrial nature, or other situations as deemed necessary by the City Engineer, shall be required to have a monitoring manhole.
- b. Sewer Service Laterals with diameters smaller than 6 inches that feed into monitoring manholes shall have no taps or bends for two pipe lengths upstream and one pipe length downstream.
- c. Design details for monitoring manholes on sewer Service Laterals 6 inches or larger, or with a peak flow greater than 40 gpm, shall be approved by the City.
- d. Monitoring manholes shall be located in a minimum 20-foot-wide PUE which extends from a 20-foot radius around the manhole to the existing public sewer. The monitoring manhole shall be accessible at all times to monitoring crews and vehicles.

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Deleted: <#>Manholes Vector Spraying¶

¶
If so requested by the Public Works Director at the time of construction manholes shall be sprayed with a vector spray meeting the following criteria: ¶

¶
Approved insecticides are identified in the City's Approved Materials List for Wastewater Collection Systems.¶

¶
A warranty for the insecticide application shall run concurrently with the one-year sewer system warranty period.¶

¶
A record of the insecticide applications and warranty information shall be provided to the City Public Works Department.¶

¶
The insecticide shall be applied to a depth of 12 feet with an average coverage of 140 square feet per manhole. Sewer outlets and inlets to manholes shall also be treated.¶

¶
The product and coating shall be applied per the manufacturer's label rate and EPA labels.¶

¶
Each manhole that has been treated shall be marked with an identifying color or number as determined by the City Public Works department.¶

¶
Only qualified and state-licensed personnel shall be permitted to perform the work of applying the insecticide.¶

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L. Service Laterals

1. Service Lateral Connections



- a. Each individually owned unit or building shall have a separate sewer line connected to the public sanitary sewer system unless otherwise approved by the City Engineer.
- b. Old Building Sewers may be used in connection with new buildings. Old Building Sewers shall be inspected by closed-circuit television (CCTV) methods acceptable to the City. Any defects discovered during televised inspection shall be corrected at no cost to the City. After correction of defects has been completed, affected sewer sections shall be re-televised at no cost to the City. A flash drive containing video of all televised inspections shall be provided to the City prior to final acceptance of the sewer. All televised inspections shall comply with the City's "Sewer Television Inspection Standards".
- c. Sewer services to residential households do not constitute a sewer project and will generally not be required to submit construction plans to be reviewed and approved by the City Engineer.
- i All permits shall be secured and fees shall be paid before any work is commenced on a sewer connection.
- ii All Service Laterals shall be constructed by a licensed Contractor at the expense of the Developer / Owner. Prior to the construction of any Service Lateral, the Contractor shall contact City Inspections for inspection services not less than 24 hours prior to tapping.
- d. New sewer Service Laterals shall be constructed per the City standards and APWA Standard Details and specifications.
- e. A three-foot minimum separation between Service Lateral connections on a Sewer Main is required.
- f. All Service Laterals shall be dimensioned and stationed on the plans. Typical dimensions to water Service Laterals shall be shown.
- g. Service Laterals installed for future connection shall be marked.

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h. When installed, all Service Laterals must be perpendicular to the Main. The flow line of the sewer Service Lateral shall enter at 45 degrees to the center of the main and cannot be more than 4 inches below the crown of the line to be tapped.

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i. No Service Laterals will be made directly into manholes or sewers 16 inches or greater in diameter.

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j. Plans shall be reviewed by the Design Engineer for backwater valves. These are required where finished floor elevations are below both upstream and downstream manhole rim elevations.

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k. Waste that is determined to be detrimental to the City's wastewater system or designated treatment facilities shall not be discharged into the wastewater collection system. In some cases a private pre-treatment system may be permitted. Contact the City Engineer to discuss options.

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l. Grease, oil, or sand interceptors which are acceptable to the City and approved by the City Engineer shall be provided between the building and the connection to the City's sewer system for laundry, restaurant, automobile service, and other similar facilities when, in the opinion of the City Engineer, they are necessary for the proper handling of liquid wastes. Interceptors shall be supplied and maintained by the Owner. A permit administered by the Logan City pre-treatment program is required and must be renewed annually. Permitted industries are also subject to quarterly or monthly inspections, sampling and reporting as required by their permit.

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m. No sewer Service Laterals will be allowed between a sewer trunk and an odor control manhole.

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2. Service Lateral Size

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a. Service Laterals for private single family residential buildings shall be a minimum diameter of 4 inches and a maximum of 6 inches. In subdivisions, a 4-inch diameter tap shall be provided for each platted lot.

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b. Commercial and industrial buildings shall have a 6-inch minimum private Service Lateral and shall provide service adequate for discharge.

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- c. Private sewer Service Laterals are allowed to serve no more than 3 detached single family houses if the homes are constructed on a private lane. Homes constructed with frontage to the public right of way shall connect directly to the City's public sewer system.
- d. Condominium and town home buildings that serve multiple units shall each have a 6-inch minimum private Service Lateral.
- i Up to 12 condominium or town house residential units may be connected to a single 6-inch Service Lateral without detailed support engineering.
- ii Detailed engineering shall demonstrate that the size of the Service Lateral is sufficient to carry the flow. In no case shall more than 12 condominium or town home units be connected to a single sewer Service Lateral.
- e. Commercial lots without buildings shall have no Service Laterals unless requested by owners; then only 6-inch or larger Service Laterals shall be allowed.
- f. Clean outs are not allowed on public or private Service Laterals larger than 6 inches. Manholes shall be provided at terminations, changes in direction, and at the appropriate spacing locations.
- g. Property owners are responsible for maintenance of sewer laterals from the Sewer Main to the structure.
3. Service Lateral Location
- a. Water and sewer services shall be separated 10-feet horizontally from each other and located 5-feet from property lines on opposite corners of a lot. Service Laterals shall be located so as to avoid conflicts with driveway locations.
- b. Proposed tap locations shall be shown on all plans.
- c. Sewer Service Laterals shall be located a minimum of 2 feet below a water main or water service line. When it is not

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possible to maintain sufficient clearance, or if the sewer service will pass over the water main, the sewer service must be constructed such that no joints are located within 10 feet on either side of the crossing.

4. Construction Details

- a. All construction shall be per this manual, State Code, and APWA Standard Details and Specifications.
- b. Sewer laterals shall be backfilled to the same standards as the Sewer Main line and other pipes.

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M. Inspections

1. Televised Inspections

- a. All newly installed sewers shall be inspected by closed-circuit television (CCTV) methods acceptable to the City, prior to commissioning the line. Any defects discovered during televised inspection shall be corrected at no cost to the City. After correction of defects has been completed, affected sewer sections shall be re-televised at no cost to the City. A flash drive containing video of all televised inspections shall be provided to the City prior to final acceptance/commissioning of the sewer.
- b. Sewer Mains shall be cleaned and reinspected by CCTV no more than 14-days prior to the one-year warranty inspection.
- c. All Sewer Laterals shall be cleaned and inspected by CCTV no more than 14-days prior to inspection for occupancy of the structure or unit served. Occupancy will not be granted to any structure until the Sewer Lateral serving the structure or unit is inspected via CCTV and approved by the City.
- d. All televised inspections shall comply with the City's "Sewer Television Inspection Standards". Any defects discovered during televised inspection shall be corrected at no cost to the City. After correction of defects has been completed, affected sewer sections shall be re-televised at no cost to the City. A flash drive containing video of all televised inspections shall be provided to the City prior to final acceptance of the sewer line or lateral.

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2. Sewer System Cleaning and Testing

a. Sewer lines and services shall be commissioned per APWA specifications 33 08 00. Testing, commissioning, inspection, and repairs shall be at no cost to the City.

i Sewer piping greater than 18-inches in diameter shall be tested for distortion. Testing and acceptance shall be in accordance with APWA and manufacturer's requirements. If determined by the City Engineer, distortion testing may be required on smaller piping.

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ii Sewer systems shall be maintained free of debris, contaminants, and other foreign discharges by the owner or developer through the one-year warranty period and longer if construction activities continue beyond the one-year warranty period.

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iii For the purpose of clearly identifying the level of water remaining in the line, the CCTV camera shall have a means to measure or gauge the depth of water.

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iv Sags shall be repaired and the entire line shall be videoed again to demonstrate that the repair is adequate.

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The City's inspector shall be present when test water is introduced to a section of sewer line that is to be tested. Videoing of the section to be tested shall start no sooner than a half hour after introduction of water and no later than 1 ½ hours after introduction of water. The City inspector shall be present when dumping water into the system and when the camera operation starts.¶

v Gravity Sewer systems shall pass an air test in accordance with APWA 33 08 00. There shall be no observable loss of pressure for the duration of a pressure test.

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vi Gravity Sewer systems shall pass an infiltration test in accordance with APWA 33 08 00. There shall be no water entering the system by means of infiltration. Any amount of infiltration shall be located and fixed prior to approval.

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vii The City's inspector shall be present during inspections and when testing is performed.

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N. Force Mains

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1. Velocity Requirements



- a. The design velocity of flow in the force main shall be between 4 fps and 6 fps.
2. All types of pipe materials used in design of force mains shall be PVC or HDPE.
3. Force mains shall be identified as such with marking tape labeled SEWER placed a minimum of 36" above the Force main or just below the pavement section (pit run for road) if less than 36" above the pipe.
4. Forced mains shall be identified by 12 gauge, solid copper tracer wire run with pipe.
 - a. Provide a connection point every 500 linear feet where the tracing wire can be accessed and used for location purposes.

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O. Air Release Valves

1. Approved air release valves designed for sewage shall be provided on force mains at all peaks in elevation and at other locations determined by the City Engineer. See the City Standard Details for air release valve requirements and the Approved Materials List for approved models.

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P. Force Main Cleanouts and Manholes

1. Two-way cleanouts shall be provided every 800 feet or one-way cleanouts every 400 feet. See the City Standard Details.
2. Refer to APWA detail 433 alternate 2 with the following modifications for details regarding force main discharge into a manhole construction:

a. Manholes receiving discharge from Force main shall be at least 60-inches in diameter.

b. The Tee & Wye shall be replaced with a cross that also includes a screw-in plug on the top.

c. The interior of manholes receiving discharge from forced sewer mains shall be entirely constructed of concrete with anchored HDPE liner (Perfect Lined Manhole by Geneva). Upon approval by the City Engineer, manholes may be

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All manholes that serve as a force main discharge location shall be constructed of polymer concrete as defined in the approved materials list.



coated with a City approved corrosion resistant coating. See the City Approved Materials List for Wastewater.

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Q. Water Line Separation

1. The minimum separation between force mains and water lines shall be 2 feet vertical and 10 feet horizontal, all as measured from nearest wall to nearest wall.

R. Force Main Testing

1. Prior to issuance of a Certificate to Operate, all force mains shall be pressure tested. Preparatory to testing, the section of the pipeline to be tested shall be filled with water and placed under a slight pressure for at least 48 hours. The pipeline shall then be brought up to working pressure plus 50 psi, or to 125% of working-class pressure, whichever is greater. This pressure shall be maintained on the section under test for a period of not less than 4 hours.

5.1.11 Wastewater Treatment

A. Treatment Plants

1. The subject of wastewater treatment plant design is beyond the scope of this design manual. Currently all wastewater collected by the City is treated at the Logan treatment plant.

B. Onsite Treatment (Septic Systems)

1. When sewer service is not available as defined by the City code, a temporary septic system may be allowed with the approval of both the City and the Bear River Department of Health Services.
2. Septic systems are not allowed in source protection zones without special approval as defined in City code.
3. When septic systems are approved, a "dry" sewer line shall be installed along the entire length of the property line frontage for future connection. The property line frontage is that portion of the property along a public right-of-way. If a parcel to be developed has more than one property line frontage, the City will require a

Deleted: <#>Accurate means shall be provided for measuring the quantity of water required to maintain full test pressure on the line for the test period. Maximum allowable leakage is to be determined by the following formula:

$$L = [JD (Pt)]/4500$$

Where:

L = Maximum allowable leakage in gallons per hour for the section of pipeline tested

J = number of joints in length tested

D = diameter of pipe in inches

Pt = test pressure in psi



sewer line to be installed along all frontages that are planned to have a sewer line.

4. The operation and maintenance of septic systems are the responsibility of the Owner. The City will not accept any septic system for operation and maintenance.

C. Reclaimed Water

The City's reclaimed water is currently managed by Logan City and is not available for other uses.

5.2 Nibley City Sewage Lift Station Standards

5.2.1 Purpose

The purpose of this standard is to provide direction for the construction of small public and private lift stations that propose to discharge into the Nibley City Wastewater Collection System

5.2.2 Site Selection

- A. In selecting a site for a sewage pumping facility, consideration should be given to:
 1. Accessibility
 2. Drainage Characteristics
 3. Visual Impact
 4. Function and Design Constraints
- B. The potential for flooding should be considered when selecting a pump station location. The station's equipment shall be protected from damage and remain operable, and accessible to large equipment during a 100-year flood event.

5.2.3 Lift Station Design

- A. Sewage lift station requirements are provided by UAC Section R317-3-3. The current version as of 3/10/2022 is included below. Additional requirements specific to the City can be obtained from the City



Engineer before beginning design. At a minimum, telemetry, dual pumps, generator, three-phase power, and odor control will be required.

- B. It is recommended that, prior to the preparation of construction drawings, a Preliminary or Basis of Design Report be prepared and submitted to the City for acceptance. The Preliminary Report should clearly identify why a lift station is needed; provide a map illustrating the sub basin contributing to the lift station with invert and rims of the sewer lines and manholes in the subbasin; outline the type of equipment and controls proposed for the station.
- C. A Final Design Report, prepared by a Registered Professional Engineer licensed in the State of Utah, must accompany all lift station design drawings. The final report shall update the preliminary report with any changes or provide additional details not included in the preliminary report.

5.2.4 Sewer Lift Station Design Standards

- A. The lift station site shall be laid out as follows:
 - 1. A minimum 16-foot wide entry gate
 - 2. A minimum 16-foot wide all weather drive into the site from the gate to allow maintenance equipment to access the site up to the wet well location and for staff to work around that equipment.
 - a. The 16-foot shall be a clear width between the near edge of the wall and the closest above ground lift station appurtenance.
 - 3. A minimum 8 foot clear width shall be provided around the remaining lift station site between the near edge of the fence and above ground lift station appurtenance.
- B. There shall be a minimum of two pumps at each site. Pumps shall be capable of passing 2-1/2-inch solids, and shall be equipped with stainless steel motor shafts.
- C. Check valves shall be silent closing type and located in a separate vault.
- D. Ball Check isolation valves shall be constructed after check valves.
- E. Three-phase 480-Volt power shall be provided.
- F. Field prints shall include all electrical information.



- G. Phase protection shall be provided for all three-phase motors and pumps.
- H. An hour meter shall be provided for each pump.
- I. Pump failure indicator lights shall be provided on the control panel and the exterior of the station.
- J. An access hatch and permanent ladder shall be installed in the wet well. The ladder shall be Type 304 stainless steel or greater.
- K. All lift station control panels shall be designed to include systems that communicate with the City's SCADA system via radio telemetry.
- L. Only submersible pumps shall be used.
 - 1. Pumps shall be connected to stainless steel guide rails and retrieval chains with quick release points at the pump.
- M. Approved submersible pump stations shall be supplied per manufacture and model identified in the Wastewater Approved Materials List found on the City's website. All pumps shall be connected to the City's SCADA system.
- N. A minimum of three sets of the operation and maintenance manuals shall be prepared and provided to the Public Works Department prior to the final inspection.
- O. Force main shall be identified as such with marking tape and tracer wire one foot above the pipe.
- P. Force main cleanouts shall be installed per Engineering Design Standards.
- Q. If the Lift Station is located within 100 feet of a residential home, a block wall shall be constructed around the perimeter of the lift station site to provide noise and visual abatement.
- R. Odor control measures must be identified in the Design Concept Report and incorporated into the design.
- S. Ventilation of the wet well to be connected to the dry well with a fan mounted in the dry well vault for access and maintenance.
- T. The lift station wet well shall be constructed of polymer concrete.



- U. Spare parts shall be provided as recommended by the manufacturers.
- V. Electrical specifications information is to be provided on field prints as follows:
- W. An emergency generator shall be provided and shall include the following:
 - 1. Double walled skid fuel tank large enough to hold fuel sufficient to run the generator for 48 hours under a full electrical load.
 - 2. The generator shall run on diesel fuel
 - 3. A weatherproof sound attenuating cover shall be provided for the generator.
 - 4. Connected to the City's SCADA system.
- X. Sight lighting shall be provided in a manner to light the entire lift station site but shall not spill out onto neighboring residential properties.
- Y. A telemetry radio and antenna shall be provided at a height that allows for connection to a City receiving radio. A radio study may be required to determine the height of the radio.
- Z. A MAG meter that is set up for and connected to the City's SCADA system shall be installed in the dry well

5.2.5 Electrical specifications

- A. Size and type of conduits
 - 1. Size and type of over-current protection for all disconnects
 - 2. Phase protection for all three-phase motors and pumps
 - 3. Floats shall be used for all controls and alarms.
 - 4. Failure indicator lights on control panel
 - 5. Hour meter totalizer for each pump
 - 6. Flashing light to warn of pump failure
 - 7. Alarm circuitry to one terminal board for telemetry



8. No electrical connections in wet well
9. All lift station equipment shall conform to the City's current SCADA standards.

NOTE: It is recommended that designers coordinate their pump station design with the City Engineer prior to final plan preparation.

5.2.6 UAC R317-3-3 - Sewage Pumping Stations

- a. General. Sewage pumping station structures, and electrical and mechanical equipment shall be protected from physical damage that would be caused by a 100-year flood. Sewage pumping stations must remain fully operational and accessible during a 25-year flood.
- b. Design
 - A. Pumping Rates. The pumps and controls of main pumping stations, and especially pumping stations pumping to the treatment works or operated as part of the treatment works, should be selected to operate at varying delivery rates to permit discharging sewage at approximately its rate of delivery to the pump station.
 - B. System - Head Calculation
 1. The design engineer shall submit system-head calculations and curves. System-head curves for C values of 100, 120 and 140 in the Hazen William's equation for calculating head loss corresponding to minimum, median and maximum water levels shall be developed.
 2. A system-head curve for C value of 120 corresponding to median (normal operating) water level shall be used to make preliminary selection of motor and pump. The pump and motor must operate satisfactorily over the entire range of system-head curves for C values of 100 and 140 corresponding to minimum and maximum water levels intersected by the head-discharge relationship of a given pump.
 3. Pumps and motors shall be sized for the 10-year peak flows; preferably the 20-year sewage flow requirements. These operating points shall be shown on the system-head curves.



- C. Accessibility. The pumping station shall be readily accessible by maintenance vehicles during all weather conditions. The facility should be located off the traffic way of streets and alleys.
- D. Grit. Where it is necessary to pump sewage before grit removal, the design of the wet well and pump station piping shall be such that operational problems from the accumulation of grit are avoided.
- E. Odor and Corrosion Control. The pumping station design should incorporate measures for:
 - 1. mitigating the effects of sulfide corrosion to structure and equipment; and
 - 2. effective odor control when a populated area is within close proximity.
- F. Structures
 - 1. Dry wells, including their superstructure, shall be completely separated from the wet well.
 - 2. Provision shall be made to facilitate maintenance and removal of pumps, motors, and other mechanical and electrical equipment.
 - 3. Safe means of access and proper ventilation shall be provided to dry wells and to wet wells containing either bar screens or mechanical equipment requiring inspection or maintenance.
 - a. For built-in-place pump stations, a stairway with rest landings shall be provided at vertical intervals not to exceed 12 feet (3.7 meters). For factory-built pump stations over 15 feet (4.6 meters) deep, a rigidly fixed landing shall be provided at vertical intervals not to exceed 10 feet (3.0 meters). Where a landing is used, a suitable and rigidly fixed barrier shall be provided to prevent an individual from falling past the intermediate landing to a lower level.
 - b. Where space requirements are insufficient, the design may provide for a manlift or elevator in lieu of landings in a factory-built station if the design includes an emergency access or exit.



- c. Local, state and federal safety requirements, including those in applicable fire code, the Uniform Building Code, etc., must be reviewed and complied with. Those requirements, if more stringent than the ones stated above, shall be incorporated in the design.

- 4. Construction Materials. The materials selected in construction and installation must be safe and able to withstand adverse operating environmental conditions caused by presence of hydrogen sulfide and other corrosive gases, greases, oils, and other constituents frequently present in sewage.

c. Pumps and Pneumatic Ejectors

A. Multiple Units

- 1. At least two pumps or pneumatic ejectors shall be provided. A minimum of three pumps shall be provided for stations handling flows greater than 1 million gallons per day (3,785 cubic meters per day).
- 2. If only two units are provided, they should have the same capacity. Each shall be capable of handling flows in excess of the expected maximum flow. Where three or more units are provided, they should be designed to fit actual flow conditions and must be of such capacity that with any one of the largest units out of service, the remaining units shall have capacity to handle maximum sewage flows.

B. Protection Against Clogging

- 1. Pumps handling sewage from 30 inch (76 centimeters) or larger diameter sewers shall be protected by readily accessible bar racks from clogging or damage.
- 2. Bar racks should have clear openings not exceeding 1-1/2 inches (6.4 centimeters). The design shall provide for a mechanical hoist.
- 3. The design engineer shall consider installation of mechanically cleaned and duplicate bar racks in the pumping stations handling larger than five million gallons per day (18,900 cubic meters per day) rate of flow.



4. Small pumping stations pumping less than one million gallons per day (3,785 cubic meters per day) shall be equipped with bar racks or inline grinding devices, etc., to prevent clogging.
- C. Pump Openings. Except where grinder pumps are used, pumps shall be capable of passing spheres of at least 3 inches (7.6 centimeters) in diameter, and pump suction and discharge piping shall be at least 4 inches (10.2 centimeters) in diameter.
- D. Priming. The pump shall be so placed that it will operate under a positive suction head under normal operating conditions, except for submersible pumping stations.
- E. Electrical Equipment. Electrical systems and components (e.g., motors, lights, cables, conduits, switchboxes, and control circuits) in raw sewage wet wells, or in enclosed or partially enclosed spaces where hazardous concentrations of flammable gases or vapors may be present, shall comply with the National Electrical Code requirements for Class 1 Group D, Division 1 locations. In addition, equipment located in the wet well shall be suitable for use under corrosive conditions. Each flexible cable shall be provided with watertight seal and separate strain relief. A fused disconnect switch located above ground shall be provided for all pumping stations. When such equipment is exposed to weather, it shall as a minimum, meet the requirements of weatherproof equipment (NEMA 3R).
- F. Intake. Each pump should have an individual intake. Turbulence should be avoided near the intake in wet wells. Intake piping should be as straight and short as possible.
- G. Dry Well Dewatering. A separate sump pump equipped with dual check valves shall be provided in dry wells to remove leakage or drainage. Discharge shall be located as high as possible. A connection to the pump suction is also recommended as an auxiliary feature. Water ejectors connected to a potable water supply will not be approved. All floor and walkway surfaces should have an adequate slope to a point of drainage. Pump seal water shall be piped to the sump.
- H. Controls
 1. Type. Control systems for liquid level monitoring shall be of the air bubbler type, the capacitance type, the encapsulated float type, or the non-contact type. The selection of type of controls must be based on wastewater characteristics and other site related conditions. The Director may approve the existing float-tube control



systems on pumping stations being upgraded. The electrical equipment shall comply with the National Electrical Code requirements for Class I, Group D, Division 1 locations.

2. Location. The level control system shall be located away from the turbulence of incoming flow and pump suction.
3. Alternation. The design engineer must consider automatic alternation of the sequencing of pumps in use.

I. Valves

1. Suction Line. An isolation valve shall be placed on the suction line of each pump except on submersible pumps.
2. Discharge Line
 - a. Isolation and check valves shall be placed on the discharge line of each pump. The check valve shall be located between the isolation valve and the pump.
 - b. Check valves shall not be placed in the vertical run of discharge piping unless the valve is designed for that specific application.
 - c. Ball valves may be permitted in the vertical runs.
 - d. All valves shall be suitable for the material being handled, and capable of withstanding normal operating pressure and water hammer.
 - e. Where limited pump backspin will not damage the pump and low discharge head conditions exist, a short individual force main for each pump, may be approved by the Director in lieu of a discharge manifold.
3. Location. Valves shall not be located in wet well. They shall be located in a dry well adjacent to the pumps or in an adjacent isolated pit appropriately protected from physical, weather or freezing damage, with proper access for operation and maintenance.

J. Wet Wells

1. Divided Wells. Wet well should be divided into multiple sections, properly interconnected, to facilitate repairs and cleaning, and non-turbulent hydraulic operating condition to each pump inlet.



2. **Size.** The wet well size and level control settings shall be appropriate to avoid heat buildup in the pump motor due to frequent starting (short cycling), and septic conditions due to excessive detention time.
 3. **Floor Slope.** The wet well floor shall have a minimum slope of one to one to the hopper bottom. The horizontal area of the hopper bottom shall be not greater than necessary for proper installation and function of the pump inlet.
- K. **Ventilation.** All pump stations must be ventilated to maintain safe operating environment. Where the pump pit is below the ground surface, mechanical ventilation is required, so arranged as to independently ventilate the dry well and the wet well if screens or mechanical equipment requiring maintenance or inspection are located in the wet well. There shall be no interconnection between the wet well and dry well ventilation systems. In pits over 15 feet (4.6 meters) deep, multiple inlets and outlets are recommended. Dampers should not be used on exhaust or fresh air ducts. Fine screens or other obstructions in air ducts should be avoided to prevent clogging. Switches for operation of ventilation equipment should be marked and located for convenient operation from outside of the enclosed environment. All intermittently operated ventilating equipment shall be interconnected with the respective pit lighting system. Automatic controls are recommended for intermittently ventilated pump stations. Fan parts should be of non-corrosive material. All parts adjacent to moving ones should be of non-sparking materials. Consideration should be given to installation of automatic heating and dehumidification equipment.
1. **Wet Wells.** Ventilation may be either continuous or intermittent. Ventilation, if continuous, shall provide at least 12 complete air changes per hour; if intermittent, at least 30 complete air changes per hour. Ventilating equipment should force air into wet well rather than exhaust it from wet well.
 2. **Dry Wells.** Ventilation may be either continuous or intermittent. Ventilation, if continuous, shall provide at least 6 complete air changes per hour; if intermittent, at least 30 complete air changes per hour.
- L. **Flow Measurement.** Continuous measuring and recording of sewage flow shall be provided at all pumping stations with a design pumping capacity greater than one million gallons per day (3,785 cubic meters per day).



- M. Water Supply. There shall be no physical connection between any potable water supply and a sewage pumping station which under any condition might cause contamination of the potable water supply. The potable water supply to a pumping station shall be protected against cross connection or backflow.
- 3.4. Self-Priming Pumps. Self-priming pumps shall be capable of rapid priming and repriming at the lead pump on elevation. Such self-priming and repriming shall be accomplished automatically under design operating conditions. Suction piping should not exceed the size of the pump suction and shall not exceed 25 feet (7.6 meters) in total length. Priming lift at the lead pump on elevation shall include a safety factor of at least 4 feet (1.2 meters) from the maximum allowable priming lift for the specific equipment at design operating conditions. The combined total of dynamic suction lift at the pump off elevation and required net positive suction head at design operating conditions shall not exceed 22 feet (6.7 meters).
- 3.5. Submersible Pump Stations. Submersible pump stations may be used for flows less than 0.25 million gallons per day (946 cubic meters per day). The Director may approve submersible pump stations for flows greater than 0.25 million gallons per day (946 cubic meters per day), based on operational, reliability and maintenance considerations. The submersible pumps stations shall meet the design requirements stated above, except as modified in this section.
- A. Construction. Submersible pumps and motors shall be designed specifically for raw sewage use, including totally submerged operation during a portion of each pumping cycle. An effective method to detect shaft seal failure or potential seal failure shall be provided, and the motor shall be of squirrel-cage type design without brushes or other arc-producing mechanisms.
- B. Pump Removal. Submersible pumps shall be readily removable and replaceable without dewatering the wet well or disconnecting any piping in the wet well.
- C. Electrical
1. Power Supply and Control. Electrical supply, control and alarm circuits shall be designed to allow for disconnection of the equipment from outside and inside of pumping station. Terminals and connectors shall be protected from corrosion by location outside



- of wet well or through use of watertight seals. If located outside of the pumping station, weatherproof equipment shall be used.
2. Controls. The motor control center shall be located outside of the wet well and be protected by a conduit seal or other appropriate measures meeting the requirements of the National Electrical Code, to prevent the atmosphere of the wet well from gaining access to the control center. The seal shall be so located that the motor may be removed and electrically disconnected without disturbing the seal.
 3. Power Cord. Pump motor power cords shall be designed for flexibility and serviceability under severe service conditions and shall meet the requirements of the Mine Safety and Health Administration for trailing cables. Ground fault interruption protection shall be used to deenergize the circuit in the event of any failure in the electrical integrity of the cable. Power cord terminal fittings shall be corrosion-resistant and constructed in a manner to prevent the entry of moisture into the cable, shall be provided with strain relief appurtenances, and shall be designed to facilitate field connecting.
- 3.6. Valves. Valves shall be located in a separate valve pit. Accumulated water shall be drained to the wet well or the soil. If the valve pit is drained to the wet well, an effective method shall be provided to prevent sewage gases and liquid from entering the pit during surcharged wet well conditions.
- 3.7. Alarm Systems.
- A. Alarm systems shall be provided for pumping stations. The alarm shall be activated in cases of power failure, high water level in dry or wet well, pump failure, use of the lag pump, air compressor failure, or any other pump malfunction.
 - B. Pumping station alarms shall be telemetered, including identification of the alarm condition, to the operating agency's facility that is manned 24 hours a day. If such a facility is not available and 24-hour holding capacity is not provided, the alarm shall be telemetered to the operating agency's facility during normal working hours and to the home of the person(s) responsible for the lift station during off-duty hours.
 - C. The Director may approve audio-visual alarm systems with a self-contained power supply in lieu of the telemetering system outlined above, depending upon location, station holding capacity and inspection frequency.



3.8. Emergency Operation

- A. Pumping stations and collection systems shall be designed to prevent bypassing of raw sewage and backup into the sewer system. For use during possible periods of extensive power outages, mandatory power reductions, or uncontrolled storm events, a controlled high-level wet well overflow or emergency power generator shall be provided. Where a high level overflow is utilized, storage or retention tanks, or basins, shall be provided having at least a 2-hour retention capacity at the anticipated overflow rate.
- B. The applicant must review the requirements of R317-6 (Ground Water Quality Protection Rule) for compliance with the said rule for earthen retention basins.
- C. The operating agency shall provide:
 - 1. an in-place or portable pump, driven by an internal combustion engine or an emergency generator capable of pumping from the wet well to the discharge side of the station for pump stations with a capacity in excess of one million gallons per day (3,785 cubic meters per day), and
 - 2. an engine-driven generating equipment or an independent source of electrical power or emergency generators capable of pumping from the wet well to the discharge side of the station for pump stations with a capacity in excess of five million gallons per day (18,925 cubic meters per day).

3.9. Auxiliary and Emergency Equipment Requirements

- A. General. The following general requirements shall apply to all internal combustion engines used to drive auxiliary pumps, service pumps through special drives, or electrical generating equipment.
 - 1. Engine Protection. The engine must be protected from damaging operating conditions. Protective equipment shall shut down the engine and activating an alarm on site unless continuous manual supervision is planned. Protective equipment shall monitor for conditions of low oil pressure and overheating, Oil pressure monitoring is not required for engines with splash lubrication.
 - 2. Size. The engine shall have adequate rated power to start and continuously operate all connected loads.



3. Fuel Type. The type of fuel must be carefully selected for maintaining reliability and ease of starting, especially during cold weather conditions. Unused fuel from the fuel storage tank should be removed annually, and the tank refilled with fresh fuel.
 4. Engine Ventilation. The engine shall be located above grade with adequate ventilation of fuel vapors and exhaust gases.
 5. Routine Start-up. All emergency equipment shall be provided with instructions indicating the need for regular starting and running of such units at full loads.
 6. Protection of Equipment. Emergency equipment shall be protected from damage at the restoration of regular electrical power.
- B. Engine-Driven Pumping Equipment. Where permanently installed or portable engine-driven pumps are used, the following requirements in addition to general requirements apply:
1. Pumping Capacity. Engine-driven pump(s) shall be capable of pumping at the design pumping rates unless storage capacity is available for flows in excess of pump capacity. Pumps shall be designed for anticipated operating conditions, including suction lift if applicable.
 2. Operation. Provisions shall be made for automatic and manual start-up and load transfer. The pump must be protected against damage from adverse operating conditions. Provisions should be considered to allow the engine to start and stabilize at operating speed before assuming the load. Where manual start-up and transfer is justified, storage capacity and alarm system must meet the requirements stated hereinabove.
 3. Portable Generating Equipment. Where portable generating equipment or manual transfer of power to the pumping equipment is provided, sufficient storage capacity shall be provided in the design of pumping station, to allow time for detection of pump station failure and transportation and connection of generating equipment. The use of special electrical connections and double throw switches are recommended for connecting portable generating equipment.

3.10. Instructions and Equipment



- A. Sewage pumping stations and their operators must be supplied with a complete set of operational instructions, including emergency procedures, maintenance schedules, special tools, and necessary spare parts.
- B. Local, state and federal safety requirements, including those in applicable fire code, the Uniform Building Code etc., must be reviewed and complied with. Those requirements take precedence over the foregoing requirements, if more stringent, and should be incorporated in the design.

3.11. Force Mains

- A. Velocity. A velocity of not less than 2 feet per second (0.61 meter per second) shall be maintained at the average design flow, to avoid septic sewage and resulting odors.
- B. Air Relief Valve. An automatic air relief valve shall be placed at high points in the force main to prevent air locking.
- C. Termination. Force mains should enter the gravity sewer system at a point not more than 2 feet (30 centimeters) above the flow line of the receiving manhole.
- D. Design Pressure. The force main and fittings, including reaction blocking, shall be designed to withstand normal pressure and pressure surges (water hammer).
- E. Special Construction. Force main construction near streams or used for aerial crossings shall meet the requirements stated in Sewers.
- F. Design Friction Losses
 - 1. Friction losses through force mains shall be based on the Hazen and Williams formula or other hydraulic analysis to determine friction losses. When the Hazen and Williams formula is used, the design shall be based on the value of C equal to 120; for unlined iron or steel pipe the value of C equal to 100 shall be used.
 - 2. When initially installed, force mains will have a significantly higher C factor. The higher C factor should be considered only in calculating maximum power requirements.
- G. Separation from Water Main. The applicant or the design engineer must review the requirements stated in R309-112.2 - Distribution System



rules, Drinking Water and Sanitation Rules, to assure compliance with the said rule.

- H. Identification. A clearly labelled tracer location tape shall be placed two feet above the top of force mains less than or equal to 24 inch (61 centimeters) in diameter, along its entire length.

Update 2023

Approved Materials List for Sewer

Materials

Testing and Inclusion Procedures

Manufacturers who would like materials considered for the approved materials list shall:

1. Comply with all the design criteria set forth for the approved materials.
2. Supply, at the manufacturer's expense, the materials to be tested. (Quantity to be determined by the Nibley City Public Works Department)
3. 4. Preference will be given to materials manufactured and assembled in the United States.

Once the materials have been received, the Sewer Division will visually inspect materials for defects and compliance with all City standards. The Sewer Division will install or oversee the installation of all materials in the distribution system or other test sites as determined to be in the best interest of the City. Materials will be tested and evaluated for a minimum of one year, commencing on the date of installation. Evaluations will include but are not limited to:

1. Ease of installation
2. Availability of parts
3. Operational issues
4. Quality of manufactured materials
5. Number of moving parts
6. Reliability of service

If the materials supplied, at any time in the testing period fail, the testing will be concluded immediately. If the materials successfully complete the testing period, City staff will recommend the product to be included in the Nibley City Approved Materials List.

The Approved Materials List will be updated annually at the first of each year if an update is needed. New Manufacturers and Models that have been approved by the City for inclusion on the list will be added at that time.

A maximum number of manufacturers will be approved for each category. Once a category has been satisfied, manufacturers successfully completing the test requirements will be added to a waiting list. Pending materials will be listed sequentially according to successful completion of testing. Materials presently on the Approved Materials List may be omitted from the list due to:

1. Change in service/availability.
2. Change in product design.
3. Bankruptcy
4. Consistent product failure
5. Other issues that found to reasonably be cause for omission as determined by the City Engineer.

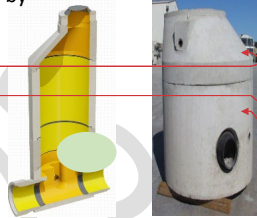
If an approved material is taken off the list for any of the above reasons, the first pending material will be added to the list.

Sewer Collections Materials

Manholes

Requirements

- Manholes shall be either 4' or 5' in diameter according to City Standard specifications.
- Pre-Cast Concrete Manholes shall meet APWA Standard 411 as amended by Nibley City and ASTM C-478
- Corrosion resistant Manholes shall be precast concrete with anchored HDPE liner meeting Geneva Perfect Manhole specifications and warranty
- See City standard modifications to APWA details for standard manhole Construction and specific details for manholes that accept force main Discharge or drop manholes (when allowed).



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Watertight Manhole Seals (1 Manufacturer)

Requirements

- Provide cam locks with locking bolts to secure the cover against neoprene gasket to form a tight seal to minimize water infiltration
- Manhole lid shall have lettered cover labeled "SEWER"
- Manhole frame shall be bolted/secure to manhole riser and have a watertight rubber composite seal.



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MANUFACTURER	MODEL
EJ	Compression Access Assembly

Manhole Coatings

Requirements

- Corrosion protection is not typically required on manholes but may be required in special cases such as: converting a standard manhole into a manhole that receives discharge from a force main, manholes that have noticeable deterioration, etc.
- Coatings shall be performed by an operator certified by the manufacturer for the application of the specific coating. The certificate shall be at the job site when the application is being performed and is subject to inspection by the City.
- All materials shall be delivered to the jobsite unopened and in original containers.
- Coatings shall only be performed after the manhole is prepared in accordance with the manufacturer's recommendations, and after all sewer lines and benches have been installed. Coatings shall extend the full depth of the manhole.
- Coatings are allowed only upon approval by the City Engineer.

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<u>MANUFACTURER</u>
<u>Neo Epoxy NPR 5300</u>
<u>Raven 405</u>

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Gravity Pipe

Requirements

- PVC Pipe shall be green in color
 - SDR-35 (4' to 15' in depth and up to 15" in diameter) ASTM D 3034 or
 - SDR-26 (15' to 20' in depth and up to 24" in diameter) ASTM F 679.
- 
 - All pipes shall be bell and spigot with push-on joints
 - Push-on joints shall be integral bell joint with a single rubber gasket conforming to ASTM F 477, D 3212, and ANSI A21.11 with the exception that gaskets shall be neoprene or other synthetic rubber. Natural rubber will not be accepted.
- DR-11 HDPE Pipe shall be used for depths greater than 20', at crossings of streams, or when otherwise required by the City Engineer.
 - Joints shall be fused by an operator certified in the operation of the fusing machine. Certificate shall be available on site at all times and presented to the City inspector upon request.
- Material for pipes larger than 24" shall be approved in writing by the City Engineer.
- When required by the City Engineer, the sewer main shall be installed in a protective sleeve when crossing certain facilities or for future extension of the system.
 - Sleeves shall be welded DR-11 HDPE pipe as specified above and of a diameter 1.5 times larger than the largest outside diameter of the force main.



Manhole Joint Mastic Seal	

Requirements

- 1" Wide
- Double seal required on all joints
- Must be warmed prior to placing in temperatures below 60 degrees
- Moisture resistant
- Adheres to concrete
- Non-corrosive, pressure-sensitive adhesive
- Does not require moisture, or other manner of preparation to apply



<u>MANUFACTURER</u>	<u>MODEL</u>
<u>Kent Seal</u>	<u>No 2 Butyl Rubber Sealant</u>

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LIFT STATIONS¶

<object>¶

¶

Wet Wells ¶

¶

Permanent wet wells shall be constructed of polymer material that meets Armorock equivalent specifications and warranty.¶

Existing concrete wet wells that are modified or upgraded shall have an approved coating applied as defined in manhole coatings. ¶

¶

Pumps (1 Manufacturer)¶

¶

Requirements¶

<object>¶

MANUFACTURER

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Manhole External Joint Mastic Seal

Requirements

- Minimum 8" Wide
- Rubberized mastic meeting ASTM C 877 (Type II)
- Must be warmed prior to placing in temperatures below 30 degrees
- Moisture resistant
- Adheres to concrete
- Non-corrosive, pressure-sensitive adhesive
- Does not require moisture, or other manner of preparation to apply



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Manhole Internal Joint Seal (Multiple Manufacturers)

Requirements

- Seal shall prevent infiltration
- Applied at annular space at penetrations into manhole (including pipes)
- Non-shrink grout with Hydrophylic compound
- Equivalent products as approved by the City Engineer

MANUFACTURER	MODEL
<u>Quikrete</u>	<u>Hydraulic Water-stop Cement</u>



Deleted: <#>Only allowed as an option if the manhole is existing and the outside of the manhole is inaccessible¶

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Deleted: Other

Tracer Wire

Requirements

- #12 AWG solid wire
- 2,500-foot minimum roll length
- Grease Connectors – 3M Direct Bury Kit DBR/Y-6, or Hughes Dri-Splice DS-100; DS-400; DS-500, or equal



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Buried Sewer Line Marking Tape

Requirements

- 3" minimum width
- 4 Mill minimum
- Green in color



- Black lettering "BURRIED SEWERLINE"

LIFT STATIONS

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Wet Wells

- Permanent wet wells shall be constructed of polymer material that meets Armorock equivalent specifications and warranty.
- Existing concrete wet wells that are modified or upgraded shall have an approved coating applied as defined in manhole coatings.

Pumps (1 Manufacturer)

Requirements

- Pump components shall be gray cast iron ASTM A-48, class 35B
- Pump motors shall be NEMA B-design
- Pumps shall be equipped with a 3 to 120 HP, submersible electric motor connected for operation on 480 volts, 1 to 3 phase, 60 hertz, 3 wire service, with 50 feet of submersible cable.
- Power cable shall be sized according to NEC and ICEA standards and also meet with P-MSHA approval.
- All exposed nuts and bolts shall be AISI type 431 stainless steel construction
- All metal surfaces that come into contact with the pumps, other than stainless steel or brass shall be protected by a factory applies spray coating of acrylic dispersion zinc phosphate primer with a polyester resin paint finish on the exterior of the pump.
- Sealing design shall incorporate metal-to-metal contact between machined surfaces. Critical mating surfaces where watertight sealing is required shall be machined fitted with Nitrite or Viton rubber O-rings.



<u>MANUFACTURER</u>	<u>MODEL</u>
<u>Flygt</u>	<u>Submersible Sump Pump</u>

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Generators (1 Manufacturer)

Requirements

- The equipment supplied and installed shall meet the requirements of the National Electric Code and all applicable local codes and regulations.



- The engine/generator, controls, transfer switch, disconnect shall be complete and wired by the generator manufacture and locally authorized dealer to ensure one-source responsibility for warranty, parts, and service through factory-trained service personnel.
- Submittal shall include specification sheets showing all standards and optional accessories to be supplied, schematic wiring diagrams, dimensional drawings, and interconnection diagrams.
- The standby generator set shall be rated as standby power (defined as continuous operation for the duration of any power outage). Kilowatt ratings for three-phase voltages are based on a 0.8 power factor, single-phase voltages are based on a 1.0 power factor. Ratings are established on 150 feet altitude and 110 Fahrenheit. Vibration isolators shall be provided between the engine-generator and the steel subbase, fuel tank or directly to mounting pad. In all applications in sewage lift stations the generator shall be capable of starting both sewage pump motors at the same time.

MANUFACTURER	MODEL
Cummins	Diesel

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Pressurized Sewer Pipe (Force Main)

Requirements

- PVC Pipe shall be green in color
 - PVC class 150 pressure pipe with minimum wall thickness of DR18 unless otherwise required.
 - All pipes shall have joints pressure rated to the rating of the pipe and at least 1.25 times the working pressure the system.
- DR-11 HDPE Pipe may also be used and is required at all stream crossings, or when crossing other facilities as required by the City Engineer.
 - Joints shall be fused by an operator certified in the operation of the fusing machine. Certificate shall be available on site at all times and presented to the City inspector upon request.
- When required by the City Engineer, the force main shall be installed in a protective sleeve when crossing certain facilities or for future extension of a system.
 - Sleeves shall be welded DR-11 HDPE pipe as specified above and of a diameter 1.5 times larger than the largest outside diameter of the force main.



Air/Vacuum Release Valves (1 Manufacturers)

Requirements

- All metal parts and surfaces that come into contact with the valve or are enclosed in the vault/housing shall be stainless steel

MANUFACTURER	MODEL
ARI	No. D-020 – Combination air valve “SAAR”



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Abbreviations and symbols for water

1. GENERAL

- A. Lettering Size: 10 point at final production.
- B. Lettering Style. Capital letters preferred.
- C. Existing Improvements. Shown in light shaded dashed line.
- D. New Improvements. Shown in solid continuous line.

2. PRODUCTS (Not used)

3. EXECUTION (Not used)

SYMBOLS	DEFINITIONS
	CENTER LINE
	CONSTRUCTION CENTER LINE
	PROPERTY OR R/W LINE
	EASEMENT LINE
	MONUMENT LINE
	FENCE
	CONTOUR LINE
	CONTOUR ELEVATION
	BANK SLOPES
	STORM DRAIN LINE
	WATER LINE
	GAS LINE
	TELEPHONE CABLE
	ELECTRIC CABLE
	SANITARY SEWER LINE
	ASPHALT PAVING
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	MANHOLE
	CATCH BASIN
	CLEANOUT BOX
	POLE AND ANCHOR
	STREET LIGHT
	UNDISTURBED EARTH
	STRUCTURE

SYMBOLS	DEFINITIONS
	CURB & GUTTER
	SIDEWALK
	RAILROAD TRACKS
	GUARD RAIL
	OPEN DITCH, CANAL
	CULVERT
	SECTION CORNER
	SOIL BORING
	MONUMENT
	BENCH MARK
	SIGN
	POWER POLE
	TELEPHONE POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	P.I.
	P.C. OR P.T.
PROFILE	
	GROUND PROFILE
	CULVERT
	P.V.I.
	P.V.C. OR P.V.T.
	GROUND WATER ELEVATION

NOTE:

EXISTING FACILITIES MAY BE SHOWN IN SCREENED OR DASHED LINES

27" Frame and cover

1. GENERAL

A. This frame and cover fits manholes in Plan 505.

2. PRODUCTS

A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).

1) Cast the heat number on the frame and cover.

2) Give the frame and cover a machine finish so the cover will not rock.

3) √ designates machined surface.

4) Cast the name of the agency or its acronym as the first line. Cast the word "WATERWORKS" as the second line. Cast the word "Valve" (or applicable word) as the third line. Cast all letters on the cover in upper case flush with the surface finish.

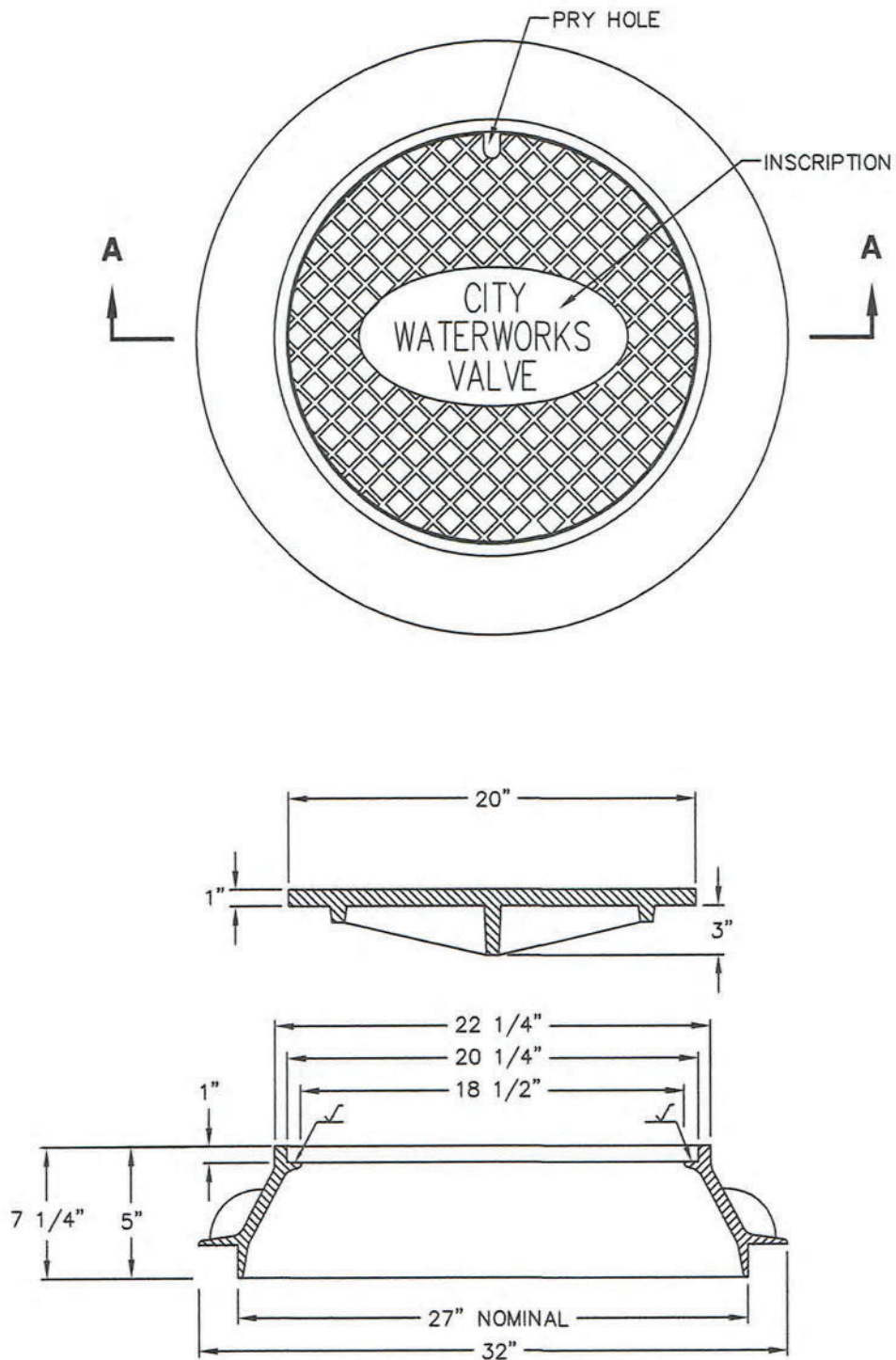
3. EXECUTION (Not used)

Nibley City Amendments:

1. Only allowed on 21" meter cans that house 1" meters.

2. Must be constructed with a 2" recessed hole to mount a meter antenna.

3. See the Nibley City Approved Materials List for information on specific product types and manufactures.



SECTION A-A

Nibley City Amendments:

1. Only allowed on 21" meter cans that house 1" meters.
2. Must be constructed with a 2" recessed hole to mount a meter antenna.
3. See the Nibley City Approved Materials List for information on specific product types and manufactures.

38" Frame and ~~double~~ cover

1. GENERAL

A. This frame and cover fits manholes in Plan 505.

2. PRODUCTS

A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).

1) Cast the heat number on the frame and cover.

2) Give the frame and cover a machine finish so the cover will not rock.

3) √ designates machined surface.

4) Cast the name of the agency or its acronym as the first line. Cast the word "WATERWORKS" as the second line. Cast the word "Valve" (or applicable word) as the third line. Cast all letters on the cover in upper case flush with the surface finish.

3. EXECUTION (Not used)

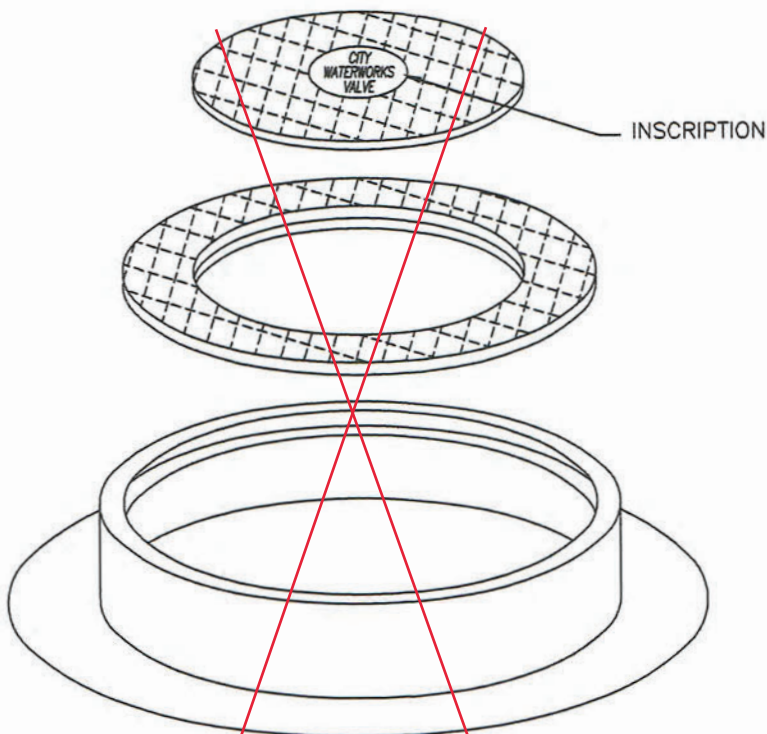
Nibley City Amendments:

1. Only allowed on 36" meter cans that house 2" meters.

2. Must be constructed with a 2" recessed hole to mount a meter antenna.

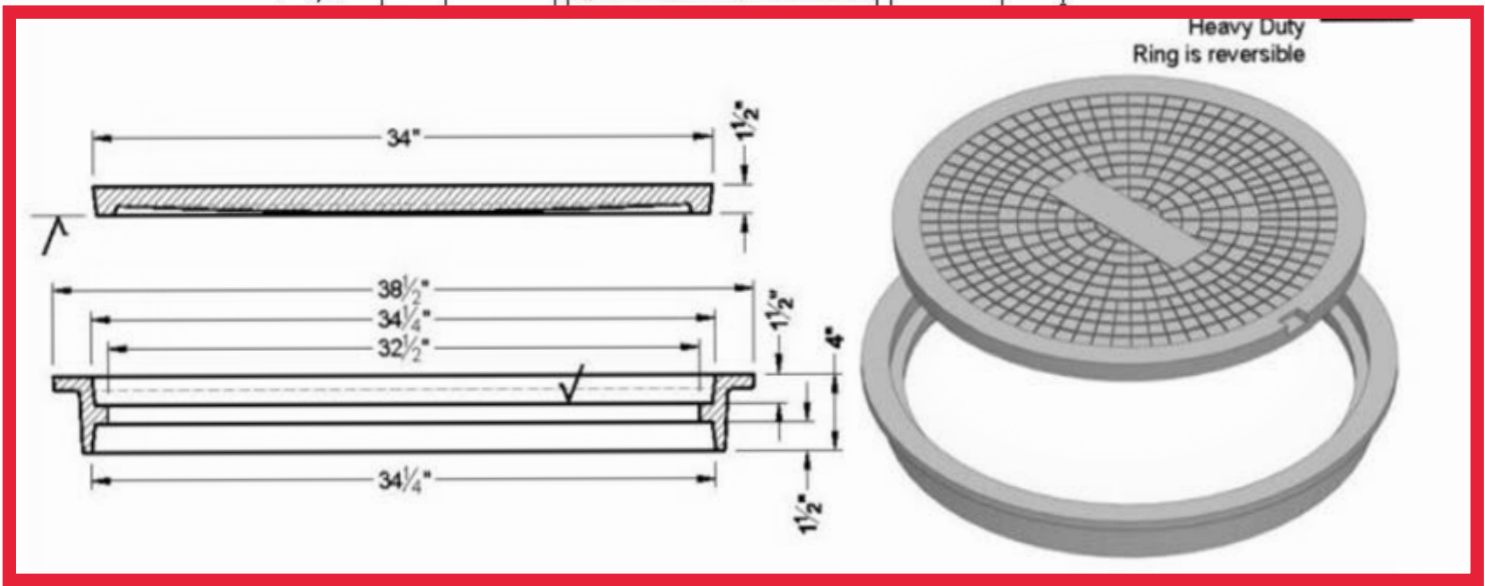
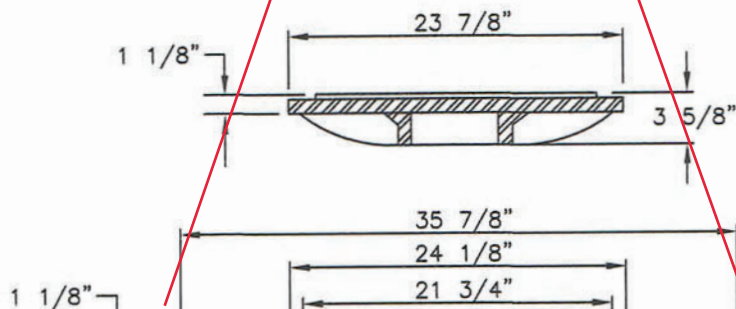
3. See the Nibley City Approved Materials List for information on specific product types and manufactures.

- Nibley City
Amendments:**
- 1. Only allowed on 36" meter cans that house 2" meters.
 - 2. Must be constructed with a 2" recessed hole to mount a meter antenna.
 - 3. See the Nibley City Approved Materials List for information on specific product types and manufactures.



OBLIQUE

Change to a single piece lid 31 1/2" in diameter.
(Reference B-1800 Frame and Cover specifications)



Fire hydrant with valve

1. GENERAL

- A. Before backfilling, secure inspection of installation by ENGINEER.
- B. Additional requirements are specified in APWA Section 33 11 00.

2. PRODUCTS

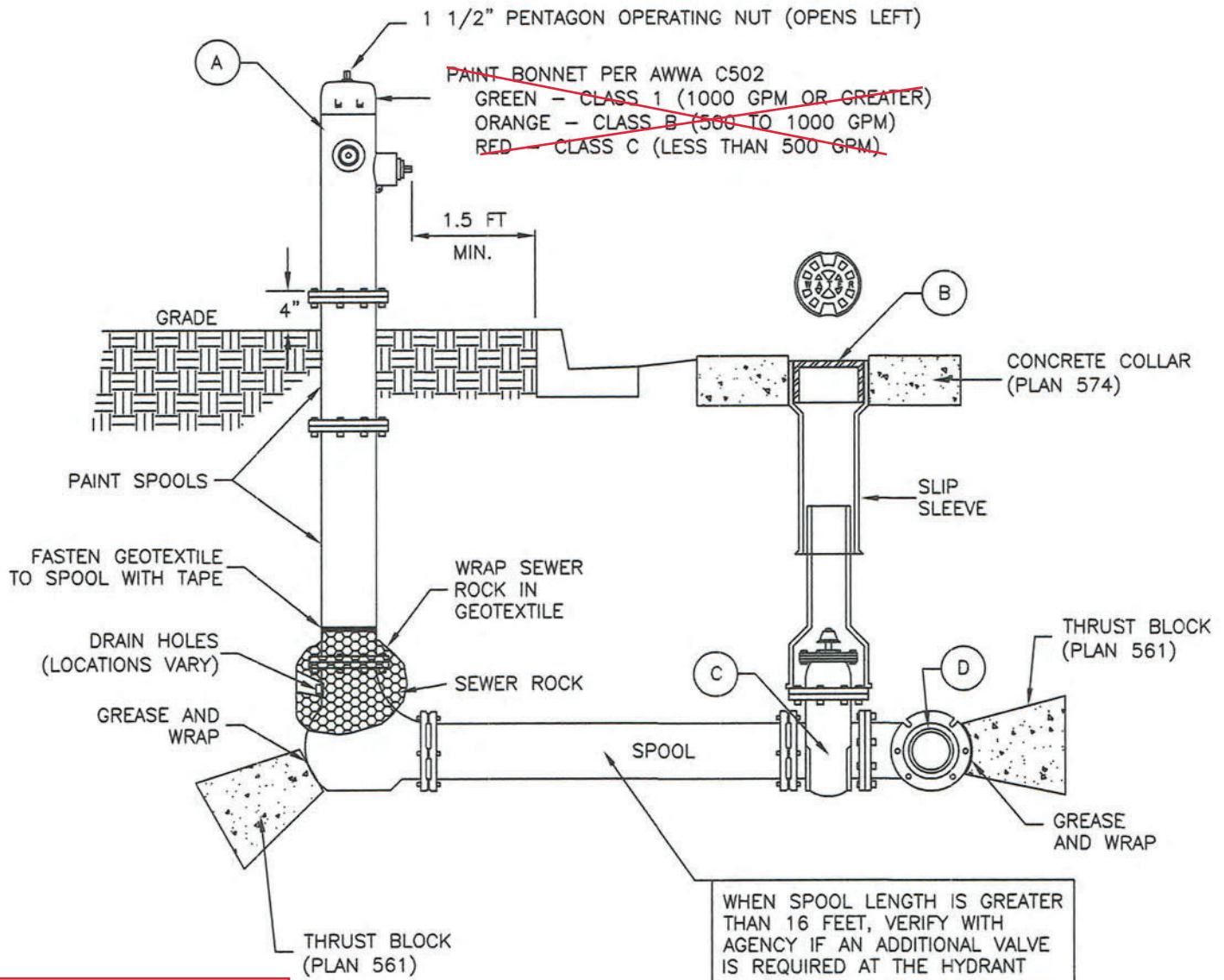
- A. Hydrant: Dry barrel, AWWA C502.
- B. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
- C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. D.
- Backfill: APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches.
- 1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
- 2) Other Type of Common Fill: CONTRACTOR's choice,.
- E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.

3. EXECUTION

- A. Installation:
 - 1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
 - 2) Paint fire hydrant to agency's fire hydrant paint code.
 - 3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - 4) Notify fire department as soon as hydrant is placed in service.
- B. Thrust Blocks:
 - 1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
 - 2) Not required for flange or welded pipe systems.
- C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

Nibley City Amendments:

- 1. Install tracer wire from the valve can to the hydrant with exposed wires inside the valve can and wrapped 3 times around the base of the hydrant.
- 2. See the Nibley City Approved Materials List for information on specific product types and manufactures.



Nibley City Amendments:

1. Install tracer wire from the valve can to the hydrant with exposed wires inside the valve can and wrapped 3 times around the base of the hydrant.
2. See the Nibley City Approved Materials List for information on specific product types and manufactures.

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FIRE HYDRANT	AWWA C502
(B)		VALVE BOX WITH LID	2-PIECE CAST IRON
(C)		GATE VALVE WITH 2" X 2" NUT	AWWA C509
(D)		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

1" METER AND BARREL

N.T.S.

1. METER PLACEMENT:

- A. In new construction, install meter at front-center of lot.
 B. All meters to be installed in the park strip or in PUE directly behind sidewalk if there is a swale or no parkstrip available
Water meters shall be located 5-feet from property lines at the corner of a lot.

C. Do not install meters **within** a driveway or approach, sidewalks, or curb and gutter.

2. METER BARREL: Set barrel so grade of the frame and cover matches the grade of the surrounding surface.

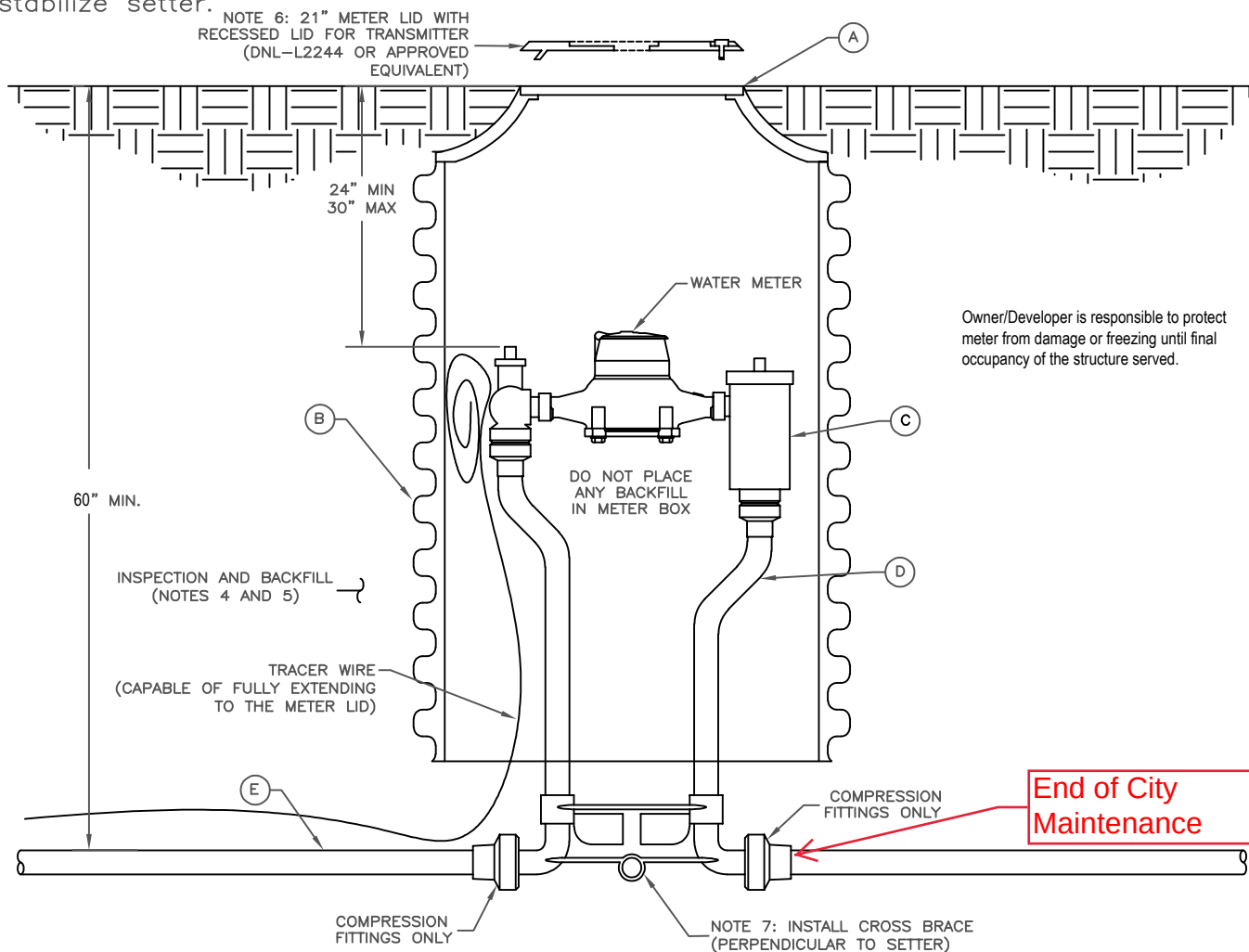
3. PIPE: C901 (Poly), blue in color, or 'K' Copper pipe required inside right-of-way.

4. INSPECTION: Before backfilling, secure installation inspection by ENGINEER.

5. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. **Borrow- Maximum particle size 3-inches.**

6. CASTING: Grey iron class 35 minimum per ASTM A48.

7. Install 3/4" pipe (single pipe) through hole in the bottom of setter at least 18" long to stabilize setter.



LEGEND

No.	ITEM	DESCRIPTION
(A)	FRAME AND COVER	CAST IRON COVER (GRASS/PARKSTRIP)
(B)	PLASTIC METER BARREL	ADS 21" X 48"
(C)	DOUBLE CHECK VALVE	1" FULL PORT WITH DOUBLE CHECK DEVICE
(D)	1" METER SETTER	1" COMPRESSION SETTER
(E)	POLY PIPE & STIFFENER	POLY PIPE (STAINLESS STEEL STIFFENER FOR COMPRESSION FITTINGS)



NIBLEY CITY
WATER DIVISION

1" METER AND
BARREL

DESIGNED:

D. HOLMSTEAD

DATE:

2/1/2023

REVISION

BLOCK:

SCALE

N.T.S.

SHEET NO:

521S.1

DRAFTED:

T. GLOVER

ENG #:

CHECKED:

T. DICKINSON

~~1 1/2" and 2" meter~~

1. **GENERAL**

MAG

- A. ~~Turbine~~ meters are required on all systems used exclusively for irrigation or fire protection.
- B. Where domestic use is applicable, use a standard meter.
- C. Before backfilling, secure inspection of installation by ENGINEER.

2. **PRODUCTS**

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches.
- C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**

A. Meter Placement:

- 1) All meters are to be installed in the park strip or within 7 feet of the property line ~~(street side)~~.
- 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
- 3) In new construction, install meter at ~~center of lot or per agency requirements~~.

in the Parkstrip. Locate in PUE directly behind sidewalk if there is a swale or no parkstrip available. Meter shall be installed at the corner of a lot 5-feet from property line.

B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.

C. Bypass Valve: Lock in off position.

~~D. Blocking: Use clay brick or concrete block.~~

~~E. Concrete Box:~~

- 1) Center frame and cover over water meter.
- 2) Allow 1-inch clearance around waterline where water line passes through ~~concrete box~~ wall. Seal opening with compressible seal.

Meter Barrel: 36" corrugated HDPE, PVC, or other as approved.

F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.

G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

Nibley City Amendments:

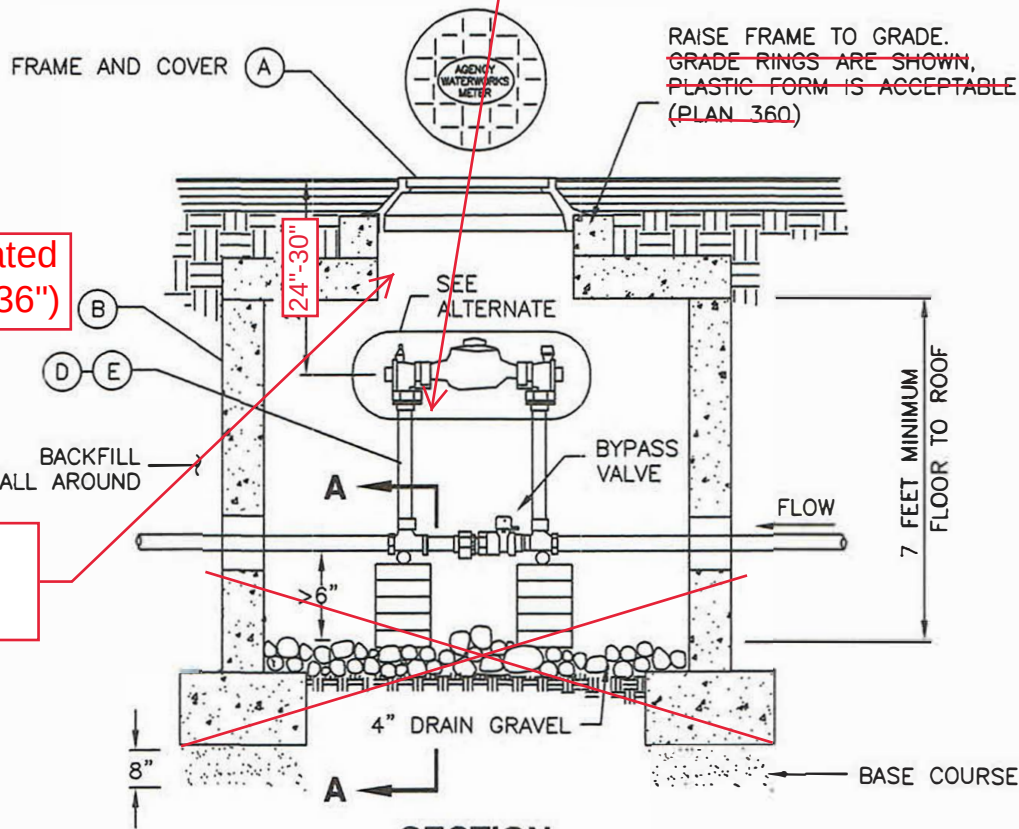
- 1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
- 2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

Install two 18-inch long 1" diameter PVC stabilizer pipes.

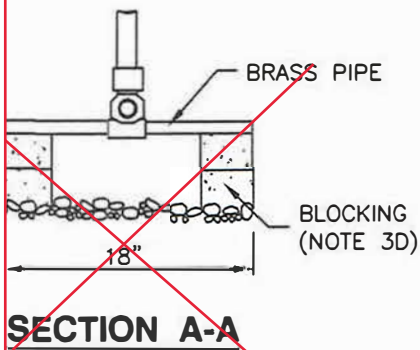
Corrugated Barrel (36")

Extend tracer wire to top of meter barrel.

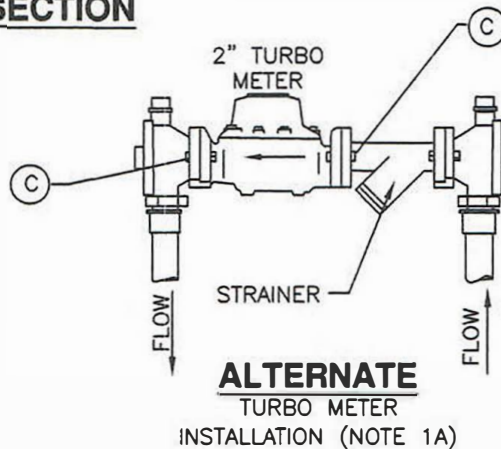
Nibley City Amendments:
 1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
 2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



SECTION



SECTION A-A



ALTERNATE
 TURBO METER
 INSTALLATION (NOTE 1A)

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		22" FRAME AND COVER 38"	PLAN 502- 503
(B)		HDPE BARREL- 36" X 48"	
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

4" ULTRASONIC METER WITH 4" BYPASS

1. GENERAL

- A. Configuration may be changed at ENGINEER's discretion.
- B. Additional requirements are specified in APWA Section 33 12 16.

2. PRODUCTS

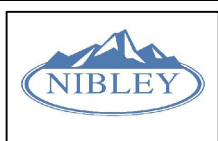
- A. Pipe Stand: Use adjustable pipe stand. Place stand on 12 inch x 12 inch by 2 inch concrete paver.
- B. Drain Gravel: Sewer rock, ASTM siz no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. EXECUTION

- A. Control Valve: Install valve with valve box adjacent to main.
- B. Center frame and cover over water meter.
- C. Allow 1-inch clearance around water line where water line passes through concrete box wall. Seal opening with compressible seal.
- D. Tracer Wire: Leave sufficient spool of wire to be pulled through vault and out lid to 3' above finished grade.

Nibley City Amendments:

1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. Union connections are not allowed.
3. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



**NIBLEY CITY
WATER DIVISION**

**4" ULTRASONIC METER
AND BYPASS**

DESIGNED: DMH	DATE: 02/10/2023
DRAFTED: DMH	ENG #:
CHECKED: TDICKINSON	

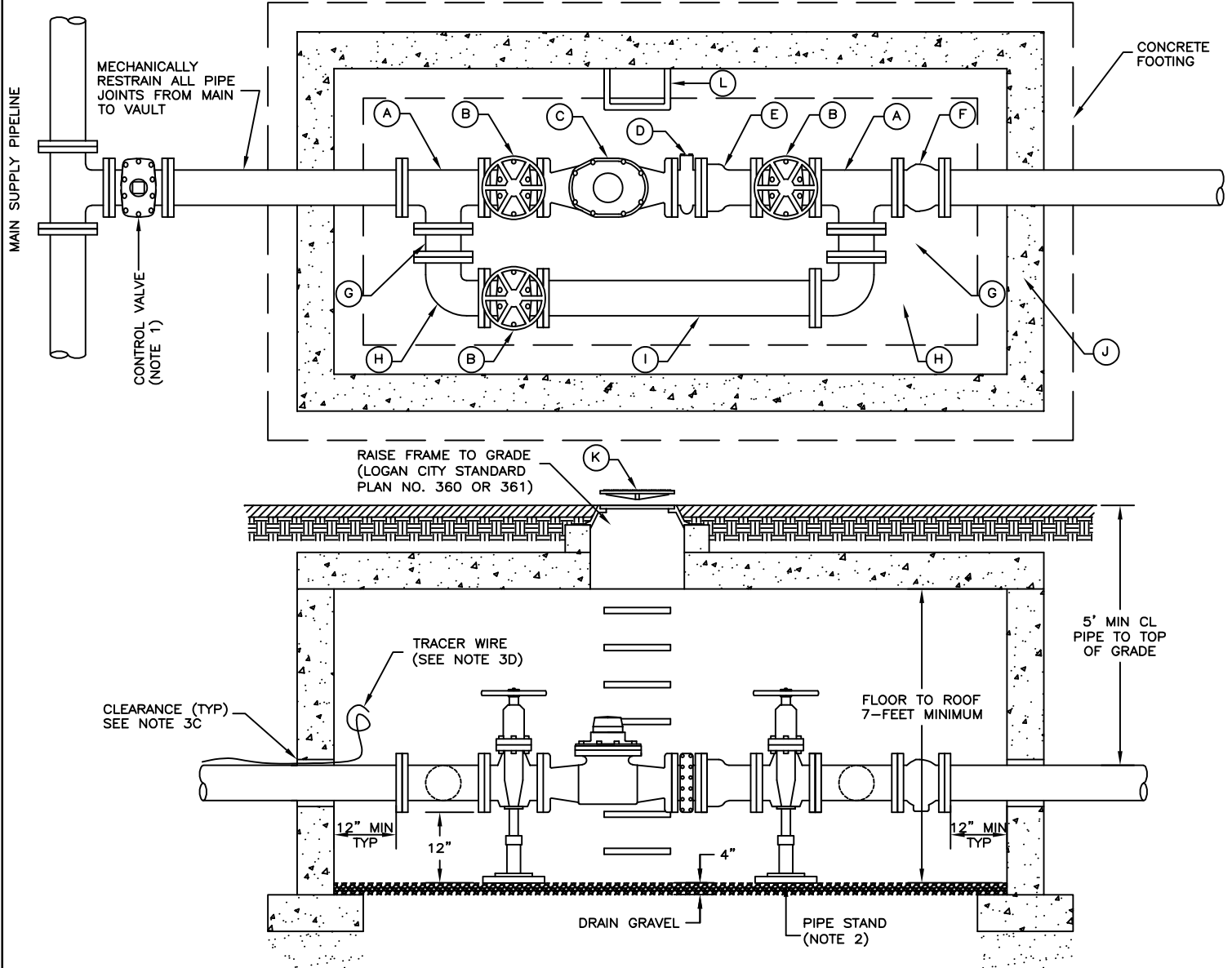
REVISION BLOCK:

SCALE
N.T.S.

SHEET NO:
523S.2

4" ULTRASONIC METER WITH 4" BYPASS

N.T.S.



LEGEND

No.	ITEM	DESCRIPTION
(A)	4" FLANGE TEE FLG X FLG X FLG	
(B)	4" GATE VALVE W/ HAND WHEEL FLG X FLG	AWWA STANDARD C509
(C)	4" ULTRASONIC METER (14" LAY LENGTH)	NEPTUNE MACH 10 OR MASTER METER OCTAV
(D)	4" STRAINER	INSTALL ACCESS PLATE ON SIDE
(E)	4" FLG X MJ ADAPTER W/ 4" FLG X PE SPOOL	
(F)	4" GLOBE STYLE CHECK VALVE	
(G)	4" FLG X FLG D.I. PIPE SPOOL (12" LENGTH)	
(H)	4" X 4" FLG X FLG ELBOW	
(I)	4" FLG X FLG D.I. PIPE SPOOL	
(J)	CONCRETE BOX	NIBLEY CITY STANDARD PLAN No. 505.S.2
(K)	38" FRAME & COVER	NIBLEY CITY STANDARD PLAN No. 503
(L)	STEPS AT 12" C.C.	



NIBLEY CITY
WATER DIVISION

4" ULTRASONIC METER
AND BYPASS

DESIGNED: DMH
DRAFTED: DMH
CHECKED: TDICKINSON

DATE: 02/10/2023
ENG #:

REVISION BLOCK:

SCALE

N.T.S.

SHEET NO:

523S.1

CONCRETE METER BOXES

N.T.S.

1. GENERAL

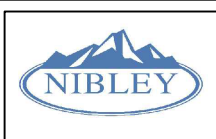
- A. Before backfilling secure inspection of installation by ENGINEER.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3** -inches.
- C. Traffic Rated: H-20 load rated unless more stringent requirement is deemed necessary due to site conditions by Professional Engineer Licensed in the State of Utah.

3. EXECUTION

- A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- C. Fill annular space around pipe wall penetrations with waterproof sealer.
- D. Place frame and cover directly over valve or meter location.
- E. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



NIBLEY CITY
WATER DIVISION

CONCRETE METER
BOXES

DESIGNED:

DMH

DATE:

02/10/2023

REVISION BLOCK:

DRAFTED:

DMH

ENG #:

CHECKED:

TDICKINSON

SCALE

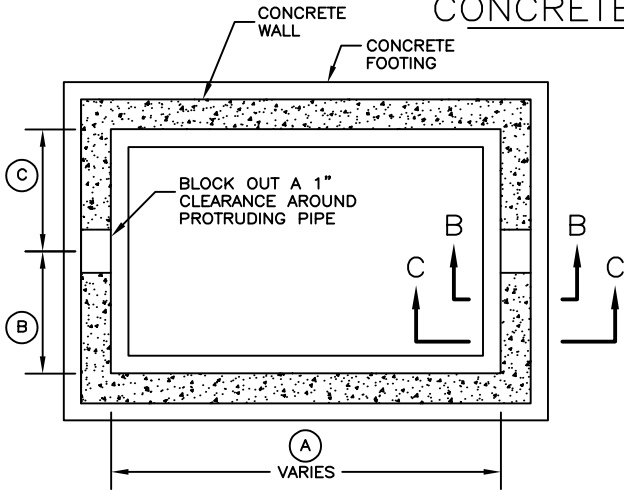
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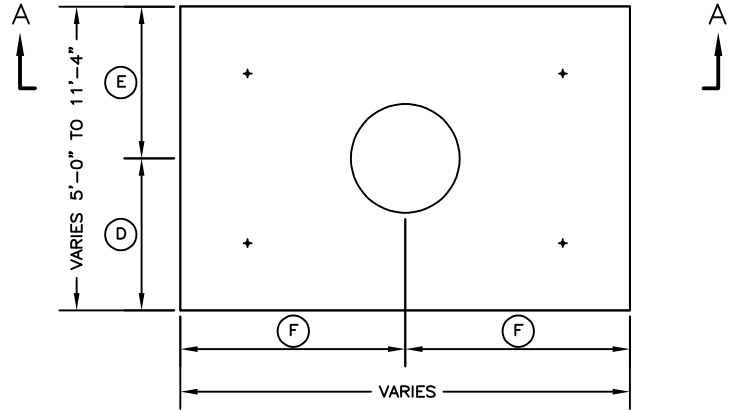
505S.2

CONCRETE METER BOXES

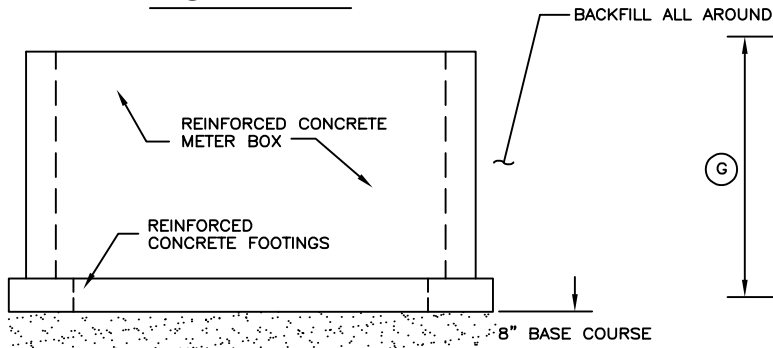
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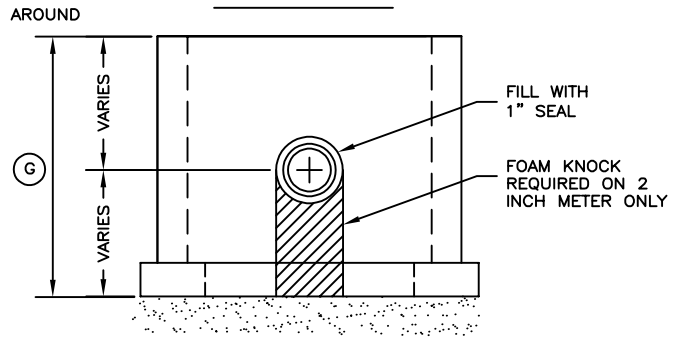
BOX PLAN



LID PLAN



FRONT ELEVATION



SIDE ELEVATION

TABLE OF DIMENSION

No.	METER SIZE				
	10"	8"	6"	4"	
(A)	BY CUSTOM DESIGN APPROVED BY ENGINEER AND OWNER				9'-6"
(B)					3'-0"
(C)					2'-0"
(D)					3'-8"
(E)					2'-8"
(F)					4'-8"
(G)					9'-0"



NIBLEY CITY
WATER DIVISION

CONCRETE METER
BOXES

DESIGNED: DMH
DRAFTED: DMH
CHECKED: TDICKINSON

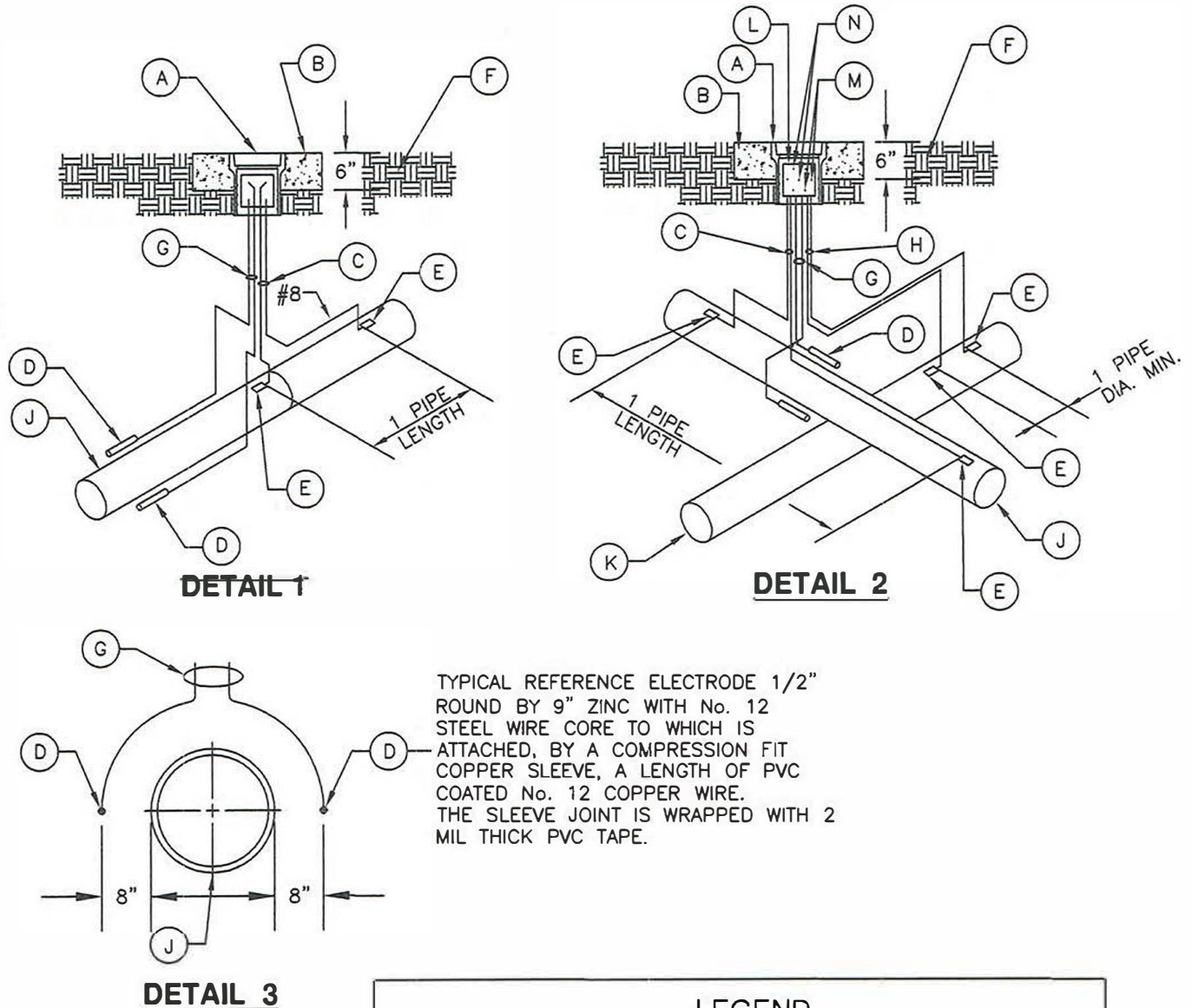
DATE: 02/10/2023
ENG #:
REVISION BLOCK:

REVISION BLOCK:

SCALE
N.T.S.

SHEET NO:
505S.1

Electrolysis monitoring station details



LEGEND

No.	DESCRIPTION
(A)	FLUSH MOUNTED VALVE BOX AND LID
(B)	CONCRETE SLAB (6"x18"x18")
(C)	1-#8 & 1-#12 AWG COPPER WIRE WITH WHITE TW INSULATION
(D)	REFERENCE ELECTRODE
(E)	THERMITE WELD WIRE CONNECTION (TYPICAL)
(F)	EXISTING SOIL
(G)	2-#12 AWG COPPER WIRE WITH YELLOW TW INSULATION
(H)	1-#8 & 1-#12 AWG COPPER WIRE WITH BLUE TW INSULATION
(J)	NEW WATERMAIN
(K)	FOREIGN PIPELINE
(L)	PENSTOCK TERMINALS
(M)	FOREIGN PIPELINE TERMINALS
(N)	REFERENCE ELECTRODE AND ELECTRODE TERMINAL TERMINATED ON A PHEONOLIC PLATE

Water service line

1. GENERAL

A. Before backfilling, secure inspection of installation by ENGINEER.

2. PRODUCTS

A. Fittings: Provide brass fittings and nipples. Do not use galvanized materials. B.

Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches

3. EXECUTION

A. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

Nibley City Amendments:

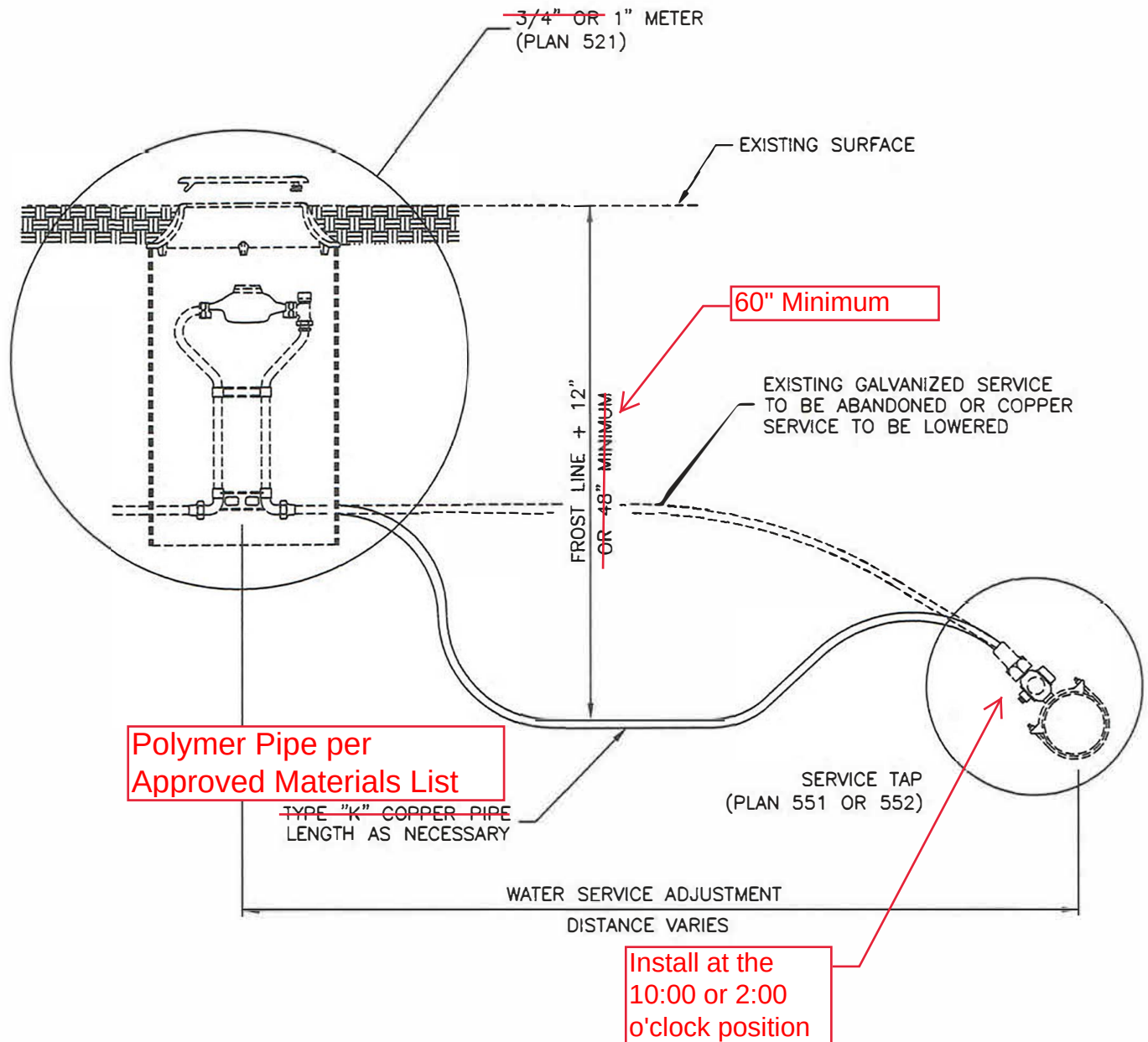
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.

2. Union connections are not allowed.

3. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

Nibley City Amendments:

1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. Service lines shall be one continuous piece (couplers of any kind are not allowed).
3. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



Water service line loop

1. GENERAL

- A. Before backfilling, secure inspection of installation by ENGINEER.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Piping: Match existing pipe, fittings, coupling sizes and materials.
- C. ~~Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.~~
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches.
- F. Grease: Non-oxide poly-FM.

3. EXECUTION

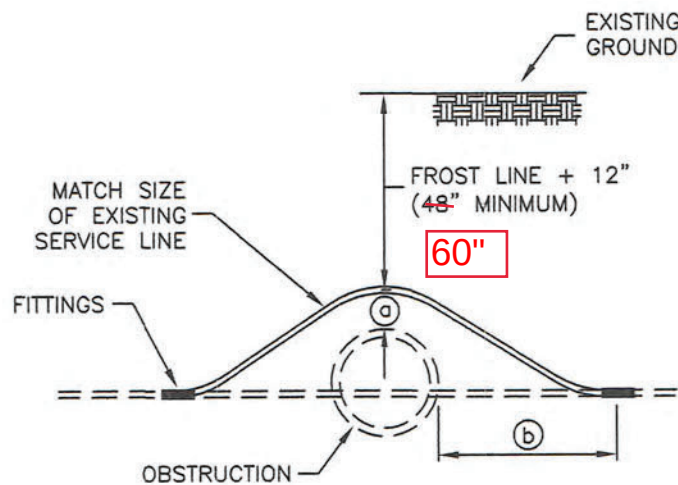
- A. ~~Thrust Blocks: Not required for flange or welded pipe systems. Before pouring thrust block concrete, wrap pipe system with plastic sheet to prevent bonding of concrete to pipe system.~~
- B. ~~Fittings: Use copper to copper flare fittings or copper to iron pack joint coupling with locking split clamp on iron pipe side and flare on copper side. All couplings to be brass.~~
- C. ~~Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.~~
- D. ~~Steel Spool: Weld in place and provide slip on flange except when fitting in pipe system could move. Epoxy line per AWWA C210, C213, and coated per AWWA C208, or C214.~~
- E. Location: Loop water mains over top of sewer lines.
- F. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

Nibley City Amendments:

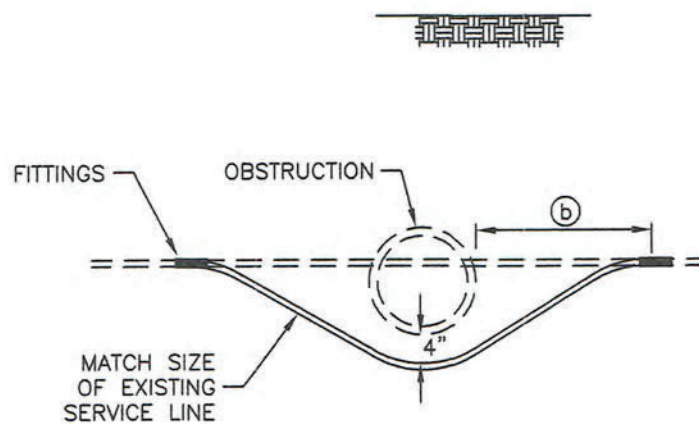
- 1. Install tracer wire along the main and services.**
- 2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.**

Nibley City Amendments:

1. Install tracer wire along the main and services.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



STYLE A



STYLE B

TABLE OF DIMENSIONS		
	OBSTRUCTION	
	SEWER MAIN	OTHER
Ⓐ	18"	12" MIN.
Ⓑ	10'-0"	12" MIN.

Water main line loop

1. GENERAL

- A. Before backfilling, secure inspection of installation by ENGINEER.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Piping: Match existing pipe, fittings, coupling sizes and materials.
- C. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. Backfill: Common fill, APWA Section 31 05 13. **(BORROW- 3-inch minus)**
- F. Grease: Non-oxide poly-FM.
- G. Couplings: Brass.

H. Mechanical Joint Restraints: Mechanical Joint Restraints to supplement Thrust Blocks

3. EXECUTION

- A. Thrust Blocks: Not required for flanged or welded pipe systems. Before pouring thrust block concrete, wrap pipe system in plastic sheet to prevent bonding of concrete to pipe system.
- B. ~~Fittings: Use copper to copper flare fittings or copper to iron pack joint coupling with locking split clamp on iron pipe side and flare on copper side.~~
- C. ~~Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.~~
- D. ~~Steel Spool: Weld in place and provide slip on flange except when fitting in pipe system could move. Epoxy line per AWWA C210, C213, and coated per AWWA C208, or C214.~~
- E. Location: Loop water mains over top of sewer lines.
- F. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

G. Mechanical Joint Restraints to supplement Thrust Blocks installed in accordance with Manufacturer's Installation requirements at locations as determined by Design Engineer

Nibley City Amendments:

- 1. Install tracer wire along the main and services.
- 2. When installing new water line, pipe deflection shall be the primary method of achieving the separation standards identified.
- 3. When deflection is not an option, use mechanical restraints with lengths per the detail provided in the written portion of chapter 5.
- 4. Connect fittings with continuous stainless steel rods.
- 5. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

STYLE A

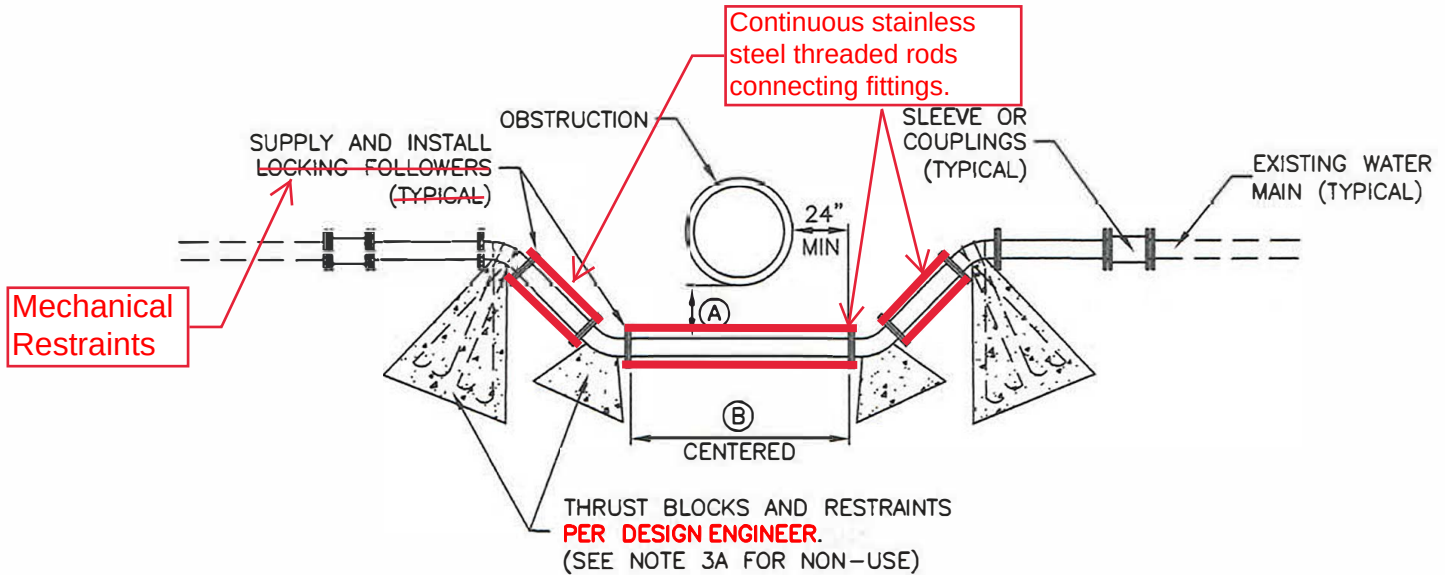


TABLE OF DIMENSIONS		
OBSTRUCTION	(A)	(B)
SEWER	18" MIN	20' MIN
OTHER	12" MIN	O.D. + 48"

Nibley City Amendments:

1. Install tracer wire along the main and services.
2. When installing new water line, pipe deflection shall be the primary method of achieving the separation standards identified.
3. Supplement concrete thrust blocks with mechanical restraints with lengths as determined by Design Engineer.
4. Connect fittings with stainless steel rods.
5. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

Water main line loop

1. GENERAL

- A. Before backfilling, secure inspection of installation by ENGINEER.

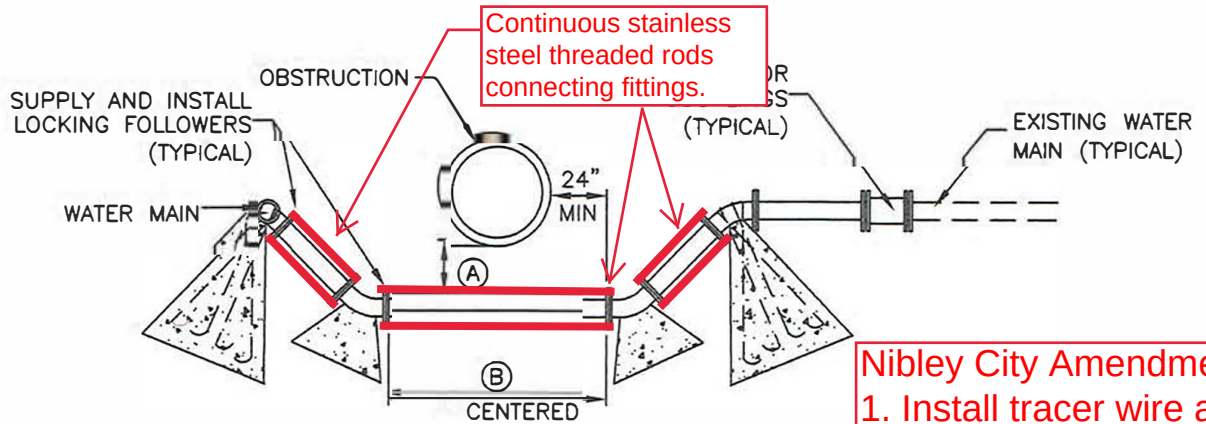
2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Piping: Match existing pipe, fittings, coupling sizes and materials.
- C. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches
- F. Grease: Non-oxide poly-FM.

3. EXECUTION

- A. Thrust Blocks: Not required for flange or welded pipe systems. Before pouring thrust block concrete, wrap pipe system with plastic sheet to prevent bonding of concrete to pipe system.
- B. Fittings: Use copper to copper flare fittings or copper to iron pack joint coupling with locking split clamp on iron pipe side and flare on copper side. All couplings to be brass.
- C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
- D. Steel Spool: Weld in place and provide slip on flange except when fitting in pipe system could move. Epoxy line per AWWA C210, C213, and coated per AWWA C208, or C214.
- E. Location: Loop water mains over top of sewer lines.
- F. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

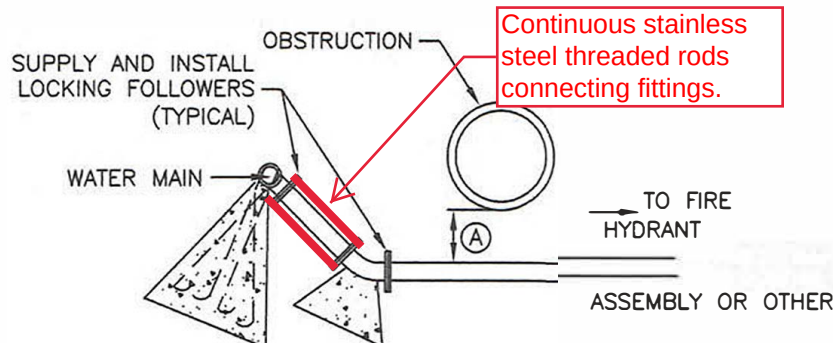
STYLE B AND C



THRUST BLOCKS AND RESTRAINTS
PER **DESIGN ENGINEER**.
(SEE NOTE 3A FOR NON-USE)

TABLE OF DIMENSIONS		
OBSTRUCTION	(A)	(B)
SEWER	18" MIN	20' MIN
OTHER	12" MIN	O.D. + 48"

STYLE B



THRUST BLOCKS AND RESTRAINTS
PER **DESIGN ENGINEER**.
(SEE NOTE 3A FOR NON-USE)

TABLE OF DIMENSIONS	
OBSTRUCTION	(A)
SEWER	18" MIN
OTHER	12" MIN

STYLE C

Nibley City Amendments:

1. Install tracer wire along the main and services.
2. When installing new water line, pipe deflection shall be the primary method of achieving the separation standards identified.
3. Supplement concrete thrust blocks with mechanical restraints with lengths as determined by Design Engineer.
4. Connect fittings with stainless steel rods.
5. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

Fire hydrant replacement or relocation

1. GENERAL

- A. Drawing is a single line diagram showing a minimum and typical connection.
- B. Additional water system requirements are specified in APWA Section 33 11 00.
- C. Before backfilling, secure inspection of installation by ENGINEER.

2. PRODUCTS

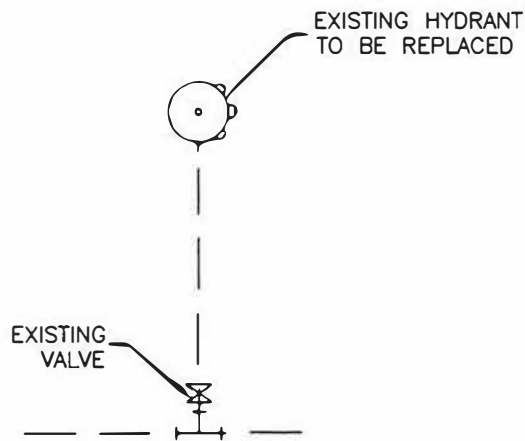
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Piping: Match existing pipe, fittings, coupling sizes and materials.
- C. Thrust Blocks:
 - 1) Temporary - Use wood.
 - 2) Permanent - Concrete Class 4000, APWA Section 03 30 04.
- D. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches.
- E. Grease: Non-oxide poly-FM.

3. EXECUTION

- A. Hydrant: Adjust to grade with pipe spool if necessary.
 - 1) Provide at least 1 cubic yard of sewer rock, APWA Section 31 05 13 around drain hole at base of hydrant. Wrap plastic over sewer rock to prevent silting.
 - 2) Paint fire hydrant to agency's fire hydrant paint code.
 - 3) Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - 4) Notify fire department as soon as hydrant is placed in service.
- B. Connections: If existing valve and hydrant have O.B. connections, delete MJ x Flange adapter and install 6-inch MJ sleeve. Add a new valve at the tee connection.
- C. Valve Boxes. **Replace** any C.I.S.T. valve boxes **with new**. Adjust to grade as necessary on relocated hydrant.
- D. Thrust Blocks: Not required on flanged or welded pipe systems. Before pouring concrete, wrap pipe system plastic sheet to prevent bonding of concrete to pipe system.
- E. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- F. Surface Restoration:
 - 1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
 - 2) Paved Surface: Do not install bituminous concrete or Portland cement concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (bituminous concrete surfacing), or APWA Section 33 05 25 (concrete surfacing).

Nibley City Amendments:

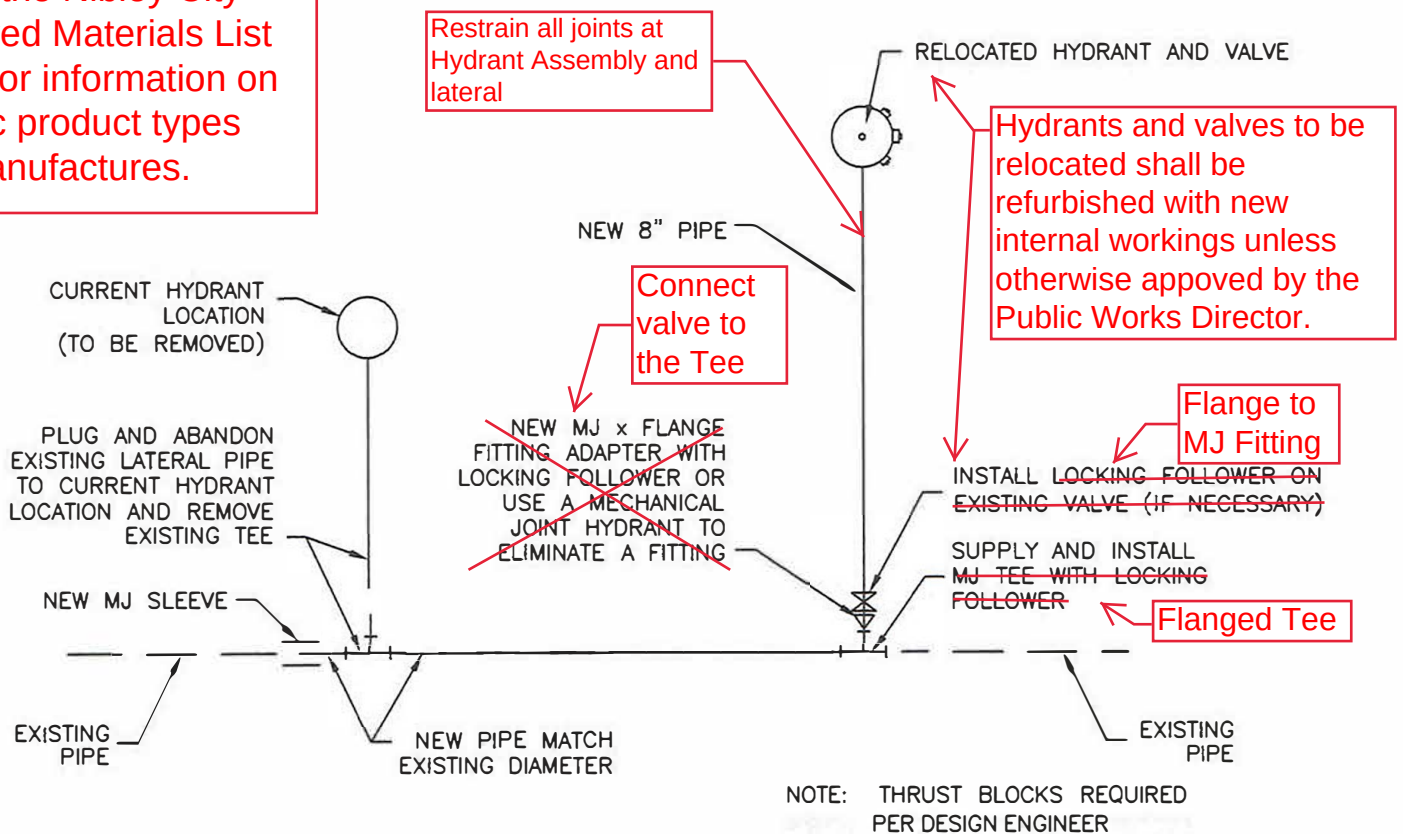
- 1. Install tracer wire along the main and services.**
- 2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.**



REPLACEMENT OF FIRE HYDRANT

Nibley City Amendments:

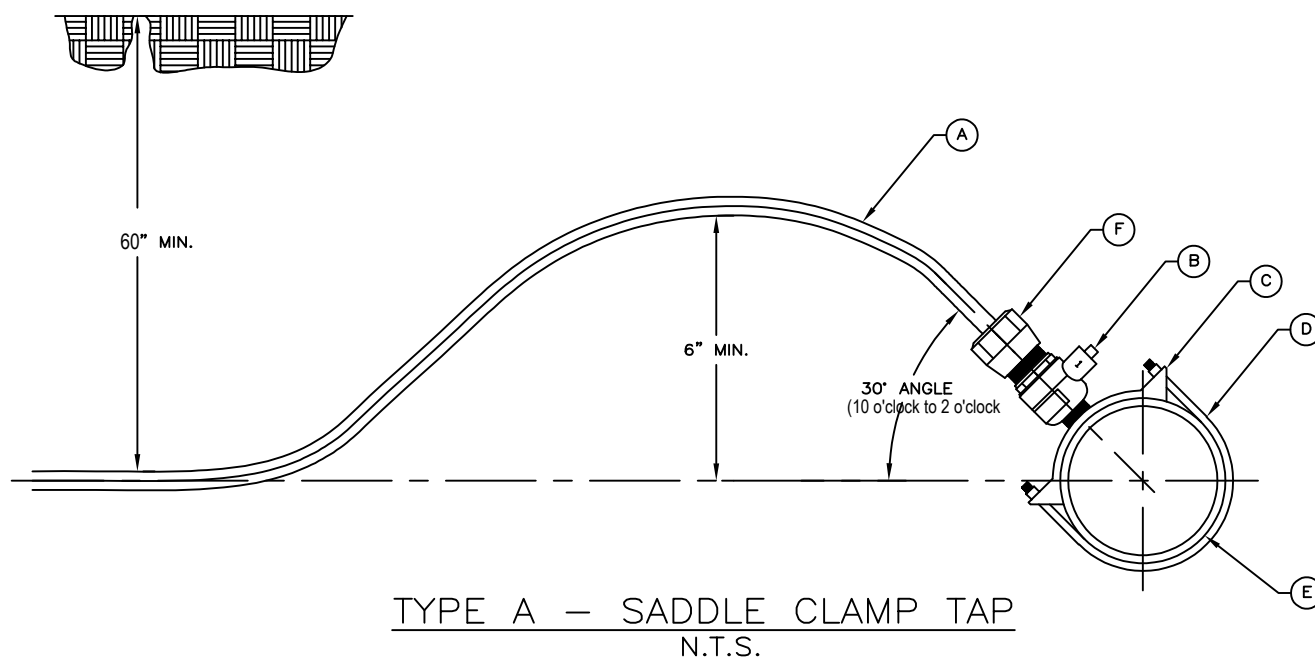
1. Install tracer wire along the main and services.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



RELOCATION OF FIRE HYDRANT

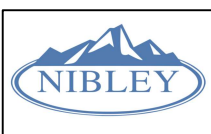
1" & 2" SERVICE TAPS

1. TAPPING: Tapping on Nibley City mains to be performed by Nibley City crews only. Place taps a minimum of 24 inches apart. Use a tapping tool that is sized corresponding to the size of the service line to be installed. No taps within 24 inches of the end of pipe or from the shoulder of the bell of the pipe.
2. TAPE: Teflon tape is required on all taps.
3. INSPECTION: Prior to backfilling around taps, secure inspection of installation by ENGINEER.
4. BACKFILL: Provide and place per APWA Section 33 05 20 **BORROW- MAXIMUM PARTICLE SIZE 3-INCHES** Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
5. **TRACER: Install tracer wire along the main and services. See Nibley City Approved Materials List**



LEGEND

No.	ITEM	DESCRIPTION
(A)	POLY PIPE	POLYETHYLENE WATER SERVICE PIPE
(B)	CORPORATION STOP	BRASS (BALL TYPE)
(C)	SERVICE SADDLE CLAMP	STAINLESS STEEL, BRASS
(D)	SERVICE SADDLE STRAPS	STAINLESS STEEL
(E)	WATER MAIN PIPE	(D.I., C.I.C A.C., P.V.C.)
(F)	COMPRESSION FITTING (W/ STIFFENER)	FLARED FITTING NOT ALLOWED



NIBLEY CITY
WATER DIVISION

1" & 2" TAP

DESIGNED:

D. HOLMSTEAD

DATE:

2/1/2023

REVISION
BLOCK:

DRAFTED:

T. GLOVER

ENG #:

CHECKED:

T. DICKINSON

SCALE

N.T.S.

SHEET NO:

551 S

Direct bearing thrust block

1. GENERAL

- A. Thrust design for pipe sizes or configurations not shown require special design.
- B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
- C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
- D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches.
- C. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
- D. Grease: Non-oxide poly-FM.

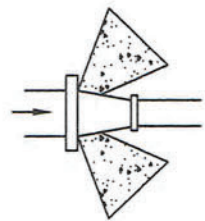
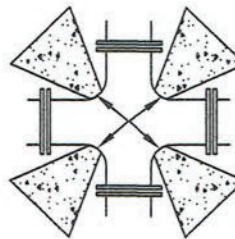
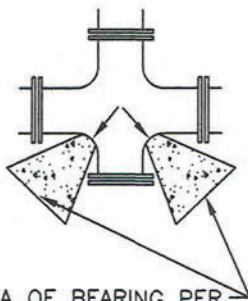
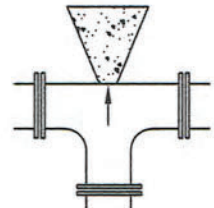
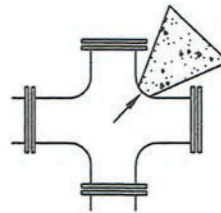
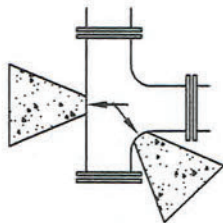
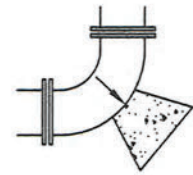
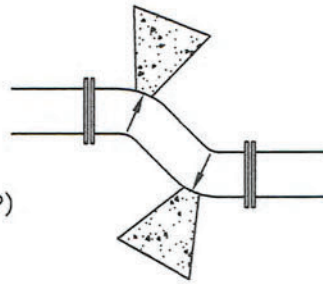
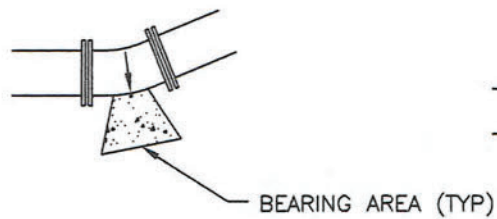
3. EXECUTION

- A. Pour concrete against undisturbed soil.
- B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
- C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
- D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
- E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

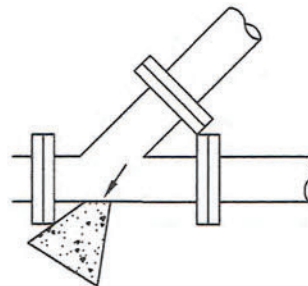
- 1. Water Design Standards require mechanical joint restraints designed by the engineer of record and installed in accordance with manufacturer's installation instructions.
- 2. Where installation of mechanical joint restraints is not possible for new connections and/or for existing piping systems, the design engineer shall provide engineering calculations and details for construction of concrete thrust blocks.
- 3. APWA Plan 561 is strictly for reference and guidance for repairs and conditions where a design engineer is not available.

Nibley City Amendment:

- 1. Where the entire piping system is installed with engineer designed mechanical joint restraints, an additional 1.5 to 2.0 square foot concrete thrust block shall be provided.



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

Nibley City Amendment:
1. Where the entire piping system is installed with engineer designed mechanical joint restraints, an additional 1.5 to 2.0 square foot concrete thrust block shall be provided.

Tie-down thrust restraints

1. GENERAL

- A. Thrust design for pipe sizes or configurations not shown require special design.
- B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
- C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
- D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. PRODUCTS

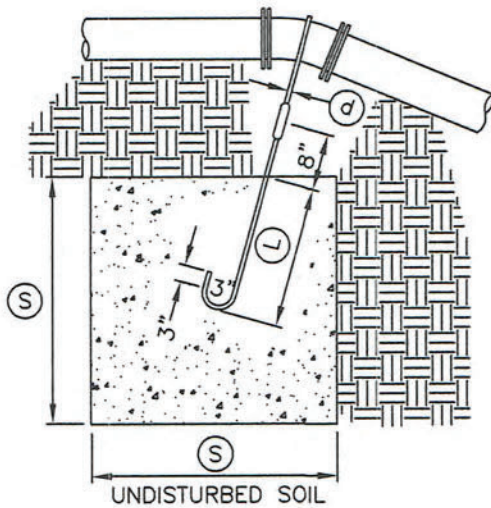
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3-inches**.
- C. Concrete: Class 4,000 minimum, APWA Section 03 30 04.
- D. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi. E. Grease: Non-oxide poly-FM.

3. EXECUTION

- A. Pour concrete against undisturbed soil. Concrete must be allowed to cure in thrust restraints for 5 days before pressurizing water lines or have additional approved thrust restraints installed before pressurizing the water line.
- B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
- C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
- D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
- E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

Nibley City Amendments:

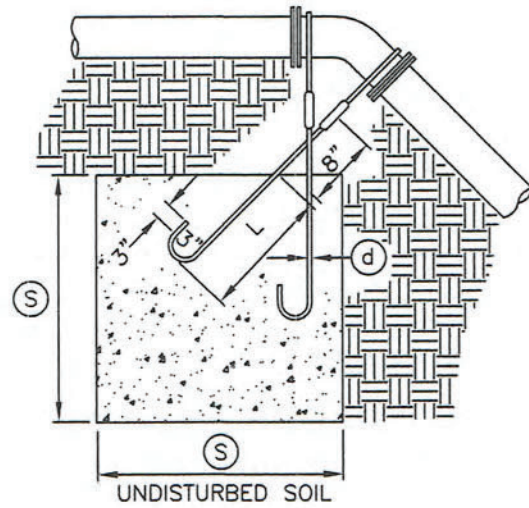
- 1. Water Design Standards require mechanical joint restraints designed by the engineer of record and installed in accordance with manufacturer's installation instructions.
- 2. Where installation of mechanical joint restraints is not possible for connections and existing piping, the design engineer shall provide engineering calculations and details for construction of concrete tie-down thrust blocks.
- 3. APWA Plan 562 is strictly for reference and guidance for repairs and conditions where a design engineer is not available.



TYPE A RESTRAINT

FOR 11 1/4" – 22 1/2" VERTICAL BENDS

TABLE OF DIMENSIONS					
PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	(S) SIDE OF CUBE – FEET	(d) DIAMETER OF SHANK OR REBAR RODS – INCH	(L) DEPTH OF ROD CONCRETE – FEET
4"	11 1/4°	8	2.0	5/8"	1.5
	22 1/2°	15.6	2.5	5/8"	2.0
6"	11 1/4°	15.6	2.5	5/8"	2.0
	22 1/2°	34.3	3.25	5/8"	2.0
8"	11 1/4°	27	3.0	5/8"	2.0
	22 1/2°	64	4.0	5/8"	2.0
12"	11 1/4°	64	4.0	5/8"	2.0
	22 1/2°	125	5.0	3/4"	3.0
16"	11 1/4°	107	4.25	7/8"	3.0
	22 1/2°	216	6.0	7/8"	3.0
20"	11 1/4°	138	5.17	1"	3.5
	22 1/2°	334	6.94	1"	4.0
24"	11 1/4°	240	6.22	1"	4.0
	22 1/2°	476	7.81	1"	4.0
30"	11 1/4°	369	7.17	1"	4.0
	22 1/2°	733	9.02	1"	4.0



TYPE B RESTRAINT

FOR 45° VERTICAL BENDS

TABLE OF DIMENSIONS					
PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	(S) SIDE OF CUBE – FEET	(d) DIAMETER OF SHANK OR REBAR RODS – INCH	(L) DEPTH OF ROD CONCRETE – FEET
4"	45°	1	3.0	5/8"	2.0
				5/8"	
6"		2.37	4.0	5/8"	2.5
				5/8"	
8"		3.97	4.75	5/8"	3.0
				5/8"	
12"		9.04	6.25	5/8"	4.0
				5/8"	
16"		17.24	7.75	3/4"	4.0
				3/4"	
20"		26.52	9.21	3/4"	4.0
				3/4"	
24"		37.82	10.07	3/4"	4.0
				3/4"	
30"		58.26	11.63	3/4"	4.0
				3/4"	

4" washout valve

1. GENERAL

- A. Before backfilling, secure inspection of installation by ENGINEER.
- B. Water mains 12-inches and larger will require a special washout assembly design.

2. PRODUCTS

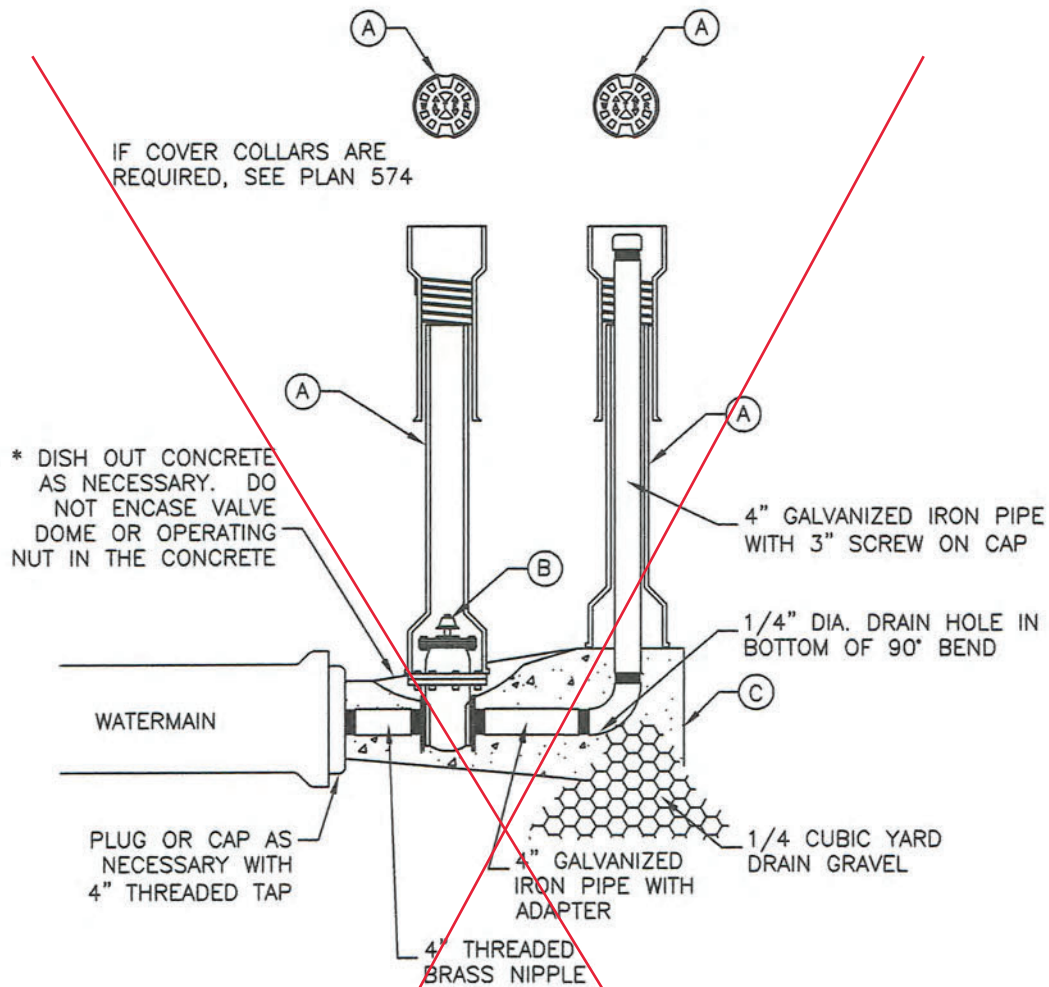
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3**-inches.
- C. Concrete: Class 4000, APWA Section 03 30 04.

3. EXECUTION

- A. Pour concrete against undisturbed soil.
- B. Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
- C. Place plastic sheet at least 6 mils thick over drain gravel to prevent silting.
- D. After installation of washout valve assembly, verify the washout valve riser drains to gravel.
- E. Backfill and Base Course Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater of a modified proctor density, APWA Section 31 23 26.

Nibley City Amendments:

- 1. Not allowed. Install a fire hydrant assembly if fire flows are sufficient.
- 2. For installations with insufficient fire flows, install a blow Off/Flushing Hydrant.
- 3. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures



LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2" x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	PLAN 561

Nibley City Amendments:

1. Not allowed. Install a temporary or permanent hydrant where washout valves would be needed.

Detector check valve with 3/4" bypass meter

1. GENERAL

- A. Configuration may be changed at ENGINEER's discretion.
- B. Additional requirements are specified in APWA Section 33 12 16.

2. PRODUCTS

- A. Blocking: Clay brick or concrete block.
- B. Small Fittings: Brass. Do not use galvanized materials.
- C. Grade Ring: 6-inch concrete grade ring required in roadways, Plan 361.
- D. Spools: Length of flange x plain end spool vary.

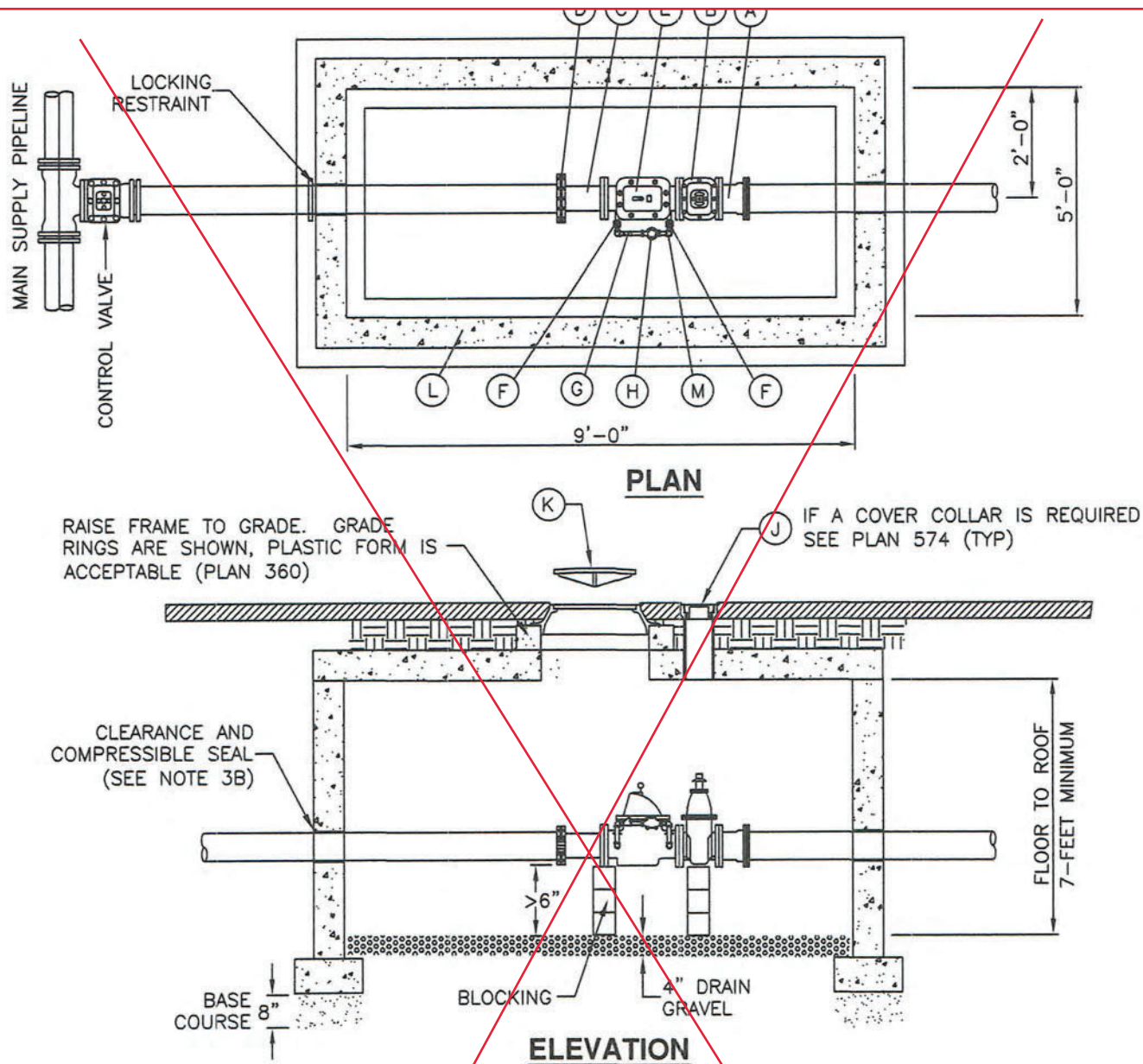
SPOOLS	
Pipe Size	Pipe Length
6"	10"
8"	8 1/4"
10"	6"

3. EXECUTION

- A. Install control valve with valve box adjacent to main.
- B. Concrete Box: Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal. Center frame and cover over water meter.
- C. Valve Option: The valve in the box (item B legend) closest to the main, and the top section of the valve box (item J legend) may be eliminated at the discretion of the ENGINEER.

When required, backflow prevention devices shall be located above ground and within a climate controlled structure.

When required, backflow prevention devices shall be located above ground and within a climate controlled structure.



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FLANGE AND M.J. ADAPTER	CEMENT LINED
(B)		GATE VALVE WITH 2"x2" OPERATOR NUT	EPOXY & CEMENT LINED
(C)		FLANGE x P.E. SPOOL	NOTE 3B
(D)		MECHANICAL JOINT AND FLANGE	
(E)		DETECTOR CHECK VALVE	EPOXY COATED
(F)		3/4" VALVE	EPOXY COATED
(G)		3/4" CHECK VALVE	EPOXY COATED
(H)		3/4" METER	EPOXY COATED
(J)		TOP SECTION OF VALVE BOX WITH LID	NOTE 3C
(K)		27" FRAME AND COVER	PLAN 502
(L)		CONCRETE BOX	PLAN 505
(M)		COPPER PIPING	TYPE L (RIGID)

* FURNISHED BY AGENCY

6" Pressure reducing valve with 2" bypass

1. GENERAL

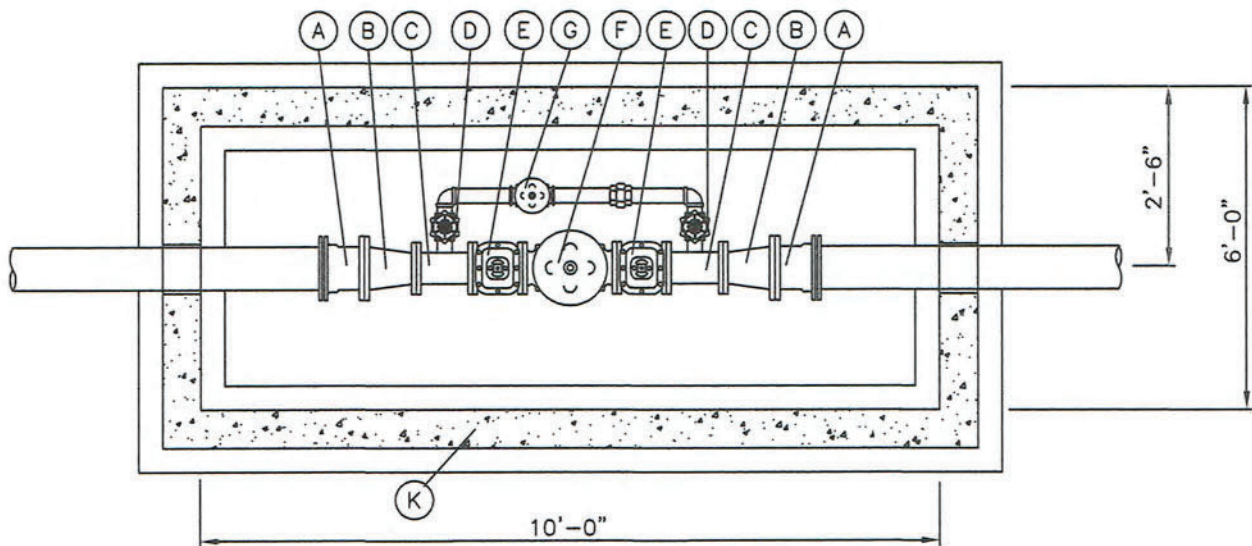
- A. Configuration may be changed at ENGINEER's discretion.
- B. Additional requirements are specified in APWA Section 33 12 16.

2. PRODUCTS

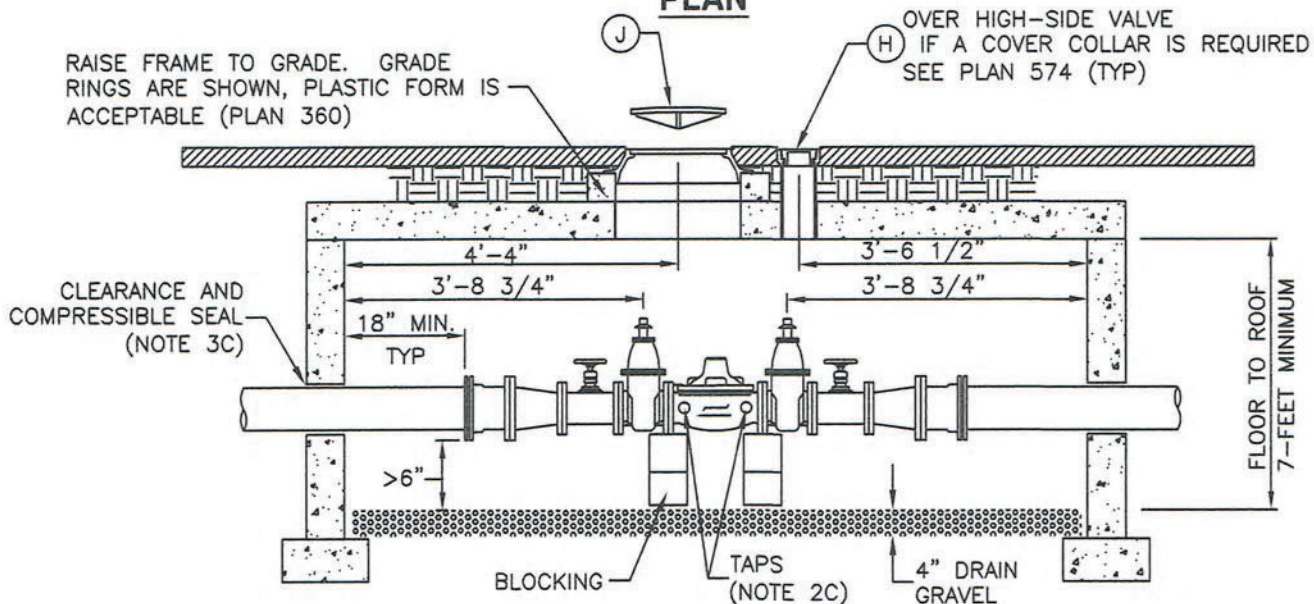
- A. Small Fillings: Brass. Do not use galvanized materials.
- B. Blocking: Clay brick or concrete block.
- C. Taps: Provide two 3/4" I.P. taps with plugs for pressure gages.
- D. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. EXECUTION

- A. Center frame and cover over water meter.
- B. Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
- C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.



PLAN



ELEVATION

LEGEND

No.	*	ITEM	DESCRIPTION
(A)		8" M.J.x FLANGE ADAPTOR	CEMENT LINED
(B)		8" x 6" FLANGED REDUCER	CEMENT LINED
(C)		8" FLANGED STEEL SPOOL WITH 2" OUTLET	EPOXY COATED AND LINED
(D)		2" GATE VALVE	
(E)		6" GATE VALVE WITH 2"x2" OPERATING NUT	
(F)		6" PRESSURE REDUCING VALVE	
(G)		2" PRESSURE REDUCING VALVE	
(J)		27" FRAME AND COVER ← 38"	PLAN 502 503
(H)		TOP SECTION OF VALVE BOX WITH LID	
(K)		CONCRETE BOX	PLAN 505

* FURNISHED BY AGENCY

Cover collar for water valve box

1. GENERAL

- A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

2. PRODUCTS

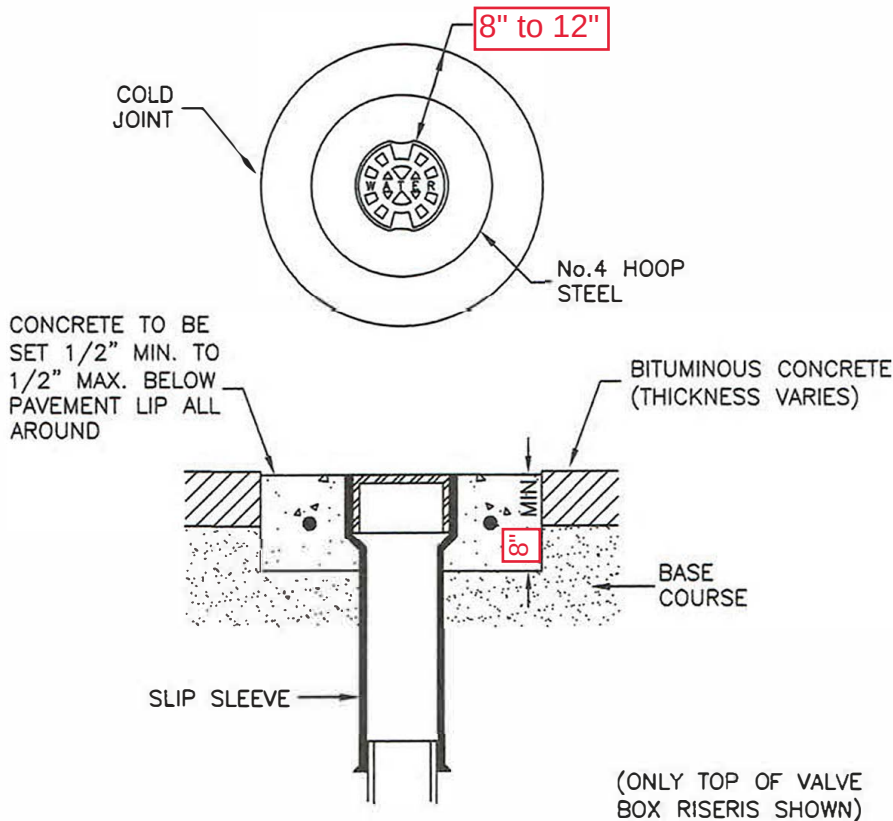
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Concrete: Class 4000, APWA Section 03 30 04.
- C. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.
- D. Use High Early Strength Fiber Mix to UDOT Standard- LeGrand Johnson (UDOT 70-B Mix) or Parson's (AA-AE HP) with mesh additive or equivalent.

3. EXECUTION

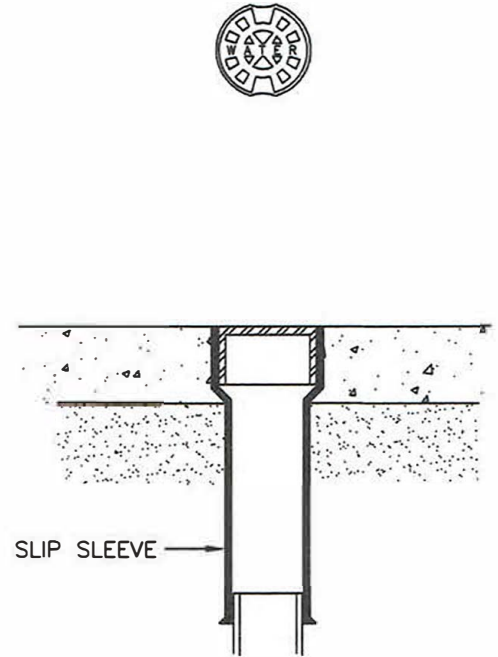
- A. Base Course: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Pavement Preparation: Provide a neat vertical and concentric joint between concrete collar and existing bituminous concrete surface. Clean edges of all dirt, oil, and loose debris.

Nibley City Amendments:

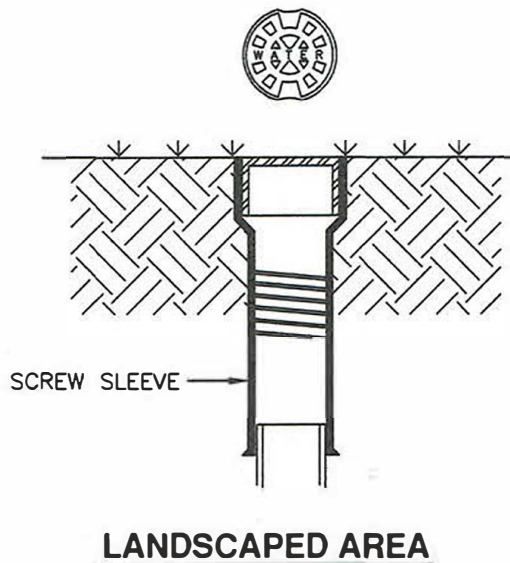
- 1. Install tracer wire along the main and services accessible at valve box.
- 2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



BITUMINOUS PAVEMENT



PORTLAND CEMENT CONCRETE PAVEMENT



Nibley City Amendments:

1. Install tracer wire along the main and services accessible at valve box.
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.
3. Valve Cans are not required on 2" services.

Air release assembly

1. GENERAL

- A. This drawing detail is applicable to water main piping less than 16-inches diameter.
- B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
- C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
- D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
- C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Manhole: Riser, ASTM C478.
- F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
- G. Small Fittings: Brass. Do not use galvanized materials.
- H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
- I. Water Tight Wall Seal: Waterproof, compressible.

3. EXECUTION

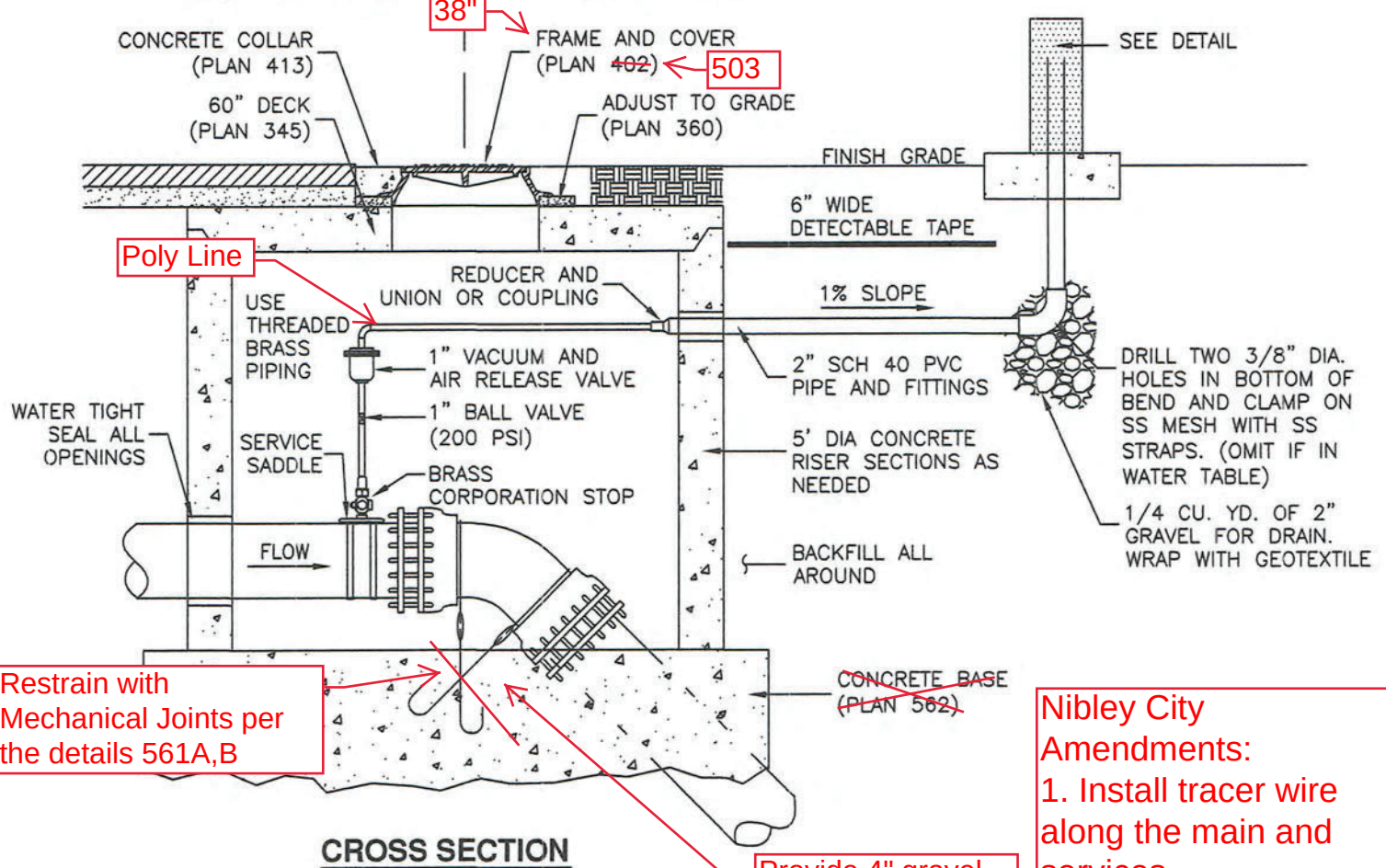
- A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
- C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
- E. Seal manhole joints water-tight and ground flush with interior wall.
- F. Follow applicable AWWA and NSF standards when connecting piping.
- G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.

Nibley City Amendments:

- 1. Install tracer wire along the main and services accessible at vault lid.
- 2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

ROADWAY SURFACE RESTORATION

LANDSCAPED SURFACE RESTORATION



Restrain with Mechanical Joints per the details 561A,B

Provide 4" gravel drain across the bottom in place of the concrete.

Nibley City Amendments:
1. Install tracer wire along the main and services.

OPEN TO AIR. SECURE A No 14 MESH NON-COORDABLE SCREEN OVER THE OPEN END. ATTACH WITH STAINLESS STEEL HOSE CLAMP

DRILL (30) 1/2" DIA. HOLES IN FIVE ROWS AT 6 HOLES PER ROW

GALVANIZED STEEL ENCLOSURE

DRILL 1" DRAIN HOLE
STAINLESS STEEL FASTENERS ALL AROUND

IN VEHICULAR TRAFFIC AREAS INSTALL (2) 6" DIA. CONCRETE FILLED SCHEDULE 40 STEEL PIPE.

BOLLARD

BASE COURSE

15" THICK CONCRETE FOUNDATION

DETAIL

Nibley City Amendments:
2. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

Pressurized irrigation water and potable water interface

1. GENERAL

- A. The catch basin valve and pump size must match the minimum discharge rate from the potable water system when indoor demands are also being expected from the system.

2. PRODUCTS

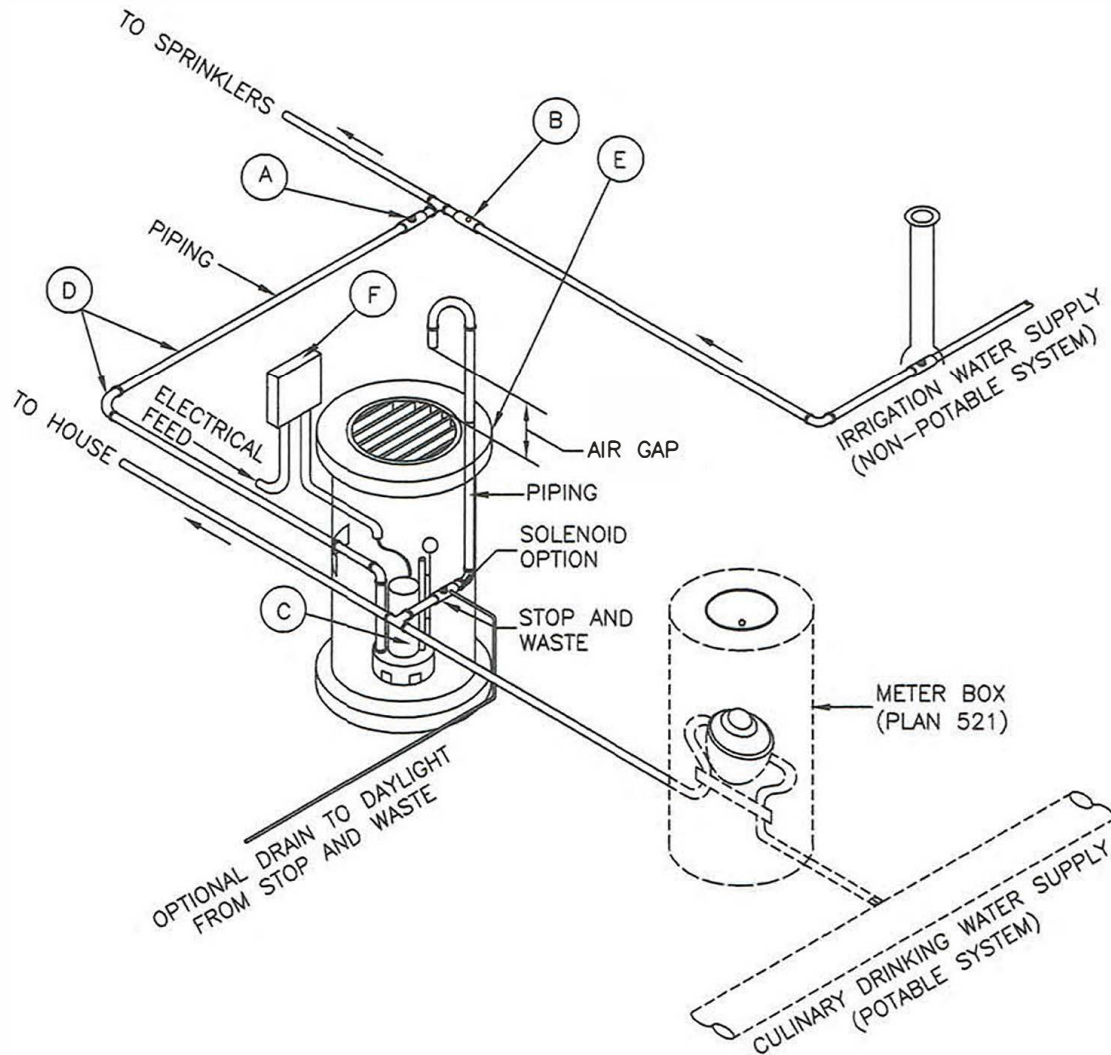
- A. All parts of the potable water system from the stop and waste valve to the air gap drop leg above the catch basin are to be copper or galvanized iron only.
- B. Below ground parts on the non-potable water system may be made of PVC or polyethylene at the agency's discretion.

3. EXECUTION

- A. Air gap. An air gap of at least two pipe diameters must exist between the maximum overflow lip of the catch basin and the end of the down-turned discharge pipe.
- B. Stop and Waste Valve: Locate the valve in an area where subsurface ground water will not accumulate or attach a drain pipe to the drain hole and drain to daylight with a non-corrodible #14 mesh screen over the end.
- C. Catch Basin: The ground surrounding the catch basin must slope away from the catch basin (basin cannot be located where flooding could result in a water level higher than the maximum overflow lip of the catch basin).
- D. Stand Pipes: Provide draining and freeze protection.
- E. Solenoid Valve: A solenoid operated valve may be installed at this point provided the valve and housing are not constructed of plastic (must be brass or ferrous metal).
- F. Galvanized Pipe: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.

Not Used
Provide "Swing Connection"

TYPE A - PUMP INTERCONNECT



LEGEND		
No.	ITEM	DESCRIPTION
(A)	CONTROL VALVE	NOTE 1A
(B)	CHECK VALVE	SIZE TO MATCH EXISTING PIPE
(C)	SUBMERSIBLE PUMP WITH FLOAT OPERATED CUT-OUT SWITCH	NOTE 1A
(D)	ELBOWS, TEES & PIPE AS REQ'D	SCREWED OR FLANGED (OR BRAZED ABOVE GROUND ONLY)
(E)	CATCH BASIN	NOTE 1A
(F)	ELECTRICAL BOX AND CONDUIT	PER ELECTRICAL CODE

Pressurized irrigation water and potable water interface

1. GENERAL

- A. There may be up to 20 psi loss of head through the reduced pressure backflow preventer (RPBP) device. This is normal and the agency should expect a decrease in area coverage. Agency should design or modify the system for the lower pressure.

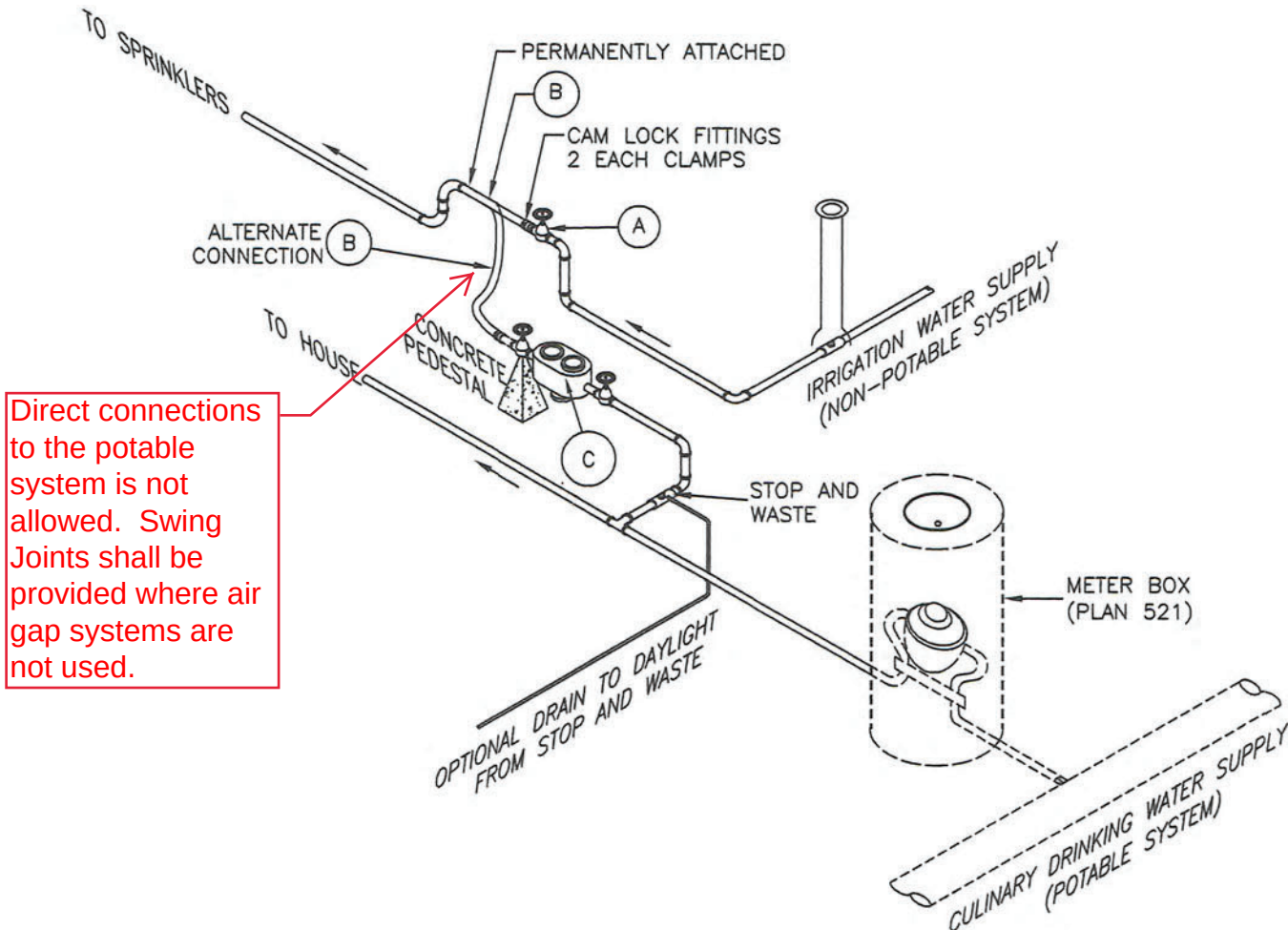
2. PRODUCTS

- A. Piping Materials.
 - 1) All above ground parts are to be copper or galvanized iron only.
 - 2) Below ground parts on the non-potable water system may be made of PVC or polyethylene at the agency's discretion.
- B. Cam Lock Fittings: Provide 3/4" long male insert attached to the flexible hose.

3. EXECUTION

- A. Separate Systems: Connect hose to only one system at a time. The other system is to remain separate. Do not direct connect potable and non-potable water systems with or without backflow prevention devices.
- B. Stop and Waste Valve: Locate the valve in an area where subsurface ground water will not accumulate, or attach a drain pipe to the drain hole and drain to daylight with a non-corrodible #14 mesh screen over the end.
- C. Testing: The RPBP device requires testing within 10 days of initial installation by a licensed backflow device tester and annually thereafter or more frequently at agency's option and expense.
- D. Backflow Preventer: Install the RPBP device above ground per the plumbing code. It must not be susceptible to flooding and must be accessible at all times for testing, repair, inspection, etc.
- E. Stand Pipes: Provide draining and freeze protection.
- F. Galvanized Pipe: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.

TYPE B- BACKFLOW PREVENTER INTERCONNECT



Direct connections to the potable system is not allowed. Swing Joints shall be provided where air gap systems are not used.

LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE	BALL, RESILIENT SEAT, GATE OR ACCEPTABLE ALTERNATE
(B)	FLEXIBLE DISCHARGE HOSE	100 PSI WORKING PRESSURE 400 PSI BUST PRESSURE
(C)	REDUCED PRESSURE BACK-FLOW PREVENTER (RPBP) DEVICE	SHUTOFF VALVES & TEST COCKS ARE INCLUDED
(D)	ELBOWS AND TEES	SCREWED, FLANGED, (OR BRAZED ABOVE GROUND ONLY)

Abbreviations and symbols for sewer

1. GENERAL

- A. Lettering Size: 10 point at final production.
- B. Lettering Style. Capital letters preferred.
- C. Existing Improvements. Shown in light shaded dashed line.
- D. New Improvements. Shown in solid continuous line.

2. PRODUCTS (Not used)

3. EXECUTION (Not used)

SYMBOLS	DEFINITIONS
	CENTER LINE
	CONSTRUCTION CENTER LINE
	PROPERTY OR R/W LINE
	EASEMENT LINE
	MONUMENT LINE
	FENCE
	CONTOUR LINE
	CONTOUR ELEVATION
	BANK SLOPES
	STORM DRAIN LINE
	WATER LINE
	GAS LINE
	TELEPHONE CABLE
	ELECTRIC CABLE
	SANITARY SEWER LINE
	ASPHALT PAVING
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	MANHOLE
	CATCH BASIN
	CLEANOUT BOX
	POLE AND ANCHOR
	STREET LIGHT
	UNDISTURBED EARTH
	STRUCTURE

SYMBOLS	DEFINITIONS
	CURB & GUTTER
	SIDEWALK
	RAILROAD TRACKS
	GUARD RAIL
	OPEN DITCH, CANAL
	CULVERT
	SECTION CORNER
	SOIL BORING
	MONUMENT
	BENCH MARK
	SIGN
	POWER POLE
	TELEPHONE POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	P.I.
	P.C. OR P.T.
PROFILE	
	GROUND PROFILE
	CULVERT
	P.V.I.
	P.V.C. OR P.V.T.
	GROUND WATER ELEVATION

NOTE:

EXISTING FACILITIES MAY BE SHOWN IN SCREENED OR DASHED LINES

30" Frame and cover

1. GENERAL

A. The frame and cover fits the manhole in Plan 411.

2. PRODUCTS

A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).

1) Cast the heat number on the frame and cover.

2) Give the frame and cover a machine finish so the cover will not rock.

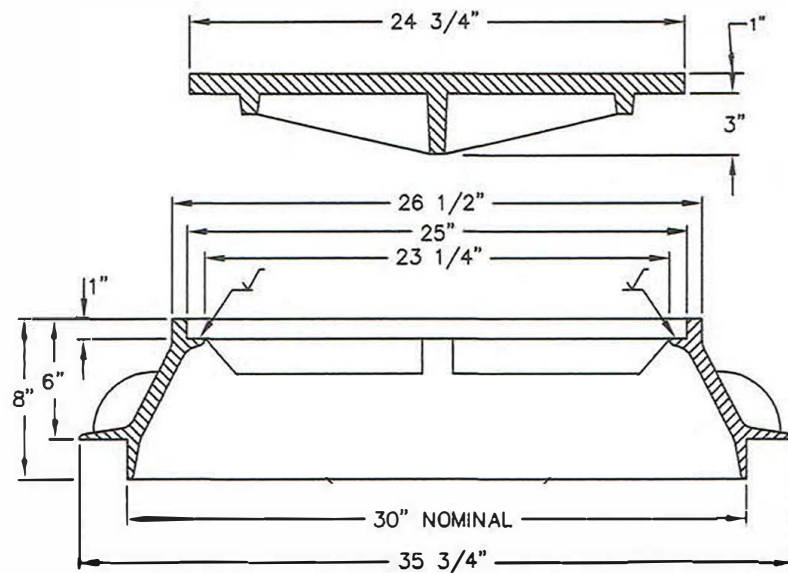
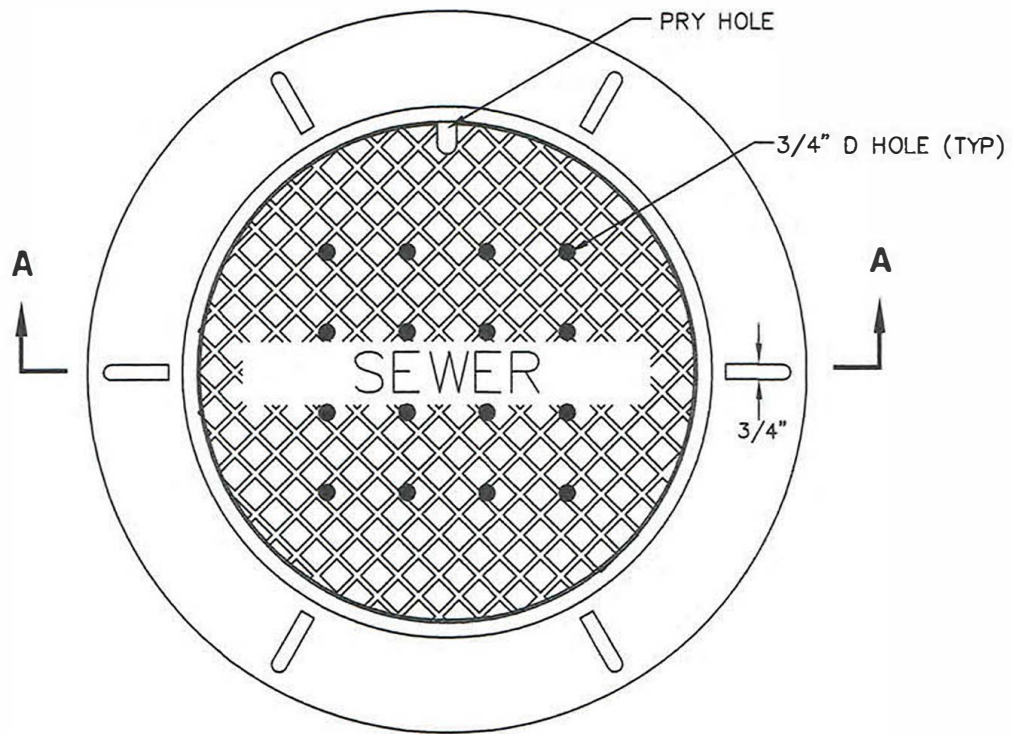
3) √ designates machined surface.

4) Cast the words "SEWER" on the cover in upper case flush with the surface finish.

Provide locking manhole covers or watertight manhole covers as identified by the City Engineer. Generally these are required in areas such as undeveloped areas, sidewalks, trails and other walking surfaces.

3. EXECUTION

A. ~~Except in paved streets, provide locking manhole covers in~~ easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.



SECTION A-A

Sanitary sewer manhole

1. GENERAL

- A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
- B. Manhole size.
 - 1) Diameter is 4 feet: For sewers under 12" diameter.
 - 2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole or manholes that receive force main discharges.

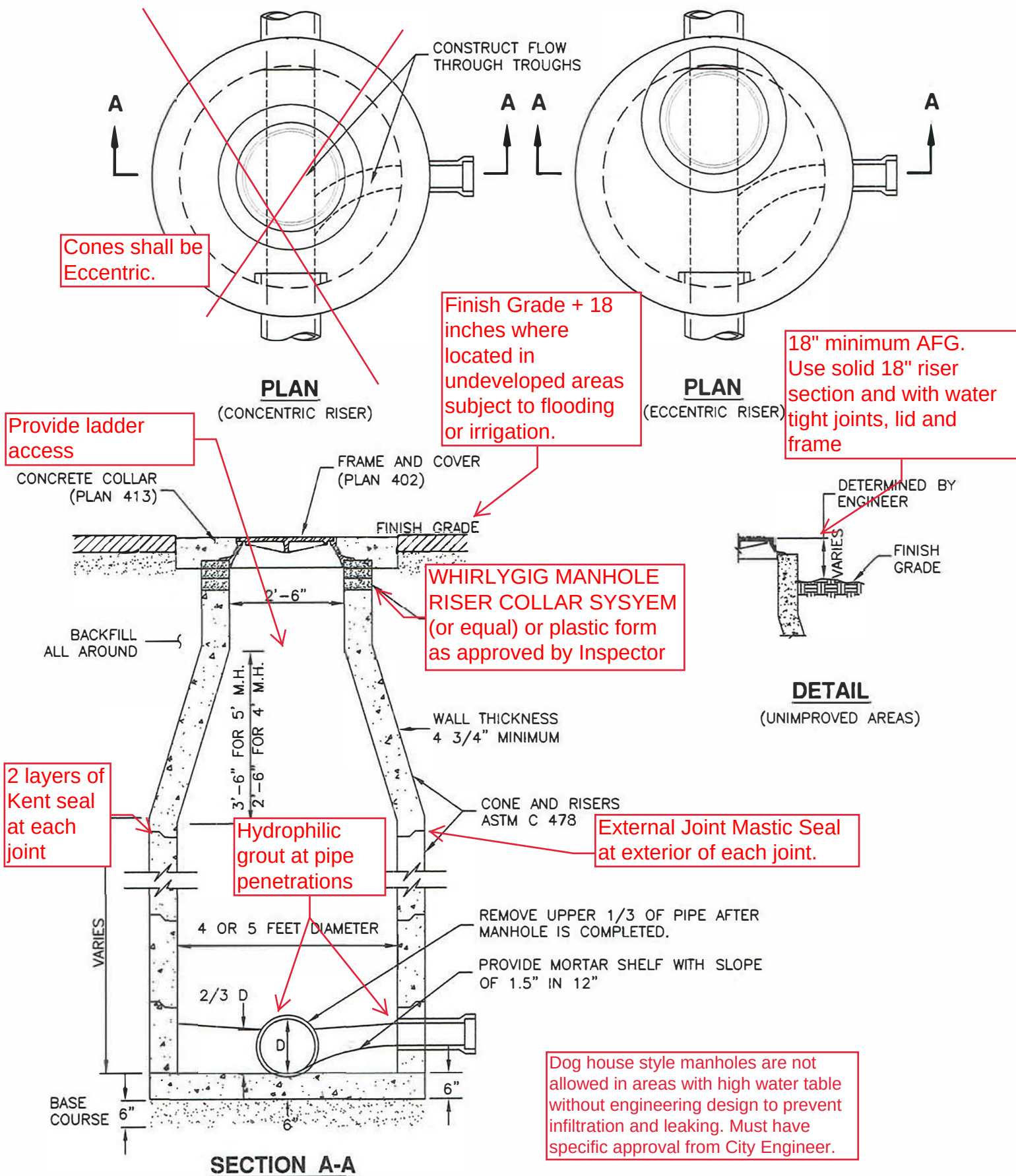
2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW** Maximum particle size **3-inches**.
- C. Concrete: Class 4000, APWA Section 03 30 04.
- D. Riser and Reducing Riser: ASTM C478.
- E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329 **with hydrophilic additive (water stop)**.
- G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- J. **Exterior joint seal: Manhole Exterior Joint Mastic Seal. See Approved Materials List Sewer**

Manholes receiving discharge from forced main sewers shall be constructed with anchored HDPE liner. See Approved Materials List Sewer Collections

3. EXECUTION

- A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
- B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
- D. Pipe Connections: Grout around all pipe openings **with hydrophilic additive (water stop)**.
- E. Pipe Seal. 2-layers of KENT Seal Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
- F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
- G. Adjustment: If the required manhole adjustment is more than 1'-**6"**, remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and ~~the grade rings or~~ plastic form to make frame and lid match finish grade.
- H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
- I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
- J. **Manholes located in undeveloped or landscaped areas subject to flooding or irrigation must be installed at least 18-inches higher than finished ground elevation. The manhole shall be provided with a water tight solid locking or bolted manhole cover.**



Cover collar for sanitary sewer manhole

1. GENERAL

A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. PRODUCTS

A. Concrete: Class 4000, APWA Section 03 30 04.

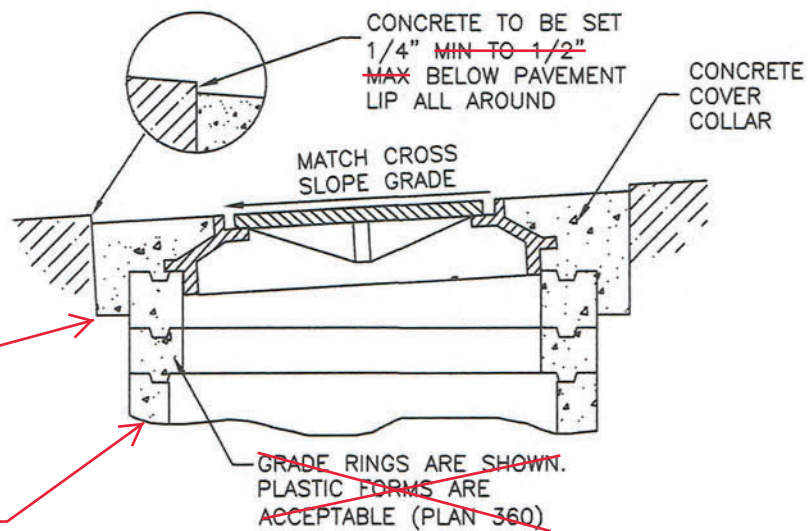
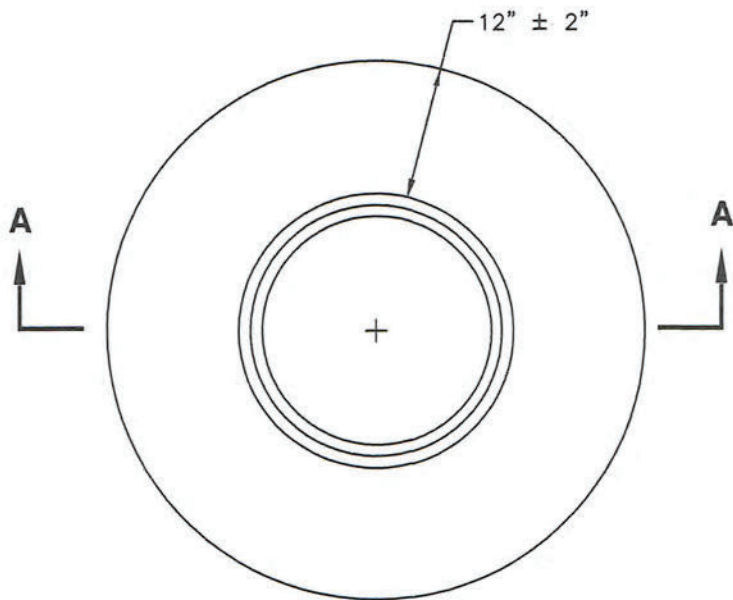
B. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.

C. Use High Early Strength Fiber Mix to UDOT Standard- LeGrand Johnson (UDOT 70-B Mix) or Parson's (AA-AE-HP) with mesh additive or equivalent.

3. EXECUTION

A. Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous pavement surface. Clean edges of all dirt, oil, and loose debris. Use WHIRLYGIG MANHOLE RISER COLLAR SYSTEM form and placement (or equal)

B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



Min. 10" thick (typ)

WHIRLYGIG
MANHOLE RISER
COLLAR SYSTEM
(or equal)

SECTION A-A

Sewer lateral connection

1. GENERAL

- A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
- B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- C. Verify if CONTRACTOR or agency is to install the wye.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course ~~without ENGINEER's permission.~~
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW- 3-inch minus.**
- C. Provide agency approved wye or tee with appropriate donut.
- D. Stainless steel straps required.

3. EXECUTION

- A. Tape wrap pipe as required by soil conditions.
- B. Remove core plug from sewer main. Do not break into sewer main to make connection.
- C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

Sewers and sewer laterals located within drinking water source protection zones shall comply with Utah R309-600

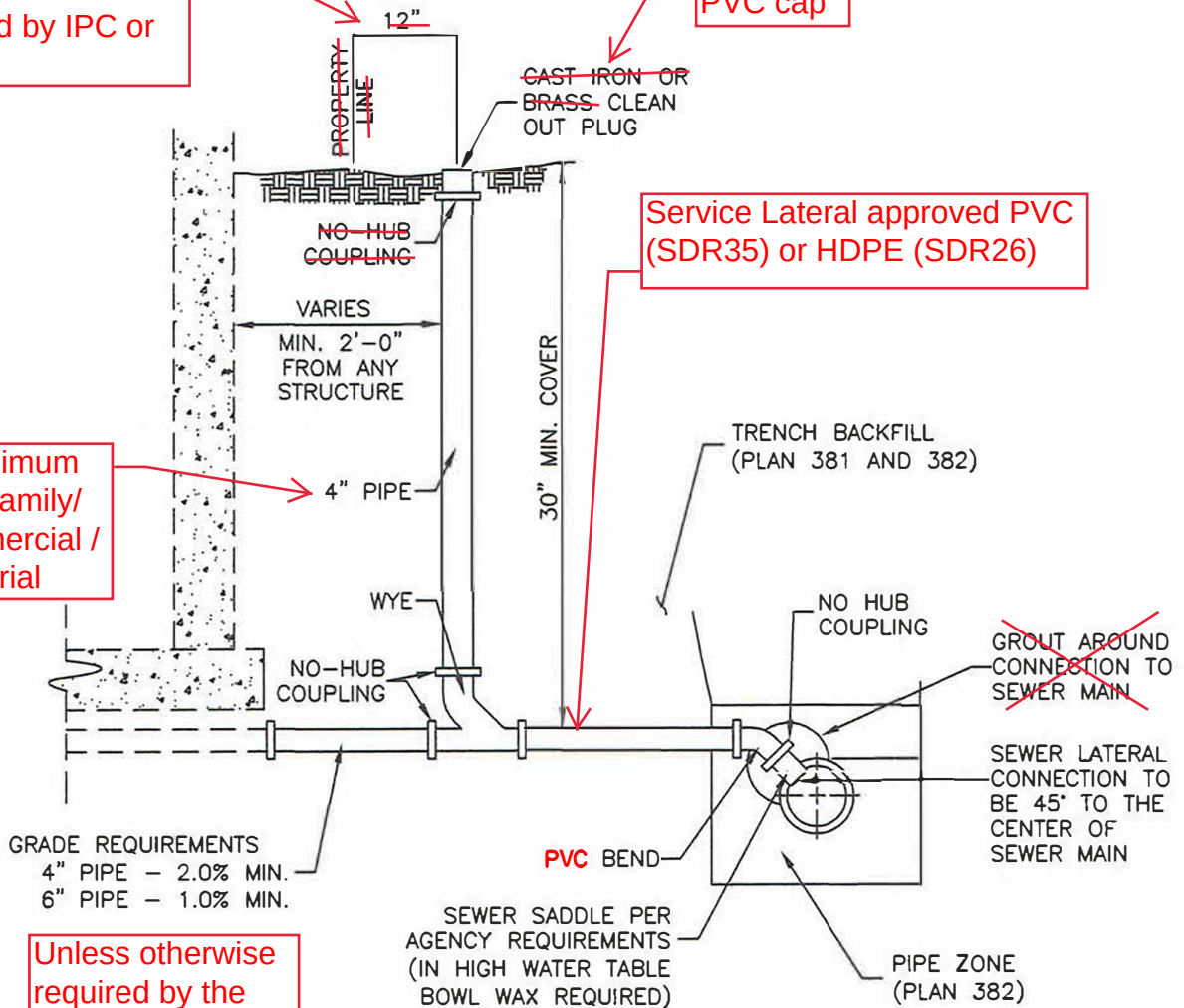
Locate within 2.5' of structure and as required by IPC or IRC

Threaded PVC cap

~~CAST IRON OR BRASS CLEAN OUT PLUG~~

Service Lateral approved PVC (SDR35) or HDPE (SDR26)

6" minimum Multi-family/ Commercial / Industrial



Unless otherwise required by the building code.

Wyes required for new sewer line construction. Saddles allowed for connecting to existing sewer lines.

Sewers and sewer laterals located within drinking water source protection zones shall comply with Utah R309-600

Sewer lateral relocation

1. GENERAL

- A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
- B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- C. Verify if CONTRACTOR or agency is to install the wye or donut.

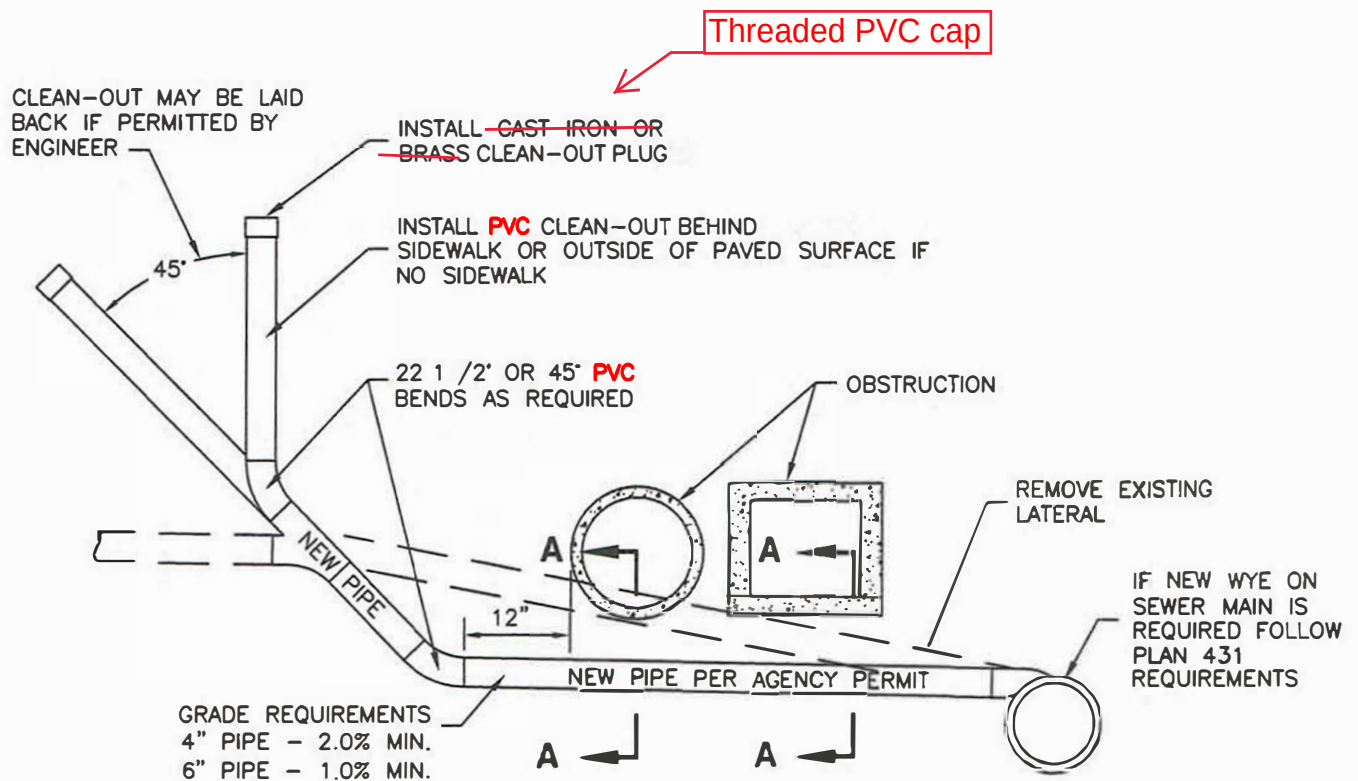
2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course ~~without ENGINEER's permission.~~
- B. Backfill: Common fill, APWA Section 31 05 13. **BORROW-** Maximum particle size **3**-inches.
- C. Provide agency approved wye or tee with appropriate donut.

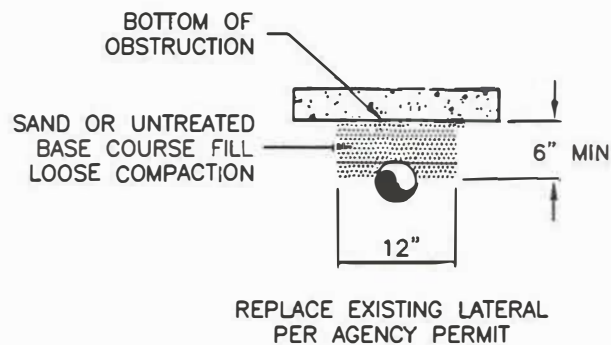
3. EXECUTION

- A. ~~Tape wrap metal pipe and metal fittings.~~ Only PVC and HDPE allowed.
- B. Do not install couplings under the obstruction.
- C. Under the obstruction, loosely compact granular material or sand. Flowable fill not allowed.
- D. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

Sewers and sewer laterals located within drinking water source protection zones shall comply with Utah R309-600



SECTION



SECTION A-A

Sewers and sewer laterals located within drinking water source protection zones shall comply with Utah R309-600

1. GENERAL

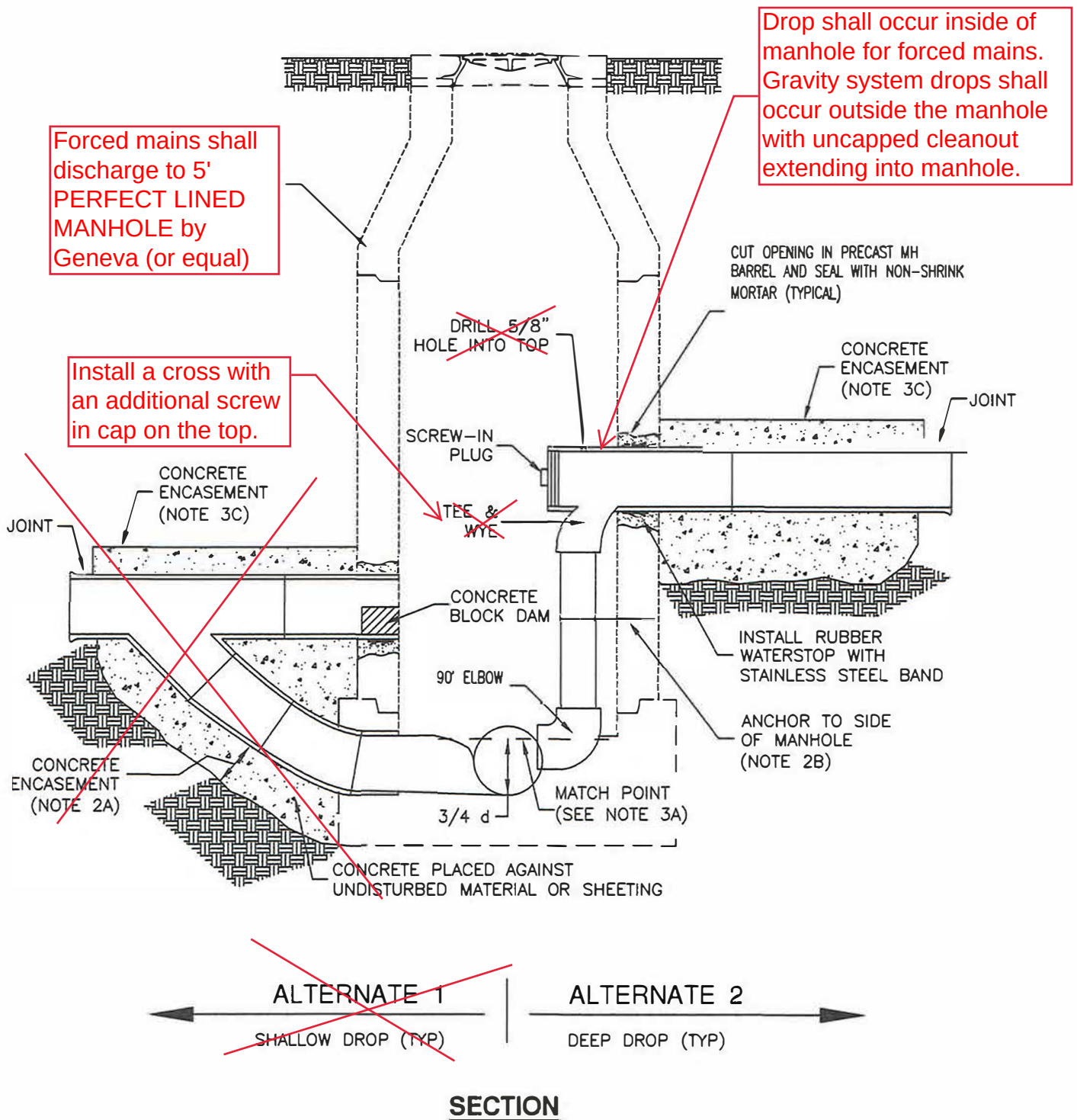
- A. Only one drop pipe is allowed inside the manhole.
- B. Size of drop pipe is to be the same diameter as sewer mainline pipe that it serves.

2. PRODUCTS

- A. Concrete: Class 4000, APWA Section 03 30 04.
- B. Anchors: Use stainless steel anchors that are acceptable to ENGINEER.

3. EXECUTION

- A. At the match point, match the 3/4 diameter points of the pipes.
- B. If the drop is more than 18-inches, anchor the riser to the wall every 12-inches.
- C. Extend concrete encasement to first joint beyond excavation for drop connection.



Grease trap

1. GENERAL

- A. Before backfilling around concrete box, secure inspection of installation by ENGINEER.

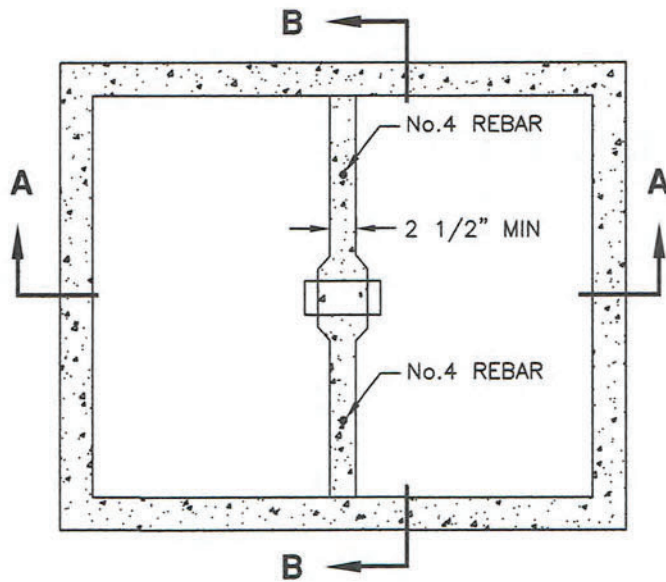
2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Concrete: Class 4000, APWA Section 03 30 04.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. PVC Pipe: APWA Section 33 05 07.

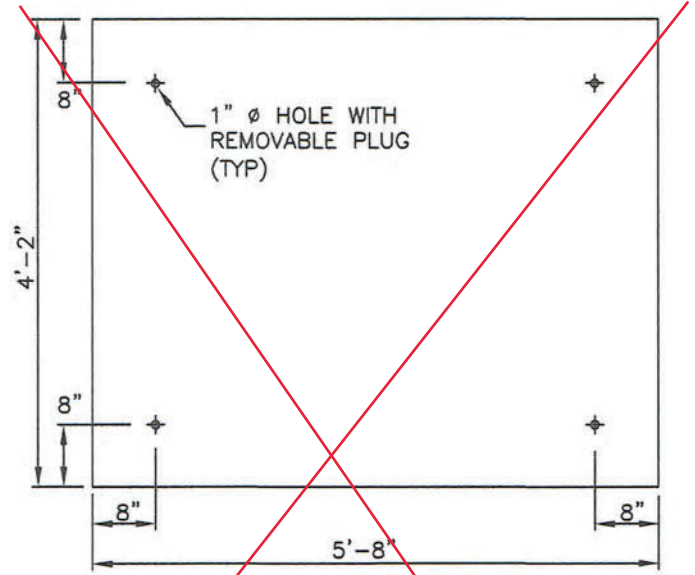
3. EXECUTION

- A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness it 6-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Reinforcement Placement: APWA Section 03 20 00.
- C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- D. Fill annular space around pipe wall penetrations with waterproof sealer.
- E. Backfill: Provide backfill against the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

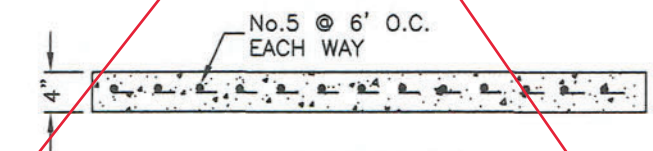
Grease traps and sand interceptors shall meet Logan City Pretreatment requirements. Contact 435-716-9797



BOX PLAN

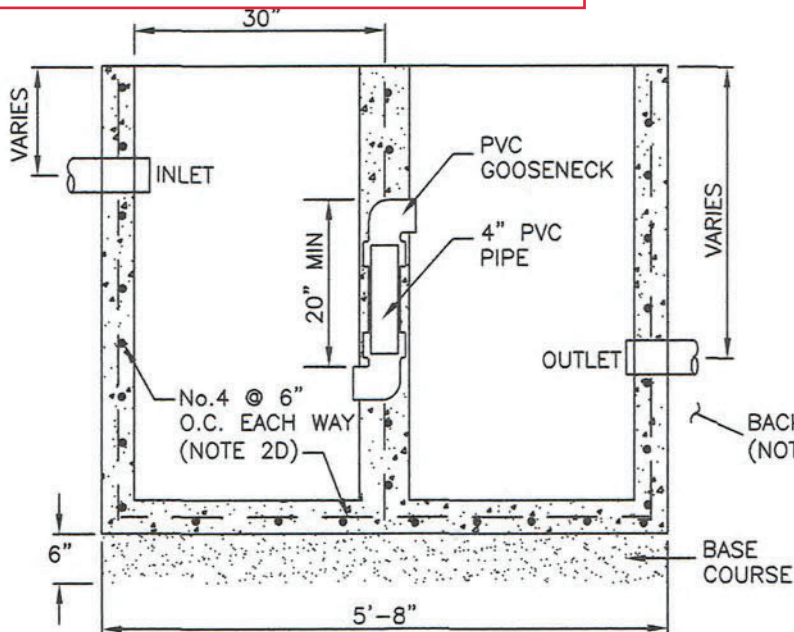


LID PLAN

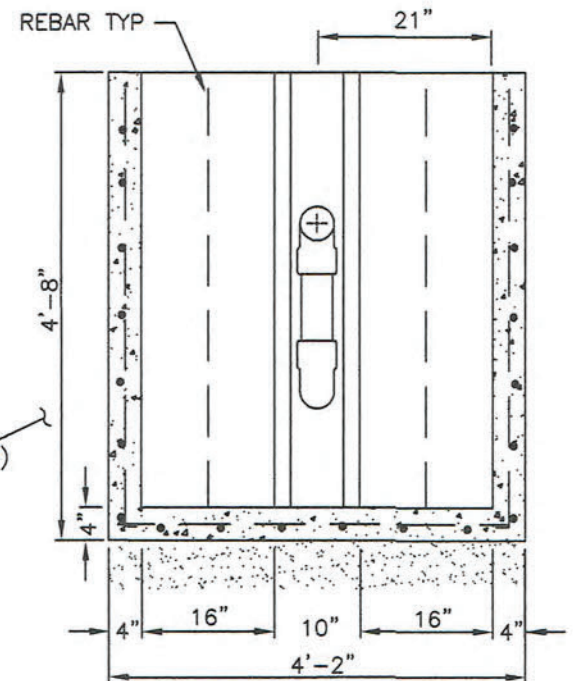


LID SECTION

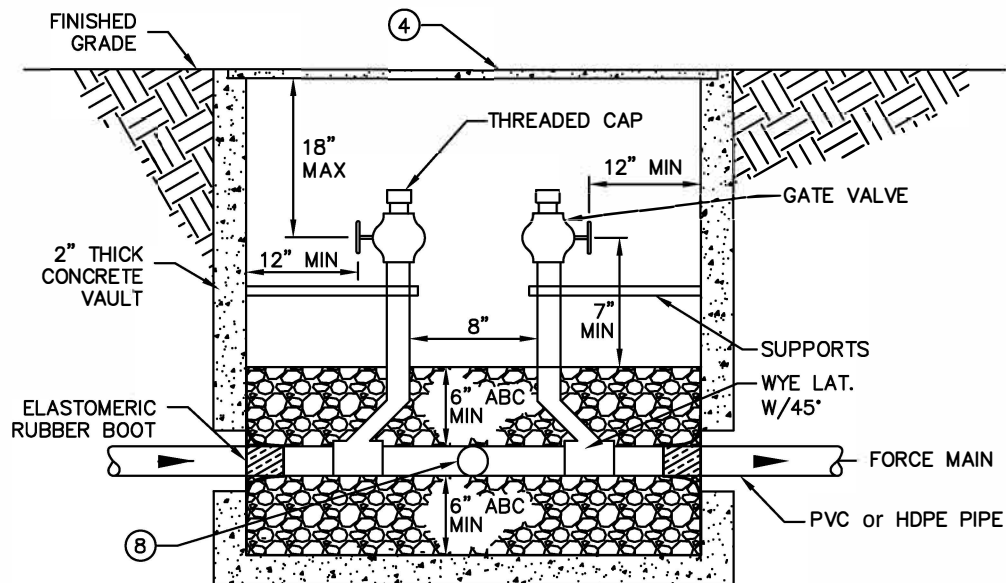
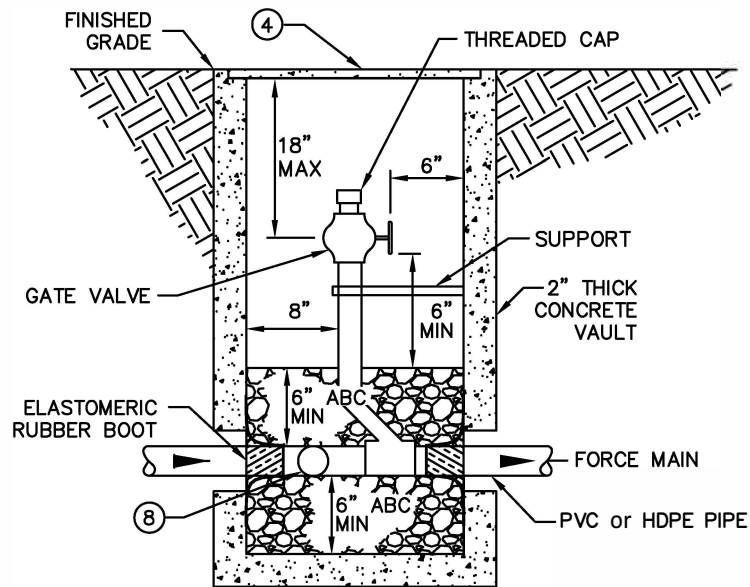
The dimensions shown are minimum dimensions only. Larger grease traps or interceptors are required according to the application as determined by the Logan City Pretreatment Manager 435-716-9797.



SECTION A-A



SECTION B-B



NOTES:

1. ONE-WAY CLEANOUTS SHALL BE INSTALLED ON MAXIMUM 400- FOOT CENTERS ALONG FORCE MAIN. ROTATE VAULT AS REQUIRED TO KEEP BEHIND BACK OF CURB.
2. TWO-WAY CLEANOUTS SHALL BE INSTALLED ON A MAXIMUM 800-FOOT CENTERS ALONG FORCE MAIN. ROTATE VAULT AS REQUIRED TO KEEP BEHIND BACK OF CURB.
3. AN AIR RELEASE VALVE SHALL BE INSTALLED ADJACENT TO ANY FORCE MAIN CLEANOUT.
4. DIAMOND PLATE COVER, TRAFFIC-RATED.
5. RISER PIPES TO BE SAME DIAMETER AS FORCE MAIN (PLUG END WITH THREADED CAP).
6. PROVIDE KNOCKOUTS AROUND FORCE MAIN. RUBBER BOOT SEALS TO BE INSTALLED AT KNOCKOUTS TO SEAL THE VAULT.
7. PROVIDE 12" ABC MATERIAL AROUND FORCE MAIN.
8. PROVIDE GATE VALVE FOR FORCE MAINS WITH DIAMETERS OF 2" OR LESS.
9. A MINIMUM 12" OF CLEARANCE SHALL BE MAINTAINED BETWEEN THE VAULT WALLS AND THE CLEANOUT EQUIPMENT.
10. FORCE MAINS SHALL BE A MINIMUM OF 5' DEEP

DETAIL NO.

FORCE MAIN CLEANOUTS

DETAIL NO.



COLD WEATHER PAVING STANDARD

Asphalt paving shall conform to the Nibley City Engineering Standards. The City's Engineering Standards defers to the current APWA Manual of Standard Specifications in regard to the requirements for temperature when paving.

Section 32 12 16.13.1.6 titled Weather, states:

1. April 15 to October 15: Place pavement when air temperature in the shade and the roadway surface temperature are above 50 degrees Fahrenheit. The Engineer determines may provide written approval if is acceptable to place outside of this temperature limit.
2. Before April 15 and after October 15: Provide a Cold Weather Paving Plan. Engineer must accept the plan before proceeding. Include the following details:
 - a. Haul Details
 - b. Placement Details
 - c. Compaction aids used in production
 - d. Coordination procedure for acceptance testing
3. Moisture: Do not place on frozen base, during adverse climatic conditions such as precipitation, or when roadway surface is wet or icy."

While the City Engineer will evaluate all proposals rendered, the following is offered as an approvable Cold Weather Paving Criteria:

1. City Requirements
 - a. All standard subgrade/subbase compaction and proof rolling is completed per City specifications.
 - b. Cold weather paving shall not start without a City Inspector on site confirming that all conditions of the City Engineer approved Cold Weather Paving Plan has been and is being followed (especially in regards to the ambient temperature) and provides in writing (email acceptable) to the Contractor an approval to commence.
 - c. Ambient temperatures shall be determined based on real time data from the USU Environmental Observatory Website at <https://caas.usu.edu/weather/>. The City Inspector may elect to use an alternate temperature measurement method if the temperature at the USU site does not appear to accurately reflect current conditions at the jobsite.
2. Haul Details
 - a. The Asphalt Plant shall be located no farther than 8 miles from the Jobsite.
 - b. Minimum Asphalt Temperature @ jobsite – 280 degrees F @ 3" of Asphalt; 265 degrees F @ 4" and above. *Pavement less than 3" is not approved for cold weather paving.*
 - c. Maximum Asphalt Temperature @ jobsite – 425 degrees F
 - d. Trucks not meeting temperature requirements shall be rejected
3. Placement Details
 - a. Placement shall not commence until the ambient temperature is 40 degrees F and rising and ground temperature is 40 degrees.
 - b. Placement shall conclude once the ambient temperature falls below 40 degrees F.
 - c. Asphalt shall be placed in continuous succession with truck delays being no greater than 5 minutes. A maximum of 2 delays over 5 minutes but less than 10 minutes shall be allowed. Any single delay over 10 minutes or a 3rd delay over 5 minutes shall require paving to be concluded for the day.
4. Compaction aids used in production
 - a. A certified materials testing company representative paid for by the contractor shall be present

- onsite at all times during asphalt paving operations.
- b. A rolling pattern shall be established with the first few trucks of asphalt to achieve the highest densities possible.
 - c. The Contractor shall provide a minimum of two or more (as determined by the City Engineer) asphalt compaction rollers and operators that shall be manned and operated at all times during asphalt paving operations. Failure to provide this shall be reason to not allow asphalt to be paved or to conclude paving operations.
5. Coordination procedure for acceptance testing
- a. Collect at least one (1) random sample per each sub lot (500 tons). Field samples will be compacted in the laboratory and tested in accordance with APWA 2012 section 32 12 05. Random samples will be collected at the following locations:
 - Behind paver before compaction
 - Where subplot exhibits non-uniform appearance
 - b. Four compaction tests shall be taken per 1000 sq yds of asphalt placed.
 - c. Compaction tests shall be calibrated with laboratory results of random samples collected in accordance with item 5a above.
 - d. Any filed density test that is less than 92% relative density shall result in the conclusion of asphalt paving for the day. Additionally, all asphalt placed after the location of the low test shall be sawcut to back to the nearest passing test location, removed, and replaced prior to starting additional asphalt paving.
 - e. Projects that are shut down twice for asphalt truck delays and / or insufficient compaction results shall not be allowed to restart until normal weather conditions are present (generally in the spring).
 - f. In place density shall be calibrated through laboratory results of random and core samples in accordance with 5a above and 2017 APWA 32 12 16.13.
 - g. Deficiencies identified through results of compaction testing after calibration to laboratory testing, laboratory testing, and/ or core samples shall be resolved by pay adjustment factors paid to Nibley City in accordance with Table 1 and Table 2 of 2017 APWA 32 12 16.13 as applicable. Applicable pay factor shall be applied to the cost of materials, equipment, and labor to install deficient/reject asphalt. The City reserves the right to reject asphalt in accordance with APWA 32 12 16.13.
 - h. All observation, sampling, testing, laboratory testing, etc. shall be performed at the expense of the contractor/owner by a third party that is pre-approved by Nibley City.

By signing below, the Asphalt Contractor, Project Owner, and Nibley City agree to the conditions stated above as the Cold Weather Paving Plan.

Asphalt Contractor

Owner/Authorized Agent

Date

Project Owner

Owner/Authorized Agent

Date

Nibley City Engineer

Date



Standard Street Sign Options

Agenda Item #15

Description	Discussion – Ridgeline Park- Update on design status and grant applications. Discussion Ridgeline Park- Pavilion design options and estimated construction cost
Presenter	Justin Maughan, City Manager & Tom Dickinson, City Engineer
Recommendation	Consider allocation of additional funds in the next FY Budget. Begin thinking about size of pavilion and how much the City should invest in it for a future phase.
Reviewed By	City Manager, City Engineer

Background:

Ridgeline Park is a proposed 16.81-acre city park located within the Ridgeline Park residential subdivision at approximately 2900 South 400 West. The first three phases of the subdivision are actively under construction and construction of underground infrastructure is just beginning in phase 4.

In November 2022, BLU Line Design was contracted to design Phase 1 of the park. Plans are approximately 15% complete. Construction cost for the entire park was estimated at approximately \$8.98M. Phase 1 of the park was estimated to cost approximately \$2.30M.

The Ridgeline Park development and Nibley City entered into a Park Development Agreement whereas the developer dedicated 16.8-acres of Park Space and prepaid \$180,000 in Park Impact Fees to the City. In accordance with the Park Development Agreement executed June 2021, the developer will pay a total of \$540,000 in Park Impact Fees to be used for design and construction of Ridgeline Park. An initial payout of \$180,000 in impact fees was pre-paid with Phase one of the development and is to be used for design of the park. The remainder of Park Impact Fees are to be collected when building permits are obtained for the development.

Grant Application and funding:

Nibley City is working with Clegg Consult seeking a grant administered through the Utah Division of Recreation. The Land and Water Conservation Fund (LWCF) is a stateside grant program that assists local and state government agencies in creating new and

expanded high-quality public outdoor recreation areas. This is a federal grant to the State of Utah that is sub-granted to local governments for specific outdoor recreation projects. Clegg Consult and Nibley City made application in May 2022 and if successful will help cover up to \$1M in matching funds for construction of the park. The next phase in the grant application process is currently underway and the award looks favorable. Grant awards will be announced October 2023.

In December 2022, a new grant opportunity was discovered through the Utah Department of Natural Resources (DNR) that could provide an additional \$750,000 toward construction of Phase 2. The City is working with Clegg Consult through the Utah Outdoor Recreation Grant Program (UORG) application process due March 17, 2023. Grant awards will be announced May 2023. If successful, this grant will apply matching monies from the LWCF grant and will not require any additional match from the City funds.

Ridgeline Park Design status

Design of Phase 1 and 2 are approximately 15% complete. City staff is working with Blu Line Designs and with the Nibley City Parks and Recreation Committee on design and details of the park. The team is considering possible programming, themes, amenities, playground equipment, cost, and other details. Final design for Phase 1 and 2 are expected to be complete in May 2023 with hopes obtain the grant funding and to bid for construction in winter of 2023.

The following table outlines phases, estimated costs and planned amenities based of the original concept design. The current budget only allocates \$1M from the Capital Projects Fund and an additional \$1M from Park Impact Fee Funds. In order to construct Phase 1 and 2 of the park, the Council will need to adjust the next FY budget to include \$750k in revenue from the UORG grant, and matching expense from Capital Projects or Park Impact Fee.

Phase	Planned Amenities	Estimated Cost
Phase 1	• 4 Pickleball courts • Parking lot • Playground (5200 sf) • Bouldering area • Canal improvements flagstone • Boardwalks • Gaga pit • Corn hole • Restroom • Trails	\$2,000,000

	• Landscaping • Benches, picnic tables	
Phase 2	• Bike course • Pump track • Wetland tower • Boardwalk • Trails • Landscaping • Benches	\$750,000
Large Pavilion	• Enclosable for winter time use • Kitchen • Restrooms • Table and Chair Storage space • Park Maintenance Storage space • 2,600 sf to 3,555 sf • 1,265 sf covered patio	\$1.6M to 1.9M
All other Future Phases (No large pavilion)	• 4 Pickleball courts • Multi-use court • Several small pavilions (5 to 6) • Possible splash pad • Signage • Iconic features • Trail connections to adjacent neighborhoods • Boardwalks	\$6,750,000
	Total (with \$1.9M pavilion)	\$11,400,000

Ridgeline Park Pavilion Consideration

The original concept plan for the park proposed a large pavilion near the center of the park. It was proposed to be an enclosed indoor/outdoor pavilion that would be a valuable asset to the community and residents throughout the year and would be utilized by the recreation department to facilitate a number of events and programs throughout the year. This large Pavilion is affecting budget considerations. There is uncertainty on how much to build and how much to budget for this. Staff will be looking for more definitive direction from the Council in the future, and would like the Council to start thinking about this amenity, and the desired outcome.

Original estimates showed building a 80' x 40' large pavilion would cost **\$750,000**. This appears to be extremely low when current estimates are put together. Due to this, the

large pavilion was removed from Phase One and Two, to keep the project within the budgeted and expected grant amounts.

Considering input from staff, the proposed pavilion/restroom grew to approximately 89' x 64' with an estimated price tag of up to **\$1,952,000**. It is the opinion of City staff that programming a larger pavilion would enhance usability of the park and create a desirable year-round community gathering place.

Blu Line Design was tasked with preparing 3 pavilion options with cost estimates for consideration (#15.3--Ridgeline Park_Pavilion Options).

Options 1 and 2 show a 3,555 sf pavilion and a 1,265 sf covered patio. They are identical in square foot area but show different interior layouts. They are estimated to cost up to **\$1,952,000**.

Option 3 is a 2,628 sf pavilion and smaller 1,032 sf patio. It is estimated to cost up to **\$1,616,650**.

Possible Pavilion Programming

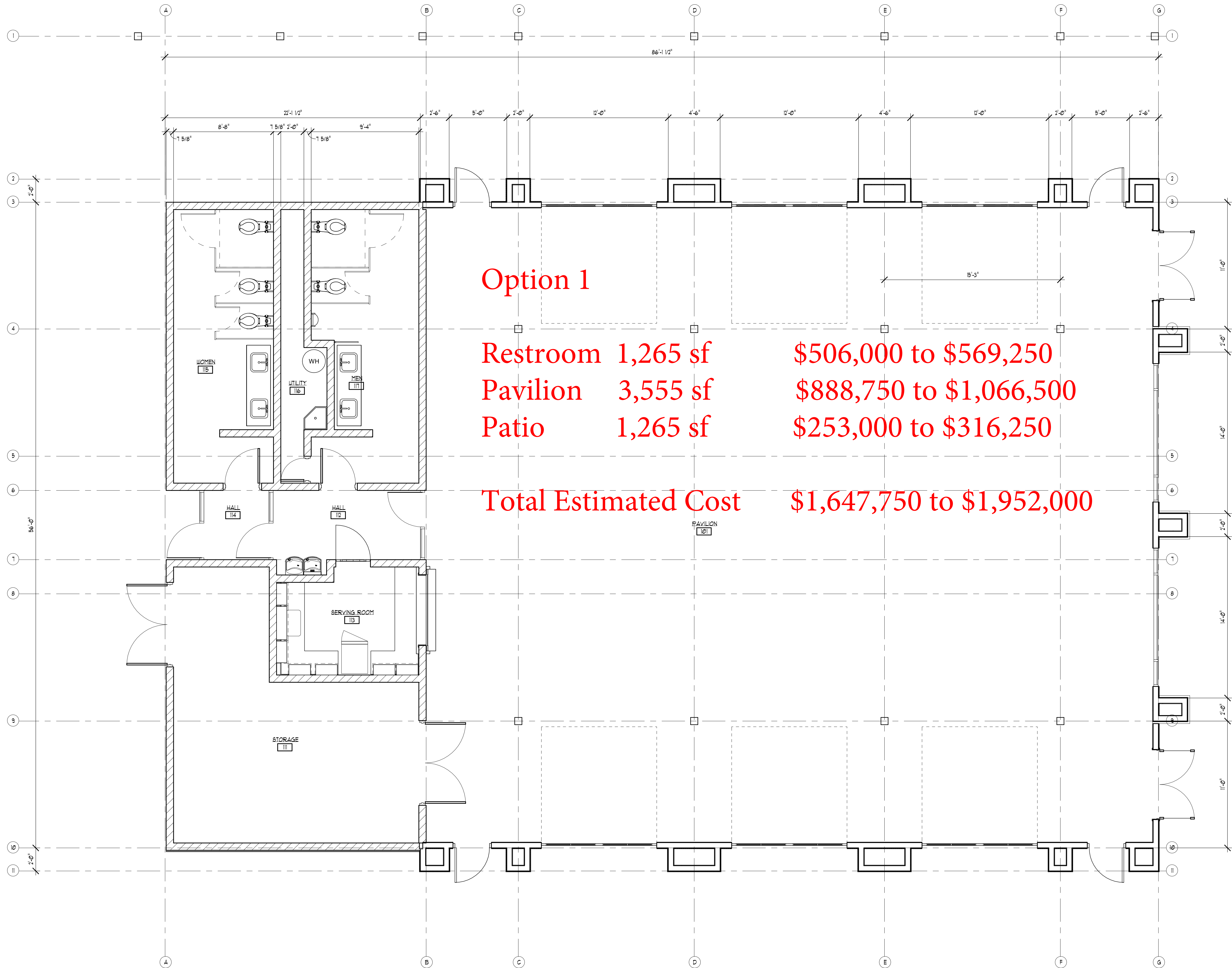
Beyond uses by the Recreation department this facility could be utilized for the following:

- Community Rental
 - For milestone events
- Heritage Days
 - Alt Children's Theatre (for a rained out show)
 - Chalk Art
 - Quilt show
- Nibley Royalty
 - Pageant or practice space
- Alternate Meeting room/for City Hall Community Room
- Community Dances
- Community Classes
 - Community enrichment
 - Photography
 - Cooking
 - Crafts
 - Etc.
 - Dance instruction
- Summer Camps
 - Home base
- Nibley Lights Kick Off event (Christmas Event)

- Winter Indoor Movies in the Park
- Indoor Pickleball
 - Based on flooring and appropriateness of lines







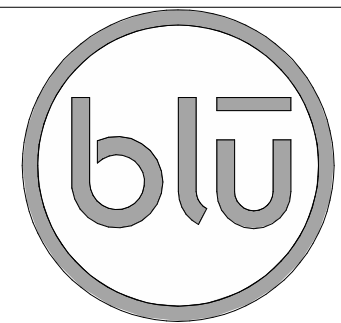
Option 1

Restroom	1,265 sf	\$506,000 to \$569,250
Pavilion	3,555 sf	\$888,750 to \$1,066,500
Patio	1,265 sf	\$253,000 to \$316,250

Total Estimated Cost	\$1,647,750 to \$1,952,000
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SHEET NOTES:

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4



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Sandy, UT 84070
p 801.679.3157

OWNER:
NIBLEY CITY
455 WEST 3200 SOUTH
NIBLEY, UTAH 84321

CONTACT:
PROJECT MANAGER
PH: XXXXXXX-XXXX



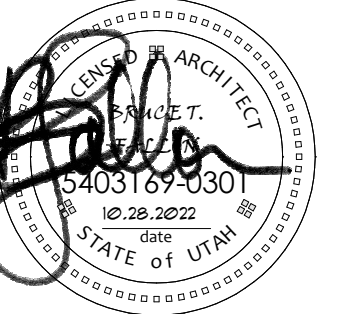
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801.374.0800
info@wpa-architecture.com
wpa-architecture.com

RIDGELINE PARK
ROPLEATO DRIVE
NIBLEY, UT

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By: BTF
Drawn By: BTF
Date: 01.10.2023
Checked By: BTF
Project No: 22-209

Drawing Title

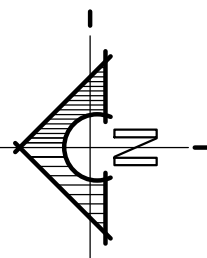
FLOOR PLAN

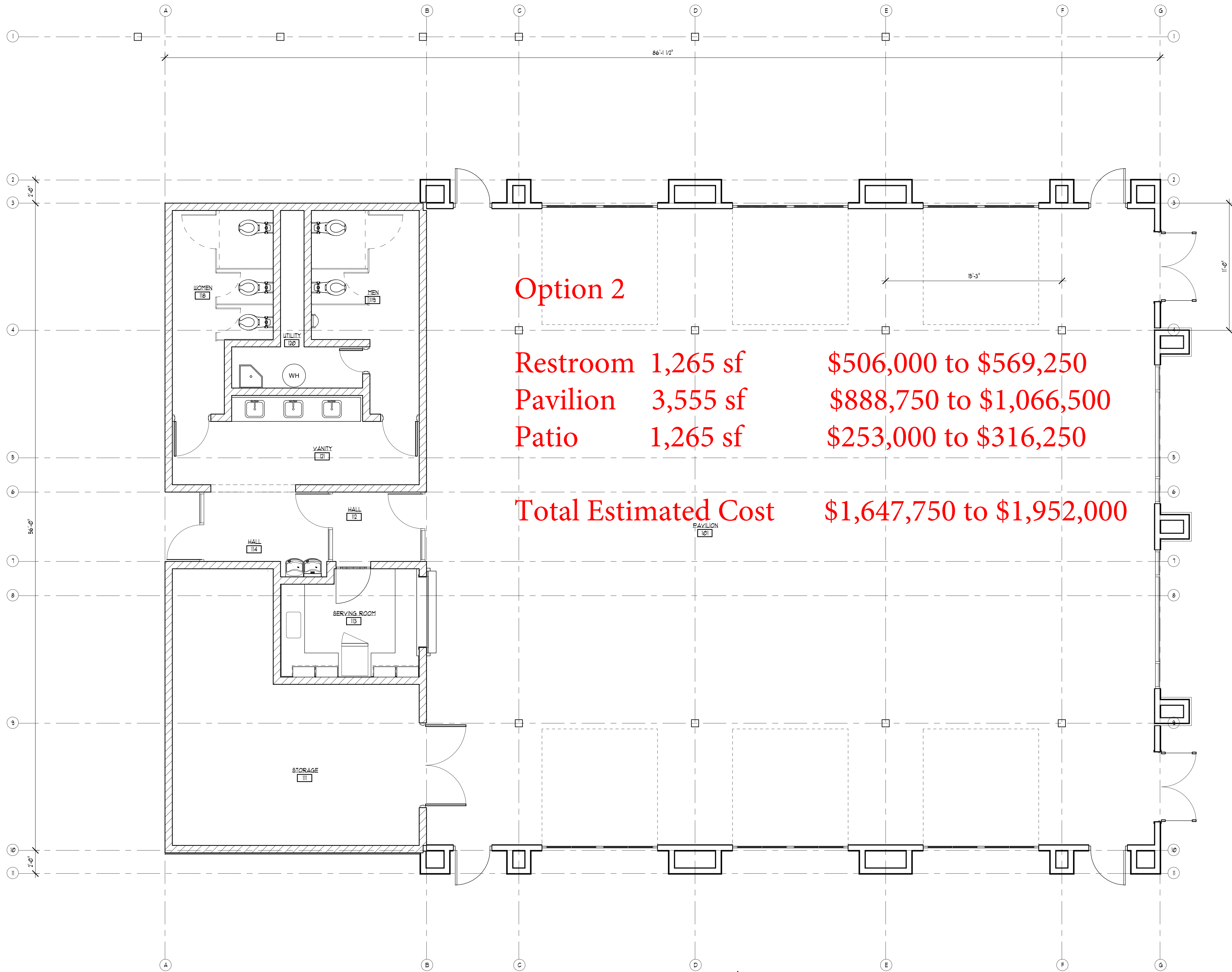
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A2.1a

SCHEMATIC DESIGN REVIEW

① MAIN LEVEL
1/4" = 1'-0"



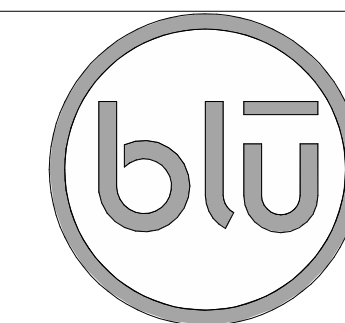


Option 2

Restroom	1,265 sf	\$506,000 to \$569,250
Pavilion	3,555 sf	\$888,750 to \$1,066,500
Patio	1,265 sf	\$253,000 to \$316,250

Total Estimated Cost \$1,647,750 to \$1,952,000

1 MAIN LEVEL OPTION 2
1/4" = 1'-0"



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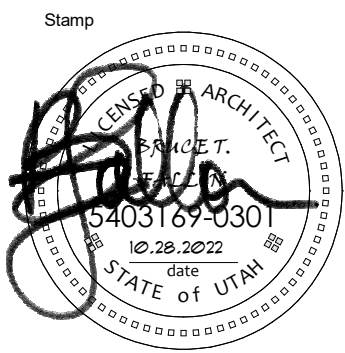


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RIDGELINE PARK
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REVISIONS

NO.	DATE	DESCRIPTION



Designed By: Designer
Drawn By: Author
Date: 03/02/23
Checked By: Checker
Project No: 22-209

Drawing Title

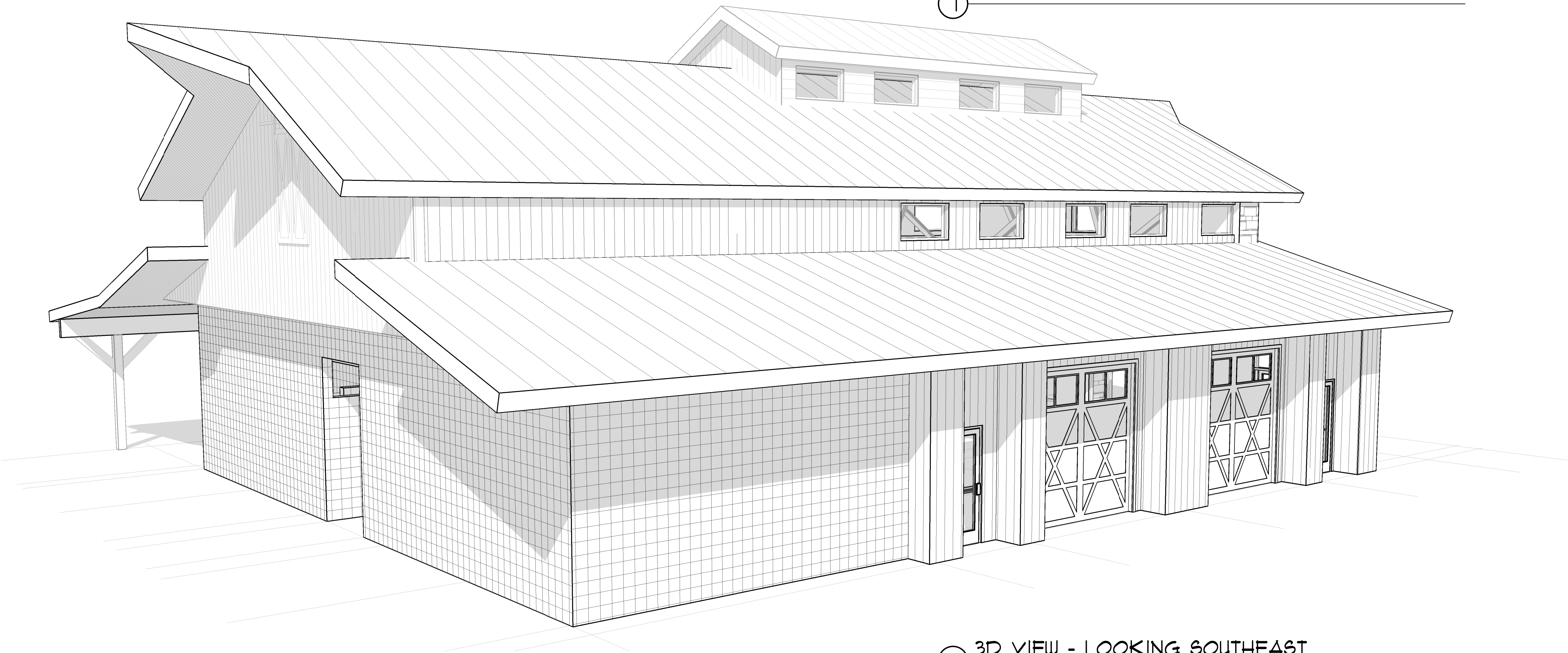
FLOOR PLAN

Drawing number

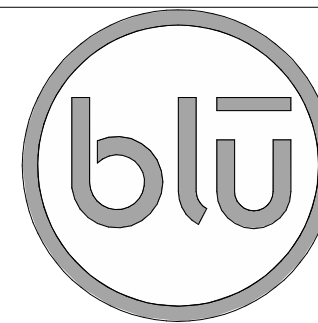
A2.1b



① 3D VIEW - LOOKING NORTHWEST



② 3D VIEW - LOOKING SOUTHEAST



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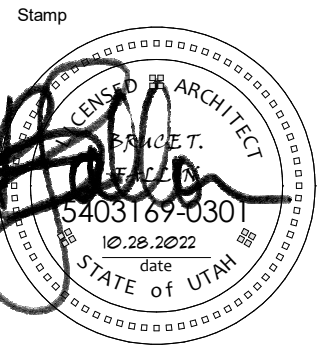


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3D VIEWS

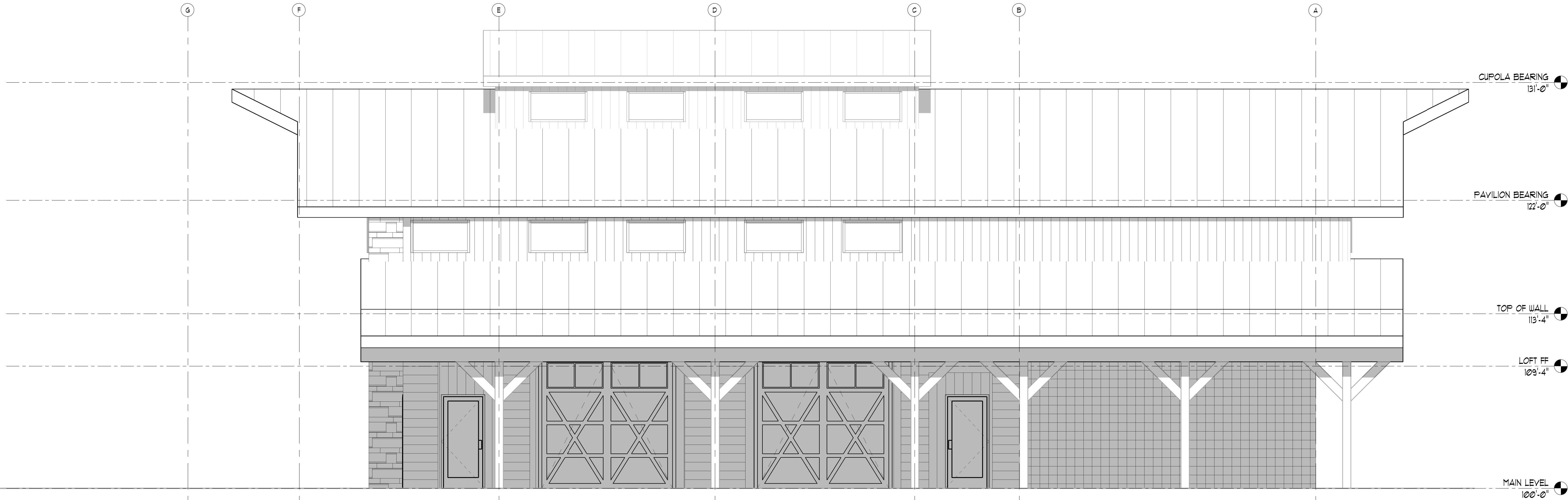
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G4.1

SCHEMATIC DESIGN REVIEW



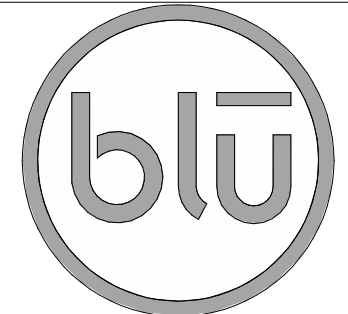
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

SHEET NOTES:

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4



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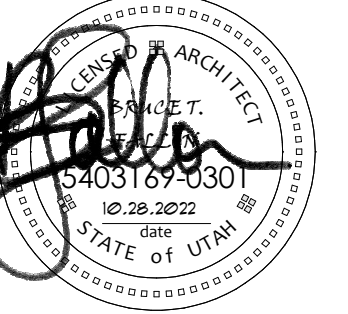
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Date: 01.10.2023
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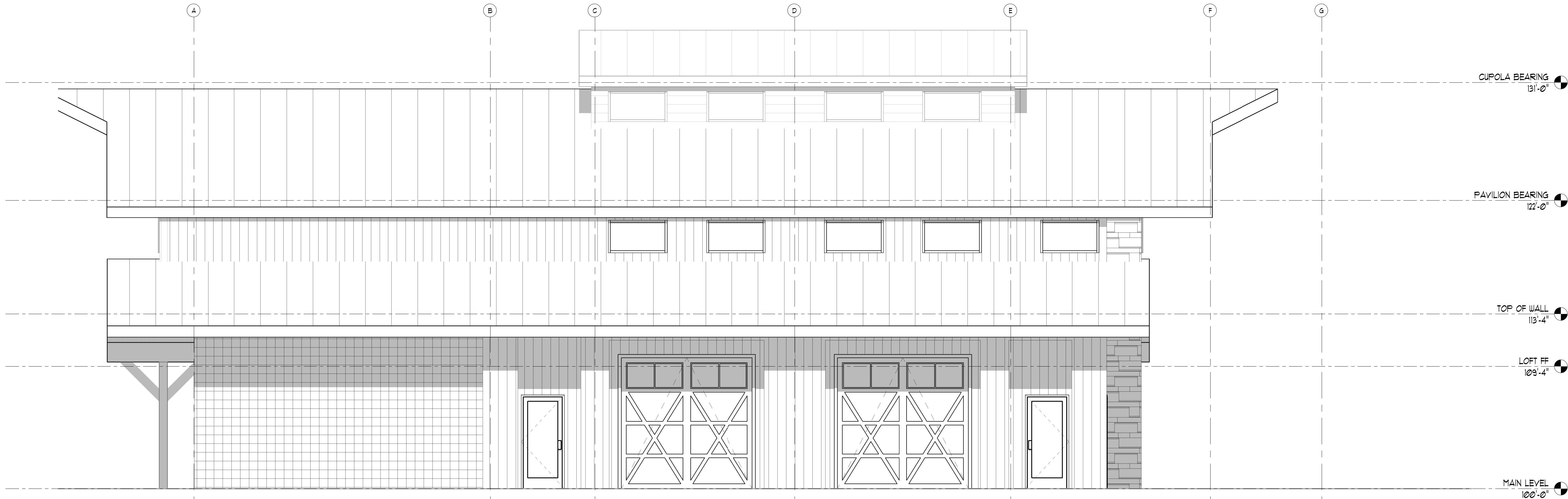
EXTERIOR
ELEVATIONS

Drawing number

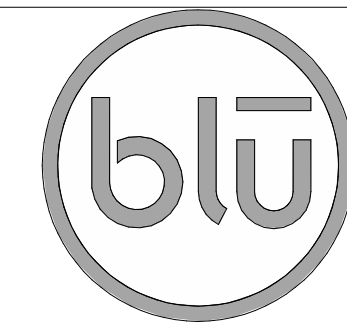
A4.1



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



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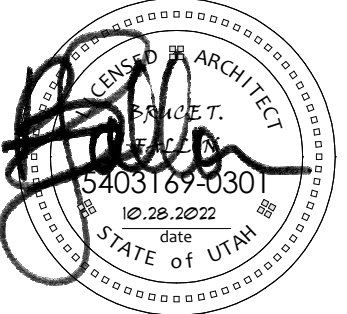
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RIDGELINE PARK
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Date: 01.10.2023
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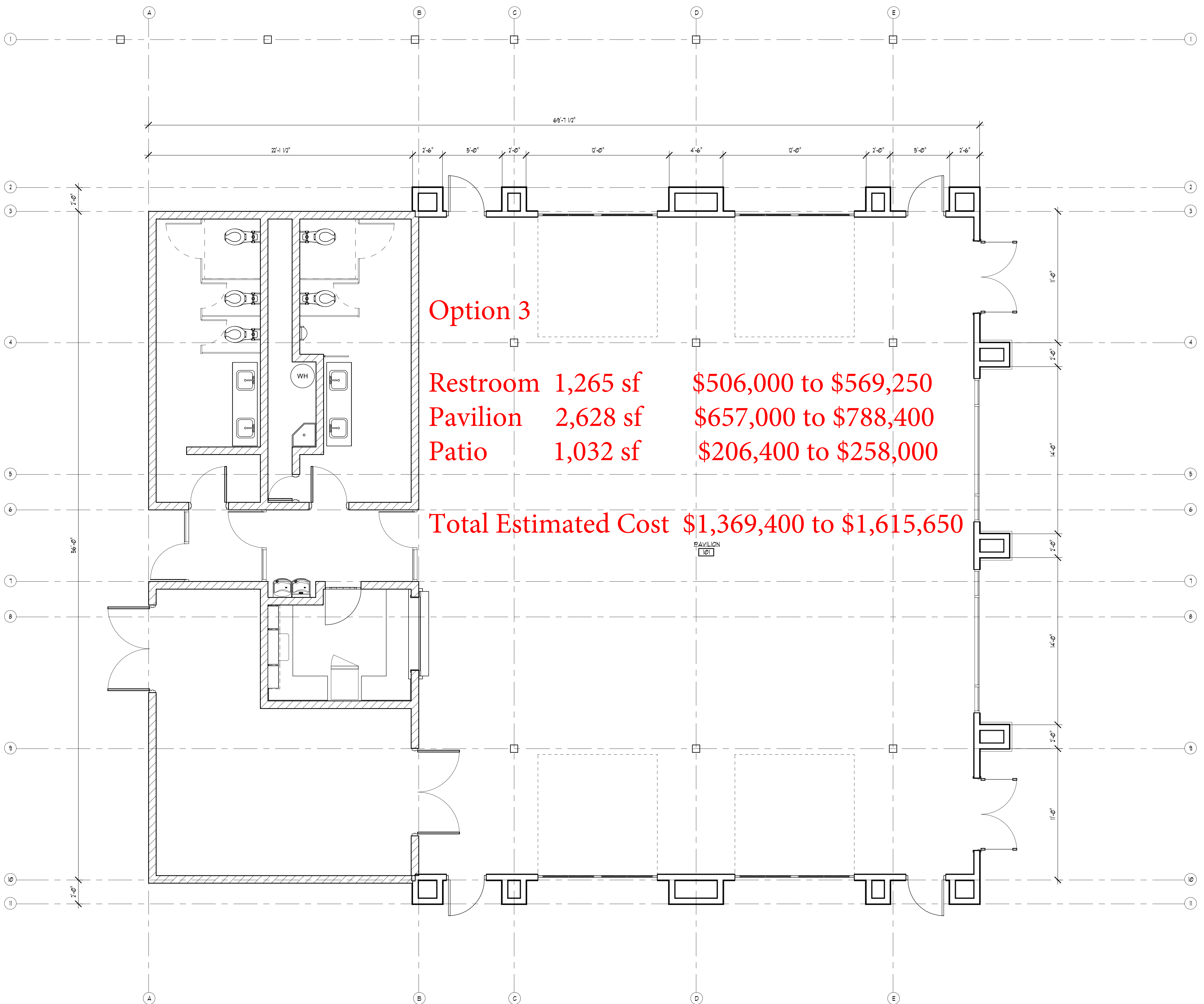
Drawing Title

EXTERIOR
ELEVATIONS

Drawing number

A4.2

SCHEMATIC DESIGN REVIEW

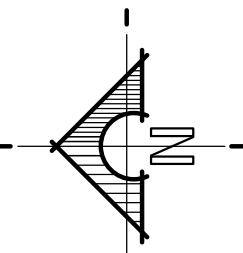


Option 3

Restroom	1,265 sf	\$506,000 to \$569,250
Pavilion	2,628 sf	\$657,000 to \$788,400
Patio	1,032 sf	\$206,400 to \$258,000

Total Estimated Cost \$1,369,400 to \$1,615,650

1 MAIN LEVEL OPTION 3
1/4" = 1'-0"



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PH: XXXXXXX-XXXX

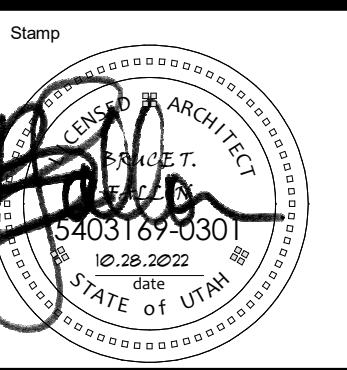


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RIDGELINE PARK
ROPLEATO DRIVE
NIBLEY, UT

REVISIONS

NO.	DATE	DESCRIPTION



Designed By:	Designer
Drawn By:	Author
Date:	03/02/23
Checked By:	Checker
Project No:	22-209

Drawing Title
FLOOR PLAN

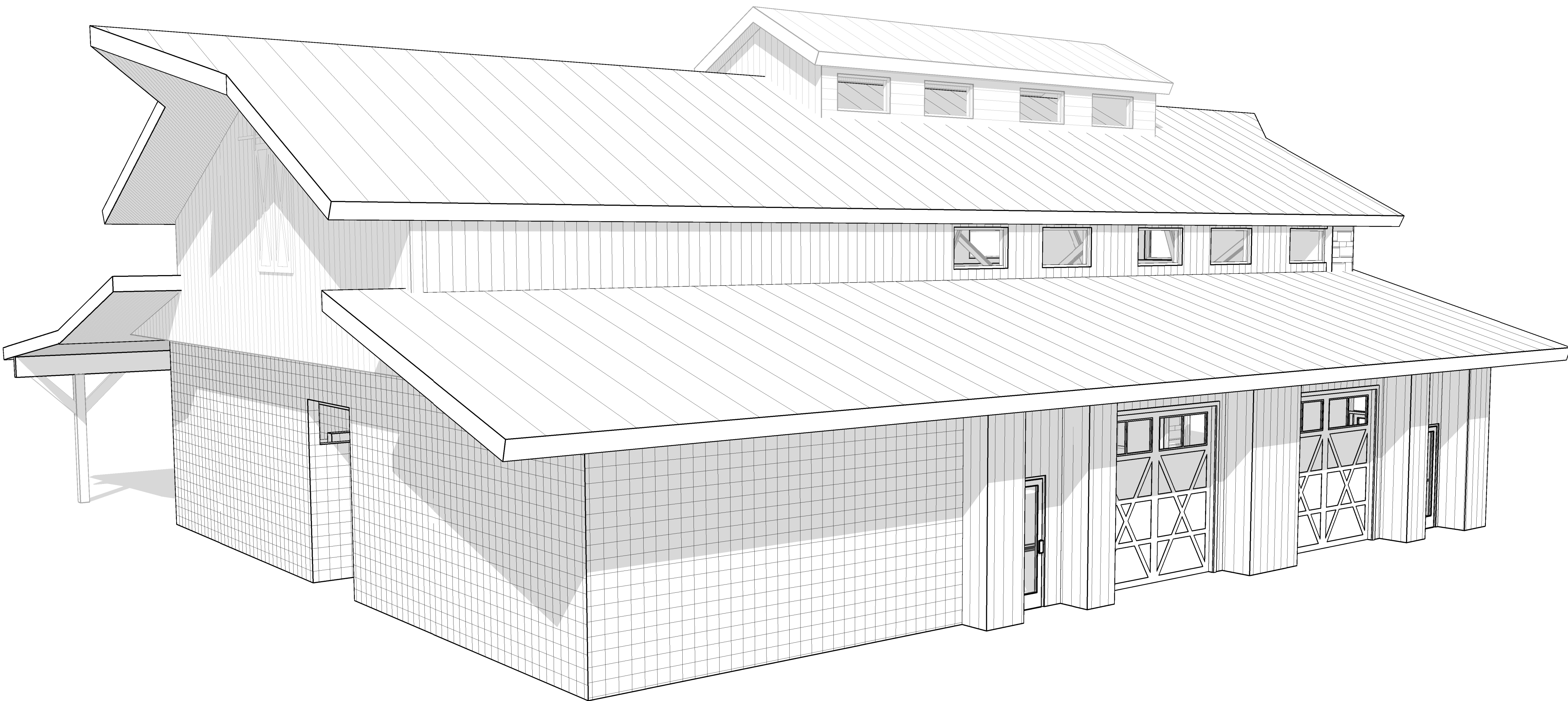
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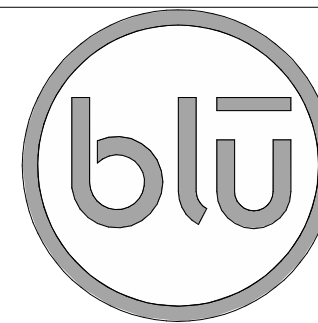
SCHEMATIC DESIGN REVIEW



① 3D VIEW - LOOKING NORTHWEST OPTION 3



② 3D VIEW - LOOKING SOUTHEAST OPTION 3



blu line designs

planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

OWNER:

NIBLEY CITY
455 WEST 3200 SOUTH
NIBLEY, UTAH 84321

CONTACT:

PROJECT MANAGER
PH: XXX-XXX-XXXX



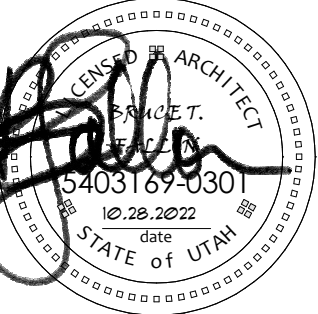
475 N FREEDOM BLVD
PROVO, UTAH 84601
801.374.0800
info@wpa-architecture.com
wpa-architecture.com

RIDGELINE PARK
ROPLEATO DRIVE
NIBLEY, UT

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By:

Designer

Drawn By:

Author

Date:

03/02/23

Checked By:

Checker

Project No:

22-219

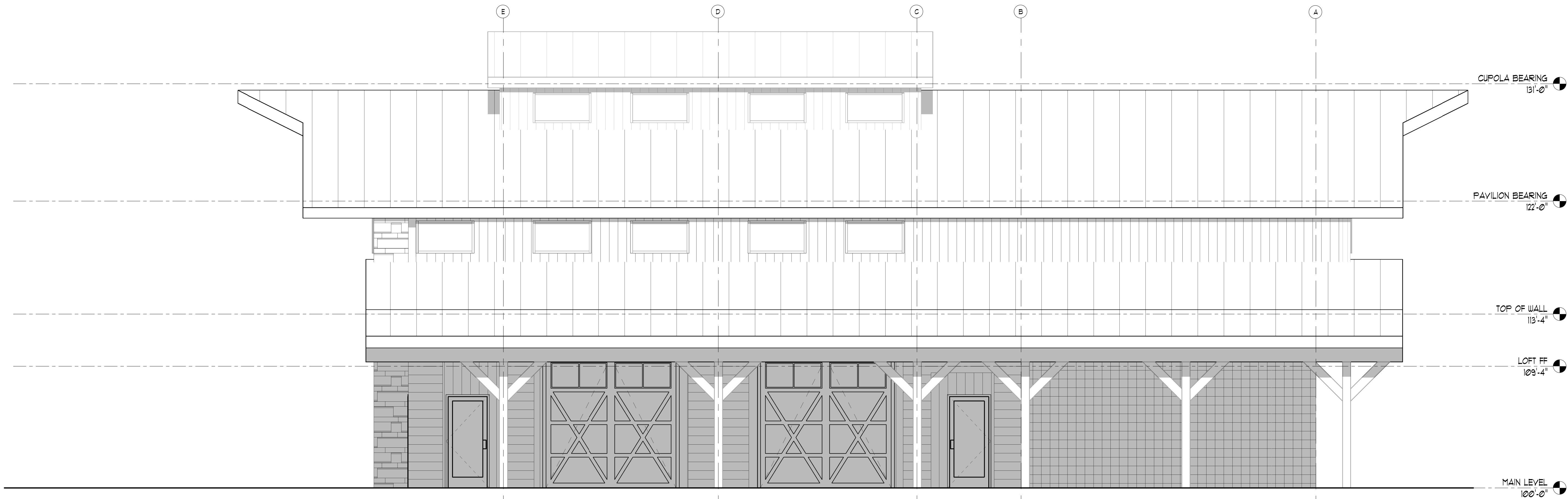
Drawing Title

3D VIEWS

Drawing number

G4.2

SCHEMATIC DESIGN REVIEW



1 EAST ELEVATION OPTION 3
1/4" = 1'-0"



2 WEST ELEVATION OPTION 3
1/4" = 1'-0"

SCHEMATIC DESIGN REVIEW



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planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

OWNER:
NIBLEY CITY
455 WEST 3200 SOUTH
NIBLEY, UTAH 84321

CONTACT:
PROJECT MANAGER
PH: XXXXXXX-XXXX



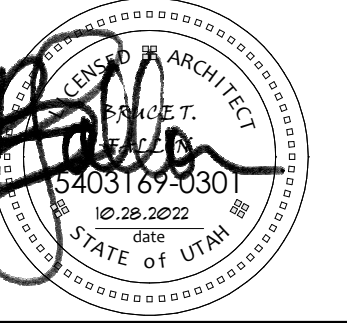
475 N FREEDOM BLVD
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801.374.0800
info@wpa-architecture.com
wpa-architecture.com

RIDGELINE PARK
ROPLEATO DRIVE
NIBLEY, UT

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By: Designer
Drawn By: Author
Date: 03/02/23
Checked By: Checker
Project No: 22-219

Drawing Title

EXTERIOR
ELEVATIONS

Drawing number

A4.3

4U Ranch, Peoa, UT



First Creek Farm, Kansas City, MO



Naomi Farms, Hyde Park, UT



Wheeler Farm, Murray, UT



Quiet Meadow Farm, Mapleton, UT



Pioneer Park, Kaysville, UT



Day Barn, Draper, UT



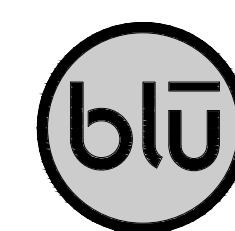
River Bottoms Ranch, Midway, UT



Walker Farm, Lindon, UT



Ridgeline Park



03.02.23



Ridgeline Park



04.22.22



Agenda Item #16

Description	Discussion and Consideration: Recommendation to Cache County Planning Commission regarding Clair & Jennifer Anderson Rezone request of Parcel 03-050-0002, located at 3600 S 1200 W from Agricultural (A10) to Commercial (C)
Presenter	Levi Roberts, City Planner
Recommendation	Recommend denial of Cache County rezone request
Reviewed By	City Manager, City Planner, Mayor

Clair & Jennifer Anderson, owners of Parcel 03-050-0002, directly south of Nibley City's border, have submitted an application for Rezone of the property to Cache County from Agricultural (A10) to Commercial (C). The purpose of the rezone is to allow the property owner to develop a storage unit facility on the property.

Previously, Staff provided a letter to Cache County regarding the request, which points to the adopted future land use map designation of medium density residential, the requirements for improving the adjacent Nibley City right-of-way and the restriction on connecting to Nibley City water and sewer utilities, which is not allowed outside of Nibley City boundaries, per NCC 15.02.020 (D). The Planning Commission reviewed this letter but would like further clarification regarding the City's position for the rezone request. As the rezone request is not consistent with the Future Land Use Map of the Nibley City General Plan, Staff recommends that the City Council recommend denial of the Cache County rezone request.



IMPORTANT NOTICE

A PUBLIC MEETING REGARDING A PROJECT NEAR YOU

What: Planning Commission Meeting

When: March 2, 2023, 5:30 p.m.

Where: 199 North Main, Logan, UT
Cache County Council Chambers
Historic Courthouse

Request: A request to rezone 5.0 acres, from the Agricultural (A10) to the Commercial (C) Zone.

Project Name: Clair and Jennifer Anderson Rezone

Project Location: 1200 West 3600 South, near Nibley

Applicant: Clair Anderson

February 17, 2023

This letter is to inform you that a land use application for a project near you has been submitted to the Cache County Development Services Department. This request will be heard at a public hearing at **5:35 PM** and you are invited to attend. The Planning Commission will be accepting comment from the general public at this meeting. If you cannot be at the meeting but desire to provide comment concerning this project to the Planning Commission, please provide your comment in writing to the Development Services Office prior to the meeting. The county will then provide copies of any written comments to the Planning Commission.

As they are completed, the meeting agenda, staff report, and any additional information specific to this request will be posted online at www.cachecounty.org/pz.

If you have questions or desire additional information about the proposed project, contact the Development Services Office, at 435-755-1640 or DevServices@cachecounty.org.

THIS IS THE ONLY NOTICE YOU WILL RECEIVE



January 19, 2023

To Cache County representatives,

It was brought to our attention that Mr. Clair Anderson is working on submitting a Rezone application for Parcel# 03-050-0002, a 5 acre property located at approximately 3500 S 1200 W. The property abuts Nibley City boundaries to the north and west with frontage along 1200 West, a Nibley City Right-of-Way. It is our understanding that the purpose of the Rezone is to develop the property with Storage Units.

Because the property is located contiguous to our municipality, it is our understanding that the County requires that the applicant provide a letter in regard to annexation and services to the property. Nibley City currently provides water and sewer services to Nibley City properties. However, Nibley City Code 15.02.020(D) provides the following:

No landowner, person, subdivider or developer's application to connect to Nibley City's water and sewer system will be considered unless the property noted on the application is within Nibley City limits. No application for connection or service will be considered from outside Nibley City limits until the property is properly annexed into Nibley City. The City Council may make exceptions for public entities.

Therefore, any connection to Nibley City's water or sewer service would require annexation to Nibley City.

The proposed construction of storage units will need to be provided with adequate water supply to meet fire-flow requirements or be provided with alternative emergency water storage as determined by the Fire Marshal. Because the property is located outside the Nibley City Municipal boundary, the City's water infrastructure should not be considered when determining required fire-flow or to meet alternative emergency water storage requirements. Use of Nibley City's water system for culinary use, irrigation use, or to meet fire-flow requirements would require the property to be annexed into Nibley City and compliance with City Code and Nibley City Design Standards.

Regarding annexation and future land use plans for this parcel, the property is located within Nibley City's Annexation Declaration Area of the Future Annexation Plan. The Nibley City Future Land Use Map assigns this property as 'Medium density residential.' Currently, storage units are not an allowed use within any residential zones within the City. Storage units are only allowed within 'Industrial' zones.

Because the property's entire frontage is along a Nibley City Street, the project is considered a 'Multi-jurisdictional Development' and requires written approval for access to the roadway and the development must also meet all of Nibley City's road improvements requirements. Nibley City

Code requires that developers of property improve roadways according to the City's Transportation Master Plan and Engineering Design Standards. 1200 West is classified as an arterial roadway with a typical cross section including 80 feet of right-of-way and a '2-lane street with buffered bike lane and trail facility.'

Regarding driveway access, Nibley City Engineering Design Standards Section 8.8(B) states that driveways on arterial streets are only allowed with prior approval from the Public Works Director. Section 8.8(A)(6) states "Commercial Driveways shall be located a minimum of 200-feet from the centerline of an intersection with a collector or arterial street."

To gain approval for the roadway design and driveway access, the applicant will need to submit construction drawings of the proposed improvements which will be reviewed by the City Engineer for compliance with Engineering Standards, City Code and Nibley City Design Standards. To determine an acceptable location for a driveway or access, consideration should be given to aligning accesses with those on opposing sides of the street, separation of driveway from future gridded street alignments, adequate separation of driveway from turn lanes and other intersections, etc.

Sincerely,

A handwritten signature in black ink, appearing to read "Levi Roberts", with a stylized flourish at the end.

Levi Roberts, AICP
Nibley City Planner

**CACHE COUNTY CONTRACT / AGREEMENT
EXECUTION CHECKLIST**

County Agreement No.: 19-135

Contracting Parties: Nibley

Cache County

Description: Agreement for Prosecution Services

(X) Department or Person Responsible for Contract/Agreement Attorney/Executive

Initials JA Date 10/04/19

(X) Approved and signed by county executive

Initials CB Date 10/7/19

(X) County Clerk's Office has assigned a Contract / Agreement Number

Initials DO Date 10/18/19

(X) County Attorney's Office has reviewed the contract and rendered a legal opinion

Initials JL Date 10/4/19

() Approval of the County Council is required and has been given, or

Initials _____ Date _____ Resolution _____

(X) Approval of the County Council is NOT required

Initials JA Date 10/7/19

(X) Agreement is complete and ready to be executed

Initials DO 10/18/19

cc: County Auditor
County Attorney
County Executive

County Finance

Nibley City, 455 West 3200 South, Nibley, Ut, 84321

emailed 10/18/2019

mailed 10/18/2019

AGREEMENT FOR PROSECUTION SERVICES

THIS AGREEMENT, is made and entered into this 26th day of September, 2019, by and between CITY OF NIBLEY, a municipal corporation of the State of Utah, hereinafter "City" and CACHE COUNTY a Political Subdivision of the State of Utah, who shall hereinafter be referred to as "Prosecutor".

WHEREAS, City may, pursuant to Utah Code § 10-3-928, Prosecute violations of city ordinance and, under state law, infractions and misdemeanors occurring within the boundaries of the City, and;

WHEREAS, Prosecutor is authorized pursuant to Utah Code § 17-18-1 to prosecute all public offenses within Cache County and is willing and as set forth in this agreement to prosecute violations of city ordinance and, under state law, infractions and misdemeanors occurring within the boundaries of the City, the parties agree as follows:

1. COMPENSATION. City agrees to pay Prosecutor for public prosecution services rendered pursuant to this Agreement compensation in the amount of \$600.00 monthly. The compensation shall be payable in twelve equal monthly installments of \$600.00 per month for services beginning the first month after the date on this Agreement. The City will arrange for office space for a prosecuting attorney to use while at the court located at the Hyrum Municipal Justice Court. Further, the City will arrange for Prosecutor to have internet access.

2. SERVICES PROVIDED. Prosecutor will provide public prosecution services for criminal violations of city ordinances, misdemeanors and infractions occurring within the boundaries of the City. The prosecution services include but are not limited to: consulting with law enforcement officers and reviewing law enforcement reports; drafting informations, motions, memoranda and briefs; appearing and prosecuting cases in the Hyrum Municipal Justice Court; secretarial assistance required in furtherance of the above-mentioned services; victim advocate assistance for victims of crimes; and other reasonable services in furtherance of the services described above, such as travel costs, printing, copying. These prosecution services shall include all appeals. Prosecutor will provide a prosecutor and support staff to adequately handle the case load at the Hyrum Municipal Justice Court.

3. DUTIES. Prosecutor shall comply with all legal requirements and duties of a public prosecutor in the prosecution of public offenses, shall be available to attend all relevant court hearings and other court appointments to represent the City, and shall carry out all duties in prompt, timely, and professional manner. Prosecutor shall have prosecutorial discretion relative to the cases that are the subject of this agreement. However, the Prosecutor shall consult with and reasonably consider any information provided by City regarding prosecution issues. Prosecutor shall be responsible for the standards of performance and discipline of prosecutorial staff. The City shall be the local government prosecuting the violation for purposes of Utah Code § 78A-7-120. Prosecutor

shall not assign its rights and duties under this Agreement without the prior written consent of the City.

4. JUSTICE COURT DUTIES. The Hyrum Municipal Justice Court will provide all notices to Prosecutor as set forth in the Utah Rules of Criminal Procedure and Utah Code of Judicial Administration and will reasonably schedule hearings and coordinate matters with Prosecutor.

5. CONFLICTS OR INABILITY TO PROSECUTE. If Prosecutor is disqualified by a court order based on a conflict of interest to prosecute any particular case, the Prosecutor shall arrange for another public prosecutor to prosecute.

6. DISCLAIMERS. It is understood that neither Prosecutor nor any of his staff or agents are employees of City, and that there is therefore no coverage for Prosecutor or his staff or agents for workmen's compensation, retirement and similar benefits. Prosecutor will be acting in all respects as an independent contractor. Prosecutor shall be responsible to maintain any required insurance. Prosecutor shall have sole control over the internal standards of performance, personnel policies, and discipline of prosecutorial staff.

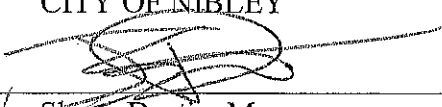
7. SERVICE EVALUATION AND MODIFICATION. Either party can require an evaluation of the services being performed under this agreement at any time. However, the parties specifically agree to meet every six months at a time that is mutually convenient. This agreement may be modified in writing by the parties.

8. RENEWAL AND TERMINATION. This Agreement shall commence on the January 1, 2020, and shall continue in force for the term of one year. Either party may at any time, and for any reason, terminate this Agreement by written notice to the other party specifying the termination date, which shall be not less than six months from the date such notice is received. In the event of such termination, Prosecutor shall be paid such amount as shall compensate Prosecutor for the work satisfactorily completed, and accepted by the City, at the time of termination. At the end of the original term, this Agreement shall automatically renew under the same terms and conditions as set forth in this Agreement on a yearly basis, unless terminated as set forth herein. If the Agreement is terminated, then Prosecutor agrees to cooperate with any successor in filing the necessary pleadings for withdrawal or substitution and to deliver all applicable files, information and materials to any successor.

9. DISPUTE RESOLUTION. In the event of a dispute between Nibley City and Prosecutor regarding the extent of duties and functions to be rendered under this Agreement, the determination made by the Cache County Attorney and Nibley City Mayor shall be final and conclusive as between the parties. If the two parties are unable to resolve the dispute, they shall jointly choose a third party to participate in the dispute resolution and a majority shall then resolve the dispute.

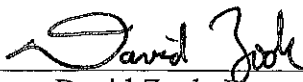
IN WITNESS WHEREOF the parties have executed this agreement in duplicate,
each of which shall be deemed an original, on the 26th day of September, 2019.

CITY OF NIBLEY

By: 

Shaun Dustin, Mayor

ATTEST:



David Zook, Recorder

CACHE COUNTY

By: 

Craig Buttars, Cache County Executive

ATTEST:



Jill Zollinger, Cache County Clerk

