



Nibley City
Planning Commission
Wednesday, June 22, 2016
455 W. 3200 S.
Nibley, UT

5:30 p.m. Call to Order
 Approval of Agenda
 Approval of Minutes

1. **Public Hearing:** A public hearing to receive comment concerning a preliminary plat for Valley View Meadows, a 19-lot conservation subdivision located at approximately 3400 South 250 West.
2. Discussion and consideration of a preliminary plat for Valley View Meadows, a 19-lot conservation subdivision located at approximately 3400 South 250 West. (Applicant: Ironwood Construction)
3. **Public Hearing:** A public hearing to consider a preliminary plat for the Heritage Parkway subdivision, located at approximately 1250 West 2600 South
4. Discussion and consideration of a preliminary plat for the Heritage Parkway subdivision, located at approximately 1250 West 2600 South (Applicant: Sierra Homes)
5. **Public Hearing:** a public hearing to receive comment concerning a proposed update to the Nibley City conservation subdivision ordinance.
6. Discussion and consideration of a proposed update to the Nibley City conservation subdivision ordinance
7. **Tiny's Kitchen-** discussion and consideration of a conditional use permit and business license for a home occupation (off-site food service) located at 816 W 2550 S (Applicant: Susan Reyes)
8. **Harper Design-** discussion and consideration of a conditional use permit and business license for a home occupation (sign contractor) located at 2349 S 670 W (Applicant: Ryan Harper)
9. **FaceTime Face Painting-** discussion and consideration of a conditional use permit and business license for a home occupation (face painting) located at 1065 W 2980 S (Applicant: Haylie Dalton)
10. **Quality Clean Cans-** discussion and consideration of a conditional use permit and business license for a home occupation (power washing) located at 858 W 2770 S (Applicant: Trevor Chalfant)
11. Discussion of an update to the Nibley City Multi-Modal Transportation Master Plan.
12. Staff Report

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

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



MEMO

7/8/16

Hi all-

It's been a long, sad week. Bruce Jorgensen, who has served as our City attorney for 15+ years, passed away Wednesday night. Between that and all that has gone on in the world, I have resolved that I will be a little kinder and smile a lot more this weekend. I hope you all will resolve to do something similar.

We have an incredibly full agenda for this meeting. Here's what we have on schedule.

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1. **Public Hearing:** A public hearing to receive comment concerning a preliminary plat for Valley View Meadows, a 19-lot conservation subdivision located at approximately 3400 South 250 West.
 2. Discussion and consideration of a preliminary plat for Valley View Meadows, a 19-lot conservation subdivision located at approximately 3400 South 250 West. (Applicant: Ironwood Construction)
-

Background Ironwood Construction is submitting a preliminary plat for a 19-lot conservation subdivision (CRS) located in the R-2 zone, at approximately 3400 South 250 West.

Phasing The developer has previously stated to staff that they intend on doing the project in one phase.

Open Space/Density Calculations

Project Size	9.51 acres	Original Lot Yield	16 lots
ROW acreage	2.07	Developable Property	7.44 acres
Open Space	1.86 acres	Percentage of Open Space	25%
Density Bonus	25%	Allowable Lot Yield	20 lots
Avg. Lot Size	12,701 sqft	Req. Avg. Lot Size	13,068 sqft
Req. Frontage	95'- all lots meet or exceed the required frontage.		

There is less than a 3% difference in the required average lot size and the average size of the buildable lots. The Commission and Council do have the discretion, with the vote of 3 or more members, to waive any of the provisions of the ordinance, if they find cause for doing so. I believe there is cause for doing so in this situation.

R-O-W

The right-of-way within the subdivision is proposed to be 60', which our engineering standards dictate is acceptable for local, neighborhood access roads. 450 West runs on the western boundary of this project and the developer will be building their half of 450 West in conjunction with this project. Because it will server a larger traffic load than a local, neighborhood road, the Transportation Master Plan dictates that 450 West will a 66' right of way. This preliminary plat is in line with that right of way cross-section.

Open Space

The developer is proposing to turn over 1.86 acres of open space to the City for public access. While we have not discussed in detail what will be done with the open space, a portion of it will be used for the subdivision's retention. At a minimum, the developer will be required to landscape and develop that portion of the open space.

I would like to see the City maximize the usability of the open space. I would like to see a sidewalk constructed west of the west bank of the irrigation canal so that there is a walking trail around the open space. It would take about 450' of sidewalk to do that, beyond what is being constructed as part of the road r-o-w. a 5' walking trail would cost approximately \$8,000, a 10' trail would cost approximately \$16,000. A 5' trail, in general, is not suitable as a trail because it is not wide enough to accommodate anything besides a single person going in each direction. I believe a 10' trail is more appropriate for this situation. That allows for two people walking together in one direction and other people coming in the opposite direction.

Utilities

The City Engineer is conducting his review of the siting of the utilities on this project. His initial review expresses some concern about the sewer lines running through the backs of yards, but as I said, that was just his initial look at the plat. His full recommendation on the utility location will come in the formal review comments he presents to the developer.

The plat proposes a secondary water system for the subdivision, which is permissible, and which the City Engineer will take into account when calculating the amount of required water.

Irr. Canal

There is an irrigation ditch that runs through the open space. NBFIC has been notified of the development and made aware that they have 30 days from the time they were notified to contact the City with any questions or concerns- I have a signed letter to that effect. The City is working with the NBFIC on whether or not the ditch will be piped. The NBFIC is pushing for it to be piped. The City would like to see if left open- one of the goals of the General Plan is to, as much as possible, leave water courses open. The resolution of the ditch piping will be presented when the subdivision comes in for final plat approval.

Maintenance As part of the submittal of the final plat for this subdivision, the developer will be required to submit a maintenance plan for the open space. City Code 10-18-17(B) outlines the requirements for the maintenance plan, which are:

1. The plan shall define ownership.
2. The plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.).
3. The plan shall estimate staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the conservation land and operation of any common facilities on an ongoing basis. Such funding plan shall include the means for funding long term capital improvements as well as regular yearly operating and maintenance costs.
4. At the city's discretion, the applicant may be required to escrow sufficient funds for the maintenance and operation costs of common facilities for up to one year following acceptance by the city

Recommendation It is my opinion that the project meets the necessary requirements to be recommended to the City Council for their approval of the preliminary plat. The City should make clear to the developer that, prior to presenting the final plat, a plan will need to be prepared and reviewed with staff outlining ownership and development of the open space. The final approval of that plan will be done by the Planning Commission and City Council as part of the final plat approval. Any other comments and concerns relative to utility siting which the City Engineer finds in his review will be addressed in the construction drawings that are submitted with the final plat.

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3. **Public Hearing:** A public hearing to consider a preliminary plat for the Heritage Parkway subdivision, located at approximately 1250 West 2600 South
 4. Discussion and consideration of a preliminary plat for the Heritage Parkway subdivision, located at approximately 1250 West 2600 South (Applicant: Sierra Homes)
-

Background Sierra Homes is submitting a preliminary plat for a 53-lot conservation subdivision (CRS) located in the R-2a zone, at approximately 1250 West 2600 South. This project was originally given preliminary plat approval in 2013. However, the approval has expired, since no action on final plat was taken within the time allowed by ordinance, and so the developer is resubmitting the project.

Phasing The preliminary plat shows that the project will be developed in 4 phases. By and large, the phasing is acceptable, as it will result in the major accesses being

constructed in the first two phases, and also, as it will result in the development of nearly all of the open space in the first two phases. I would prefer to see Phases 3 and 4 swap- I think it will make for a smoother development.

Open Space/Density Calculations

Project Size	19.88 acres	Original Lot Yield	46 lots
ROW acreage	5 acres	Developable Property	14.88 acres
Open Space	3.3 acres	Percentage of Open Space	22%
Density Bonus	18.75%	Allowable Lot Yield	55 lots
Avg. Lot Size	9,518 sqft	Req. Avg. Lot Size	
Frontage	85'-110'		

The open space shown falls just short of the required 25% in order to receive the 18.75% open space. However, 67% of the open space is adjacent to the 5 acres owned by Nibley City and the addition of more than 2 acres to that property gives the City far more potential of that property than we would have originally had. Additionally, the required frontage on the proposed ordinance is 95' for 25% open space projects, and approximately half of the lots in this subdivision fall short of that. However, the frontages are in line with what is in the area. Lot frontages in the Stonebridge and Maple View Estates subdivisions, to the south and east of this project range from 85'-110', identical to what is proposed in this subdivision. As stated with the previous subdivision, the Commission and Council do have the discretion, with the vote of 3 or more members, to waive any of the provisions of the ordinance, if they find cause for doing so. I believe there is cause for doing so for both of these cases.

R-O-W

The right-of-way within the subdivision is proposed to be 60', which our engineering standards dictate is acceptable for local, neighborhood access roads. 1200 West runs on the eastern boundary of this project and the developer will be building their portion of 1200 West in conjunction with this project. Because it will server a larger traffic load than a local, neighborhood road, and is anticipated to serve as a portion of the road connecting through Hyrum, Nibley and Logan, the Transportation Master Plan dictates that 1200 West will be an 80' right of way. This preliminary plat is in line with that right of way cross-section. 2600 South is shown as a 66' cross section, which is in line with what has been built West of 800 West and through existing subdivisions. Another agenda item will bring up a discussion about the reconciliation of what is on the ground in that area versus what the Transportation Master Plan dictates should be the cross-section of 2600 South.

Open Space

The developer is proposing to turn over 3.3 acres of open space to the City for public access. We have not discussed in detail what will be done with the open space. Prior to the developer presenting the first final plat, we will need to have

a plan for the Commission and Council to review and approve that outlines how the open space will be constructed, who will construct which portion of the open space, and how the long-term operation and maintenance will be handled.

Utilities

The City Engineer is conducting his review of the siting of the rights of way and utilities on this project. The City Engineer will also calculate the amount of water required as part of his review of the plat.

Irr. Canal

There is an existing ditch that the developer has proposed to reroute. When the plat was previously presented, there was coordination with the canal company at that time regarding the ditch being rerouted. However, I think that since 3 years have passed, it would be wise to have the developer contact the irrigation company and give them an additional opportunity to review the plat and express any concerns they might have to Nibley City.

Pedestrian ROW

City Code 11-5-6 requires that, if a block is longer than 660', that there will be a pedestrian ROW in the middle of the block. This preliminary plat has a pedestrian ROW between Lots 21-22. The pedestrian ROW should be more centered in the block, and so I would recommend that it be located between Lots 6-7. Additionally, it is presently only 10' wide, and our ordinance requires that it be a minimum of 20'.

Maintenance

As part of the submittal of the final plat for this subdivision, the developer will be required to submit a maintenance plan for the open space. City Code 10-18-17(B) outlines the requirements for the maintenance plan, which are:

1. The plan shall define ownership.
2. The plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.).
3. The plan shall estimate staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the conservation land and operation of any common facilities on an ongoing basis. Such funding plan shall include the means for funding long term capital improvements as well as regular yearly operating and maintenance costs.
4. At the city's discretion, the applicant may be required to escrow sufficient funds for the maintenance and operation costs of common facilities for up to one year following acceptance by the city

Recommendation

It is my opinion that the project meets the necessary requirements to be recommended to the City Council for their approval of the preliminary plat, subject to the following conditions:

1. The pedestrian ROW should be more centrally located, preferably between Lots 6-7, and should be a minimum of 20' wide.
2. The canal company needs to be contacted and a letter provided to the City showing that the canal company has been contacted and provided with an opportunity to review the plat and give input.

5. **Public Hearing:** a public hearing to receive comment concerning a proposed update to the Nibley City conservation subdivision ordinance.

6. Discussion and consideration of a proposed update to the Nibley City conservation subdivision ordinance.

Based on my review of the minutes from the last meeting, I have not made any changes to the ordinance, with one exception. As I have run numbers on different possible scenarios, the minimum lot sizes in the R-2 zone were not working, and so I have adjusted those to be in line with what is currently in our ordinance.

I have also accepted the changes previously included in the document. I will have the previous draft with me so if needed, previous language can be reviewed and reincluded in this draft.

Recommendation It is my opinion that, absent further changes arising from both the public hearing and from the Commission's discussion, that this should be recommended to the City Council for their review and adoption.

7. **Tiny's Kitchen-** discussion and consideration of a conditional use permit and business license for a home occupation (off-site food service) located at 816 W 2550 S (Applicant: Susan Reyes)

8. **Harper Design-** discussion and consideration of a conditional use permit and business license for a home occupation (sign contractor) located at 2349 S 670 W (Applicant: Ryan Harper)

9. **FaceTime Face Painting-** discussion and consideration of a conditional use permit and business license for a home occupation (face painting) located at 1065 W 2980 S (Applicant: Haylie Dalton)

10. **Quality Clean Cans-** discussion and consideration of a conditional use permit and business license for a home occupation (power washing) located at 858 W 2770 S (Applicant: Trevor Chalfant)

These applications are all similar in nature, so my comments will cover all 4 of the application.

Each of these applications is for a home-based business with no outside employees, no on site client visits, no business vehicles and no portion of the business being run in an accessory building.

- Our home occupation definition is:

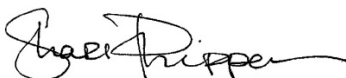
- The use of a portion of a dwelling as an office, studio, or workroom for occupations which are conducted in the home and are incidental to the primary use as a home or residence; provided additionally that: 1) individuals who perform occupation related activities at the home occupation residence must also live at that residence; 2) individuals who do not live at the home occupation residence must not report to that residence for occupation related activities; and 3) the occupation shall not use any accessory building, yard, or any space outside the main building not normally associated with residential use. Applications meeting these criteria may (as determined by the appropriate land use authority) be classified a home occupation rather than being classified by the actual activity associated with the business, with the following exceptions. Child daycare/preschool for more than eight (8) children shall be classified as a commercial daycare rather than a home occupation. In addition, activities involving the sale, service, leasing and/or rental of motor vehicles shall not be classified as a home occupation.
- If a business meets the definition above, then it may be licensed as a home occupation, without regard for the type of business actually being conducted, provided that the business is legal and not otherwise specifically prohibited by ordinance.
- This businesses meet the requirements to be classified and approved as a home occupation.
 - The properties are zoned Residential R-2A. The Nibley City Land Use Chart allows for home occupations, as a conditional use, in this zone.
- Because these each meet the requirements to be licensed as a home occupation, I recommend that they be approved as such and have no suggested conditions.

11. Discussion of an update to the Nibley City Multi-Modal Transportation Master Plan.

At last night's Council meeting, I was given direction on looking at amending the Master Plan so that in certain areas, the guidelines comply with what is on the ground. Specifically, the Council would like the Commission to look at 2600 South, west of 800 West and make a determination on what the ROW should be. It has been constructed to be a 66' ROW. However, our master plan calls for it to be 80'-99' in those areas that are undeveloped, even when that is in the middle of existing development. This is just a workshop at this meeting, so I do not have a specific proposal at this time, but will be doing more research early next week and hope to have a productive discussion on how we best need to proceed.

Please let me know if you have any questions or concerns. Have an excellent weekend!

Cheers-



July 13, 2016.



APPLICATION FOR CONDITIONAL USE
PERMIT/BUSINESS LICENSE

Office Use Only

Date Received 5/15/2016

Fee Paid 25.00

Rec'd By Stephen Nelson

Name Susan Reyes
Address 816 W 2550 S
Phone (435) 512-9629 Cell same Fax _____
Email annareyes816@gmail

Please Note: The owner/operator of the business on this application must live at the address stated above. Nibley City cannot issue conditional use permit/business licenses to persons who do not live at the address where the business will be located.

Please describe the reason you are requesting a conditional use permit/business license:

☒ Home Office ☐ Sales ☐ Manufacturing ☐ Day Care
☐ Other (please describe): _____

Proposed business name: Tiny's Kitchen

Description of business: Need it for storage (food vendor) Will not be selling food out of my house.

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: will use it during events (office)

Do you plan to employ persons not living at this address as part of the business? Y ☒ N

Will those employees be working in your home or at another location? Please describe: _____

Do you plan to conduct any of the business in an accessory building at this address? Y ☒ N

How many clients will visit this location weekly? 0

Describe how you will provide parking for client visits (if applicable): _____

Will you have business vehicles which will require parking accommodations? Y ☒ N

If so, please describe the vehicles and parking plans: _____

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? N/A

Will you be able to provide adequate indoor storage for these deliveries? ☒ Y N

If applicable, describe any signs at this address which will advertise the business: _____

July 13, 2016



APPLICATION FOR CONDITIONAL USE
PERMIT/BUSINESS LICENSE

Office Use Only

Date Received 6/17/16

Fee Paid \$25.00

Rec'd By [Signature]

Name RYAN HARPER
Address 2349 S 690 W.
Phone 753-5543 Cell 512 4089 Fax _____
Email RHARPER@HARPERCREATIVE.COM

Please Note: The owner/operator of the business on this application must live at the address stated above. Nibley City cannot issue conditional use permit/business licenses to persons who do not live at the address where the business will be located.

Please describe the reason you are requesting a conditional use permit/business license:

☒ Home Office ☐ Sales ☐ Manufacturing ☐ Day Care
☐ Other (please describe): _____

Proposed business name: HARPER DESIGN

Description of business: SIGN CONTRACTOR

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: WILL NOT

Do you plan to employ persons not living at this address as part of the business? Y ☒ N

Will those employees be working in your home or at another location? Please describe: NO

Do you plan to conduct any of the business in an accessory building at this address? Y ☒ N

How many clients will visit this location weekly? 0

Describe how you will provide parking for client visits (if applicable): WONT

Will you have business vehicles which will require parking accommodations? Y ☒ N

If so, please describe the vehicles and parking plans: N/A

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? 1-2 COMMON CARRIER

Will you be able to provide adequate indoor storage for these deliveries? Y ☒ N

If applicable, describe any signs at this address which will advertise the business: NONE



APPLICATION FOR CONDITIONAL USE PERMIT/BUSINESS LICENSE

July 13,

Office Use Only

Date Received 6/27/16

Fee Paid \$25.00

Rec'd By [Signature]

Name Haylie Dalton
 Address 1065 West 2980 South Nibley UT 84321
 Phone (435) 230-8865 Cell _____ Fax _____
 Email Hayliehook8@gmail.com

Please Note: The owner/operator of the business on this application must live at the address stated above. Nibley City cannot issue conditional use permit/business licenses to persons who do not live at the address where the business will be located.

Please describe the reason you are requesting a conditional use permit/business license:

☐ Home Office ☐ Sales ☐ Manufacturing ☐ Day Care

☒ Other (please describe): Face painting

Proposed business name: Face Time face painting

Description of business: face painting

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: People May hire Me for birthday parties, and other events. I will go on to location to paint.

Do you plan to employ persons not living at this address as part of the business? Y ☒ N

Will those employees be working in your home or at another location? Please describe: _____

Do you plan to conduct any of the business in an accessory building at this address? Y ☒ N

How many clients will visit this location weekly? 0

Describe how you will provide parking for client visits (if applicable): _____

Will you have business vehicles which will require parking accommodations? Y ☒ N

If so, please describe the vehicles and parking plans: _____

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? _____

Will you be able to provide adequate indoor storage for these deliveries? Y ☒ N

If applicable, describe any signs at this address which will advertise the business: _____



APPLICATION FOR CONDITIONAL USE PERMIT/BUSINESS LICENSE

Office Use Only

Date Received 6/28/16
 Fee Paid \$25.00
 Rec'd By [Signature]

Name Trevor Chalfant
 Address 468 W 2770 S Nibley, UT 84321
 Phone 435-764-4633 Cell 435-764-8408 Fax _____
 Email 4357644633@gmail.com

Please Note: The owner/operator of the business on this application must live at the address stated above. Nibley City cannot issue conditional use permit/business licenses to persons who do not live at the address where the business will be located.

Please describe the reason you are requesting a conditional use permit/business license:

____ Home Office X Sales ____ Manufacturing ____ Day Care
 ____ Other (please describe): _____

Proposed business name: Quality Clean Cars

Description of business: providing a service of power washing

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: Business will not be at current location. Business is a mobile service.

Do you plan to employ persons not living at this address as part of the business? Y (N)

Will those employees be working in your home or at another location? Please describe: N/A

Do you plan to conduct any of the business in an accessory building at this address? Y (N)

How many clients will visit this location weekly? zero

Describe how you will provide parking for client visits (if applicable): N/A

Will you have business vehicles which will require parking accommodations? Y (N)

If so, please describe the vehicles and parking plans: N/A

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? None

Will you be able to provide adequate indoor storage for these deliveries? (Y) N

If applicable, describe any signs at this address which will advertise the business: None

CONSERVATION RESIDENTIAL SUBDIVISION ORDINANCE

10-18-1	Purpose
10-18-2	Applicability
10-18-3	Definitions
10-18-4	Development Options
10-18-5	Approval Process
10-18-6	Development Activities Prohibited
10-18-7	Waiver
10-18-8	Sensitive Area Designation Plan
10-18-9	Master Development Plan
10-18-10	Dimensional Standards
10-18-11	Design Standards
10-18-12	Attached Housing
10-18-13	Conservancy Lots
10-18-14	Use Regulations
10-18-15	Conservation Land Design Standards
10-18-16	Permanent Protection of Conservation Lands
10-18-17	Ownership of Conservation Lands
10-18-18	Maintenance of Conservation Lands

10-18-1 Purpose: The purpose of this Chapter is to provide for subdivision development within Nibley City in a manner that:

- A. Protects areas of the City with productive agricultural soils for continued agricultural use by conserving blocks of land large enough to allow for farm operations;
- B. Provides standards accommodating to some extent the varying circumstances and interests of individual landowners and the individual characteristics of their properties; and
- C. Protects constrained and sensitive lands, including those areas containing sensitive and undevelopable features such as steep slopes, floodplains and wetlands, by setting them aside from development;
- D. Conserves conservation and open space land, including those areas containing unique or natural features such as meadows, grasslands, tree stands, streams, stream corridors, berms, watercourses, farmland, wildlife corridors and/or habitat, historical buildings and/or sites, archeological sites, and green space, by setting them aside from development;
- E. Provides greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development;

- F. Reduces erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes and other constrained and sensitive lands;
- G. Provides for a diversity of lot sizes to accommodate a variety of age and income groups and residential preferences, so that the community's population diversity may be enhanced;
- H. Provides incentives for the creation of greenway systems and open space within the City for the benefit of present and future residents;
- I. Implements adopted City policies to conserve a variety of irreplaceable and environmentally sensitive resource and agricultural lands as set forth in the Comprehensive General Plan;
- J. Implements adopted land use, environment, natural hazards, transportation, and community policies, as identified in the Comprehensive General Plan;
- K. Creates neighborhoods with direct visual and/or recreational access to constrained, sensitive and conservation land;
- L. Provides for the conservation and maintenance of constrained, sensitive and conservation land within the City to achieve the goals of the Nibley City General Plan;
- M. Provides incentives and design alternatives for landowners to minimize impacts on environmental resources such as, sensitive lands, wetlands, floodplain, and steep slopes, and to minimize disturbance of natural or cultural features such as, mature woodlands, tree lines, wildlife habitats and corridors, and historic buildings;
- N. Conserves scenic views and elements of the City's rural and scenic character and minimizes perceived density by minimizing views of new development from existing roads.

10-18-2 Applicability

- A. Residential subdivisions in the R-2 and R-2A zones in Nibley City shall develop as conservation subdivisions, if the gross acreage of the property, prior to subdividing, is at least five (5) acres. The intent of this Chapter and the Conservation Residential Subdivision options is to encourage the creation and development of flexibly-designed open space subdivisions. Conservation Residential Subdivisions may be developed within applicable residential zones of the City. Conservation Residential Subdivisions shall be developed in accordance with and subject to the development standards, conditions, procedures and regulations of this Chapter and with all other applicable subdivision ordinances and zoning regulations of the City which are not otherwise in conflict with the provisions of this Chapter.

- B. In the R-E, R-1 and R-1A zones in Nibley City, developers may elect to develop the conservation residential subdivision if the gross acreage of the property, prior to subdividing, is at least five (5) acres.
- C. In cases of conflict with other Nibley City ordinances, this shall be the prevailing ordinance.

10-18-3 Definitions. For purposes of this Chapter, the following words shall have the meanings set forth herein:

- A. Conservation Land. Conservation land means land containing unique, historic, cultural, archeological, natural or other significant features, including, but not limited to, meadows, grasslands, tree stands, streams, stream corridors, flood walls, berms, watercourses, farmland, wildlife corridors and/or habitat, historic buildings and/or sites, archeological sites, and open space.
- B. Constrained and Sensitive Land. Constrained and sensitive land means land which is generally unbuildable and which contains constrained and sensitive features including, but not limited to, wetlands, floodplains, steep slopes, faults and other geologically or environmentally sensitive features.

10-18-4 Development Options

- A. The intent of the conservation residential subdivision is to encourage the preservation of usable open space, thus helping to maintain the rural character of Nibley City. The City will provide density bonuses to developers as outlined in this ordinance, and as an incentive for preservation of an increased amount of open space. Density bonuses shall be calculated in accordance with the provisions outlined in this chapter.
- B. Developers desiring to develop property as a Conservation Residential Subdivision are subject to the development standards, conditions, procedures and regulations of this Chapter.

10-18-5 Approval Process

- A. Applications for a Conservation Residential Subdivision shall be submitted and processed in accordance with the requirements and procedures set forth in the City Subdivision Ordinance, including submission and approval of schematic, preliminary and final plans or plats, and any additional procedural requirements set forth in this Chapter, including, but not limited to, submission of a Sensitive Area Designation Plan and/or Master Development Plan.

10-18-6 Development Activities Prohibited

- A. In order to ensure the preservation and enhancement of existing conditions of certain property within the City, including, but not limited to, constrained and sensitive lands, natural and cultural resources, wildlife habitat and other unique and sensitive lands, no new development activity shall be permitted on property proposed for development as a Conservation Residential Subdivision prior to final plat approval as provided herein. Upon final plat approval, all development activity shall be conducted in accordance with and subject to applicable permit and development approval processes required by City Ordinances, rules and regulations. For purposes of this Section, “development activity” shall include any disturbance or alteration of the property in any way, but shall not include continuation of any currently existing permitted use of the property.

10-18-7 Waiver

- A. Subject to the provisions set forth herein, any provision of this Chapter may be waived by the City Council upon a vote of not less than three (3) members of the City Council. Such waiver(s) shall be granted only in limited circumstances as deemed appropriate and necessary by the City Council. No waiver shall be granted absent a finding of good cause based upon specific special circumstances attached to the property, nor shall any waiver be granted for reasons of financial hardship. No waiver shall be granted that would be contrary to the public interest or contrary to the underlying intent of this Chapter. Any waiver of the required minimum conservation land dedication shall require comparable compensation, off-site improvements, amenities or other consideration of comparable size, quality and/or value.

10-18-8 Sensitive Area Designation Plan Map

- A. All applications for a Conservation Residential Subdivision shall include a Sensitive Area Designation Plan Map prepared in accordance with the provisions set forth herein. The Sensitive Area Designation Plan Map shall identify all constrained and sensitive lands within the property boundaries and within four hundred (400) feet outside of the property boundaries, including, but not limited to, floodplains, wetlands, and steep slopes. The Sensitive Area Designation Plan Map shall also clearly identify all natural or cultural resources present on the property and within four hundred (400) feet outside of the property, including, but not limited to, geographic features, including, but not limited to, meadows, grasslands, tree stands, streams, stream corridors, flood walls, berms, watercourses, farmland, wildlife corridors and/or habitat; historic buildings and/or sites; archeological sites; cultural features and green space. Applicants are solely responsible for checking and ensuring the accuracy and designation of constrained and sensitive lands and natural and cultural resources on the Sensitive Area Designation Plan Map for their particular project and applicable adjacent property. If site analysis, surveying and/or identification of constrained and sensitive lands and natural and cultural resources require

entry onto adjacent properties, applicants are solely responsible for obtaining all required permits and/or approvals for such entry and analysis, surveying and/or identification.

10-18-9 Master Development Plan

- A. Application and approval for a Conservation Residential Subdivision shall include a Master Development Plan and/or Development Agreement. Such Master Development Plan and/or Development Agreement shall be reviewed and approved as part of the subdivision approval process.

10-18-10 Dimensional Standards

- A. Density. The permitted density for development within a Conservation Residential Subdivision shall be determined in accordance with the following chart, hereinafter referred to as the "Development Incentive Chart".

Development Incentive Chart- R-2			
Conservation Land	Incentive Multiplier	Lot Size Minimum	Minimum Frontage
25%	18.75%	12,000 13,500	100'
30%	25%	10,500 12,000	95'
35%	31.25%	9,000 10,500	90'
40%	37.5%	7,500 9,000	85'

Development Incentive Chart- R-2A			
Conservation Land	Incentive Multiplier	Lot Size Minimum	Minimum Frontage
25%	18.75%	10,000	95'
30%	25%	9,000	90'
35%	31.25%	8,000	85'
40%	37.5%	7,000	80'

Developers who opt to develop a conservation residential subdivision in the R-E, R-1 and R-1A zones shall do so in accordance with the development incentive charts listed below, and in accordance with all other applicable provisions of this Chapter.

Development Incentive Chart- R-E			
Conservation Land	Incentive Multiplier	Lot Size Minimum	Minimum Frontage
25%	18.75%	1.1 acres	150'
30%	25%	1.00 acres	125'
35%	31.25%	1.00 acres	125'
40%	37.5%	.8 acres	100'

Development Incentive Chart- R-1			
Conservation Land	Incentive Multiplier	Lot Size Minimum	Minimum Frontage
25%	18.75%	32,000	100'
30%	25%	30,000	95'
35%	31.25%	27,000	85'
40%	37.5%	22,000	80'

Development Incentive Chart- R-1A			
Conservation Land	Incentive Multiplier	Lot Size Minimum	Minimum Frontage
25%	18.75%	17,000	100'
30%	25%	15,000	100'
35%	31.25%	13,000	95'
40%	37.5%	11,000	90'

- B. Procedure For Calculating Density Bonuses. The density bonus for a conservation subdivision shall be arrived at by multiplying the incentive multiplier for the percentage of conservation land by the original number of lots. The original number of lots shall be calculated as follows:
1. R-E zone: Gross acreage x .4 = original yield
 2. R-1 zone: Gross acreage x .8 = original yield
 3. R-1A zone: Gross acreage x 1.2= original lot yield
 4. R-2 zone: Gross acreage x 1.6= original lot yield
 5. R-2a zone: Gross acreage x 2.3 = original lot yield
- C. Minimum Required Conservation Land. All Conservation Residential Subdivisions shall provide a minimum of 25% conservation land within the Conservation Residential Subdivision as set forth in the Development Incentive Chart in Subsection A. The percentage of required conservation land for any given Conservation Residential Subdivision shall be calculated based upon the gross acreage of property within the proposed subdivision. Except as otherwise provided herein, conservation land shall not be included within any residential lot.
- D. Density Bonuses Not Otherwise Listed. Developers may choose to set aside open space in excess of what is provided for in the incentive charts included herein. The City Council may choose to approve an increase in density beyond what is provided for in the charts in exchange for an increased percentage of open space. However, in no case shall the density bonus exceed fifty percent (50%).

- E. Lot Area. The lot area and minimum lot size for lots within a Conservation Residential Subdivision shall be determined in accordance with the Development Incentive Chart set forth in Subsection A. The typical lot area is likely to be much closer in size to the established threshold for each zone because that lot size can be delivered by developers while still meeting the minimum conservation land requirements set forth herein.
- F. Lot Width at Front Setback. The minimum lot width at the front setback (Required Frontage) for main buildings within a Conservation Residential Subdivision shall be in accordance with the Development Incentive Chart.
- G. Yard Regulations. All yard regulations, including building setbacks, heights and regulations on accessory structures shall be in compliance with the Nibley City zoning and subdivision codes.

10-18-11 Design Standards

- A. Individual Lots. Individual lots in Conservation Residential Subdivisions shall be laid out pursuant to the dimensional standards set forth herein. With the exception of conservancy lots, individual residential lots shall not encroach upon or contain any of the required minimum designated conservation land for the Subdivision or any constrained or sensitive lands, as defined herein.
- B. Front-loading Garages. Garage door entrances shall not project more than five feet (5') beyond the front plane of the dwelling.
- C. Conservation Land Coordination. Conservation land shall be coordinated and located so as to maximize the continued use of the space. In order to create larger areas of conservation land and to combine open space from a variety of developments, conservation land shall be coordinated either with existing adjacent conservation land or with planned future conservation land. If no adjacent parcels of land are planned for development, conservation land shall be planned to provide the greatest likelihood of adjoining future developments' conservation land.
- D. Conservation Lands. Standards pertaining to the quantity, quality, configuration, use, permanent protection, ownership, and maintenance of the conservation land within a Conservation Residential Subdivision shall be complied with as provided herein.
- E. Constrained and Sensitive Lands. Restrictions and regulations regarding the preservation, protection, ownership and maintenance of constrained and sensitive lands within a Conservation Residential Subdivision shall be complied with as provided herein.

10-18-12 Attached Housing Development

- A. Conservation residential subdivisions in the R-1a, R-2 and R-2a zones in excess of twenty-five (25) acres may develop as a Planned Unit Development and include up to fifty percent (50%) of the property as single-family attached (townhome) housing, subject to the standards outlined in the Nibley City ordinance regulating Planned Unit Developments.

10-18-12 Conservancy Lots

- A. Conservancy Lots. Conservation land and constrained and sensitive land may be included within individual residential lots in limited circumstances when such areas can be properly protected and preserved in accordance with the intent and purpose of this Chapter. Such lots shall be known and referred to as “Conservancy Lots” and must be approved by the City Council in conjunction with the subdivision approval.
- B. Regulations. Conservation land and constrained and sensitive land within a Conservancy Lot shall remain subject to all regulations and requirements for such land as set forth herein, including, but not limited to, use, design, maintenance, ownership and permanent protection.
- C. Ownership. Ownership may be held in perpetuity by an individual or corporation with a restriction on the recorded plat preventing further development by providing a conservation easement to Nibley City.

10-18-13 Use Regulations

- A. Subdivision. Subject to use and development restrictions of constrained and sensitive lands as set forth herein, land within Conservation Residential Subdivisions may be used for the following purposes:
 - 1. Permitted Uses. Any uses permitted in the relevant zone.
 - 2. Conservation Land. Conservation land, subject to the use and development restrictions of conservation land as set forth herein.
 - 3. Accessory Uses. Any permitted accessory uses as provided in the relevant zoning regulations.
- B. Conservation Land. Conservation land may be used for the following purposes:
 - 1. Permitted Uses. The following uses are permitted in conservation land areas:
 - a. Conservation of open land in its natural state; e.g., meadow, grassland, tree stands, farmland, etc.
 - b. Agricultural and horticultural uses, including raising crops.

- c. Underground utility easements for drainage, access, sewer or water lines, or other public purposes.
 - d. Above-ground utility and street rights-of-way may traverse conservation land if permitted under City Ordinances; provided, areas encumbered by such facilities and/or rights-of-way shall not be counted towards the minimum required conservation land for the Subdivision.
 - e. Conservation land of less than one half (.5) acre may be used as landscaped buffers for road ways, landscaped entrances to subdivisions, neighborhood “pocket parks” or similar amenities as approved by the Planning Commission.
2. Conditional Uses. The following uses shall be considered as conditional in conservation land areas:
- a. Agricultural uses, not otherwise permitted, including livestock and associated buildings that support an active, agricultural or horticultural operation, but excluding livestock operations involving swine, poultry, and mink.
 - b. Pastureland for sheep, cows and horses.
 - c. Equestrian facilities.
 - d. Wholesale nurseries and associated buildings that are specifically needed to support active, viable horticultural operations.
 - e. Silviculture, in keeping with established standards for selective harvesting and sustained-yield forestry.
 - f. Neighborhood open space uses such as village greens, commons, picnic areas, community gardens, trails, passive recreation parks and similar low-impact passive recreational uses specifically excluding motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact.
 - g. Active non-commercial recreation areas, such as trails, playing fields, playgrounds, courts, and bikeways.
 - h. Golf courses, not including miniature golf.
 - i. Water supply and sewage disposal systems, and stormwater detention areas designed, landscaped, and available for use as an integral part of the conservation land.

- j. Fencing, when deemed necessary and appropriate for the particular use, condition, purpose and/or location of the conservation land.
3. Prohibited Uses. The following uses shall be considered prohibited in conservation land areas:
- a. Any residential, commercial or industrial activity;
 - b. Any development, construction or location of any manmade modification or improvements such as buildings, structures, roads, parking lots, or other improvements, except as may be necessary to support a permitted or conditional use;
 - c. Any filling, dredging, excavating, mining, drilling, or exploration for and extraction of oil, gas, minerals or other resources from the property;
 - d. Any dumping or storing of ashes, trash, garbage or junk vehicles or equipment;
 - e. Burning of any materials, except as necessary for agricultural, drainage and fire protection purposes;
 - f. The use of motor vehicles, including snowmobiles, all-terrain vehicles, motorcycles and other recreational vehicles, except as may be necessary to maintain and operate the property and/or utility facilities within the property;
 - g. Hunting or trapping for any purpose other than predatory or problem animal control;
 - h. Advertising of any kind or nature and any billboards or signs; provided, directory and information signs may be displayed describing the easement and prohibited or authorized use of the same;
 - i. Any cutting of trees or vegetation, except as necessary for fire protection, thinning, elimination of diseased growth, control of non-native plant species, maintenance of landscaped areas, and similar protective measures or those activities relating to permitted agricultural uses;
 - j. The change, disturbance, alteration, or impairment of significant natural ecological features and values of the property or destruction of other significant conservation interests on the property;
 - k. The division, subdivision or de facto subdivision of the property;

- l. Changing the topography of the property by placing on it any soil, dredging spoils, land fill, or other materials, except as necessary to conduct specific permitted purposes; and
 - m. All other uses and practices inconsistent with and detrimental to the stated objectives and purpose of the easement.
- C. Constrained and Sensitive Lands. Except for passive recreational activities, no development or residential uses shall be permitted within constrained and sensitive lands.

10-18-14 Conservation Land Design Standards. Designated conservation land within a Conservation Residential Subdivision shall meet the following standards:

- A. Construction of Conservation Land and other Amenities. Regardless of the overall phasing of the project, all conservation land and other amenities that will be constructed as part of the Conservation Residential Subdivision shall be constructed and installed in the first phase of the development.
- B. Significant Areas and Features. Conservation land should include the most unique and sensitive resources and locally significant features of the property within the Subdivision such as meadows, grasslands, tree stands, streams, stream corridors, berms, watercourses, farmlands, wildlife corridors and/or habitat, historic buildings and/or sites, archeological sites, cultural features, green space, scenic views, etc. Developers, as part of the subdivision application, shall submit a report detailing why the conservation land was selected and what features and resources it is preserving.
- C. Contiguous Land. Conservation lands within a development shall be contiguous to provide for large and integrated open space areas within the Subdivision. Non-contiguous parcels of conservation lands may be approved by the City Council during plat approval process upon a finding that such exception is necessary and/or desirable based upon consideration of the size of the project, the size of the conservation parcels, the types of features and resources included within the conservation lands, and other relevant considerations. Long thin strips of conservation land (less than one hundred (100) feet wide) are prohibited, unless approved by the City Council during plat approval process upon a finding that such configuration of the conservation land is necessary and/or desirable to connect other significant areas, to protect linear resources such as streams or trails, or to provide a buffer.
- D. Open Space Network Connection. Conservation land within a Conservation Residential Subdivision shall be designed and laid out as part of a larger continuous and integrated open space system to ensure that an interconnected network of open space will be provided throughout the City.
- E. Trail Connection. Wherever practical, conservation land within a Conservation Residential Subdivision shall incorporate trail connections into the design of the conservation land.

- F. Canal. Wherever canals traverse the property on which the Conservation Residential Subdivision, the Developer shall leave a minimum of ten feet (10') of open space on each side of the canal's top banks. This open space may count towards the required open space and also towards the required trail connections, provided the open space along the canal is developed in a manner that it can be reasonably and safely used as a pedestrian corridor.
- G. Visibility. Conservation land shall be located and designed within the Conservation Residential Subdivision to add to the visual amenities of neighborhoods and to the surrounding area by maximizing the visibility of internal open space. Such enhanced visibility of conservation land may be accomplished through design and location of such open space as terminals at the ends of streets or along "single-loaded" street segments, particularly along the outside edges of street curves, and by maximizing the visibility of external open space as perimeter "greenbelt" conservation land.
- H. Buffering. Conservation land shall be designed to provide buffers and to protect scenic views as seen from existing roadways and from public parks. Where the proposed development abuts a national forest or other public park, open space, wildlife sanctuary or preserve, a natural greenway buffer at least twenty-five (25') feet wide shall be provided within the development along its common boundary with said land, within which no new structures shall be constructed, nor shall any clearing of trees or understory growth be permitted (except as may be necessary for street or trail construction or fire safety). Where this buffer is unwooded, the City may require vegetative screening to be planted at developer's sole cost and expense and/or that the buffer be managed to encourage natural forest succession through policies and the periodic removal of invasive alien plant and tree species.
- I. Pedestrian Access. Developer shall provide adequate pedestrian access to conservation land which is open to public or resident use.
- J. Maintenance Access. Developer shall provide sufficient maintenance access to all conservation land and constrained and sensitive lands within the Conservation Residential Subdivision.
- K. Landscaping. All conservation land that is not wooded, farmed, or maintained as conservation meadows, grassland, or other approved open space, shall be landscaped at developer's sole cost and expense in accordance with landscaping requirements for subdivisions.

10-18-15 Permanent Protection of Conservation Lands.

- A. Conservation Easement. All conservation land shall be permanently restricted from future development by a conservation easement or other method of protection and preservation acceptable to the City. Under no circumstances shall any development be permitted in the

conservation land at any time, except for those permitted or conditional uses listed herein and approved in conjunction with the Conservation Residential Subdivision. All conservation easements, or other acceptable method of protection and preservation of the conservation land within a Conservation Residential Subdivision, shall be approved by the City Council and recorded prior to or concurrent with the recording of the final plat for the Conservation Residential Subdivision.

- B. Terms and Conditions. All conservation easements, or other acceptable method of protection and preservation of the conservation land within a Conservation Residential Subdivision, shall be in substantially the same form as the standard conservation easement form provided by the City and shall include, at a minimum, the following terms and/or conditions:
 - 1. legal description of the easement;
 - 2. description of the current use and condition of the property;
 - 3. permanent duration of easement;
 - 4. permitted and conditional uses;
 - 5. prohibited development and/or uses;
 - 6. maintenance responsibilities and duties; and
 - 7. enforcement rights and procedures.
- C. Grantee. Unless otherwise approved by the City Council, the grantee of a conservation easement shall consist of one of the following acceptable entities which entity shall be qualified to maintain and enforce such conservation easement: land trust, conservation organization or governmental entity. The City may, but shall not be required to, accept, as grantee, a Conservation Easement encumbering conservation lands within a Conservation Residential Subdivision, provided there is no cost of acquisition to the City for the easement and sufficient access to and maintenance responsibilities regarding the conservation land are provided.

10-18-16 Ownership of Conservation Lands.

- A. Undivided Ownership. Unless otherwise approved by the City and subject to the provisions set forth in this Chapter, the underlying fee ownership of the conservation land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, governmental entity, or private individual.
- B. Property subject to a conservation easement, or other acceptable method of protection and preservation, shall not be subdivided.
- C. Owners' Association. Conservation land may be held in common ownership by a condominium homeowners' or other acceptable owners' association, subject to all of the

provisions for owners' associations set forth in State regulations and the City's Subdivision regulations. In addition, the following regulations shall be met:

1. A description of the organization of the proposed association, including its by-laws, and all documents governing ownership, maintenance, and use restrictions for conservation land, including restrictive covenants for the Subdivision, shall be submitted by the developer with the Final Plat application.
2. The proposed association shall be established and operating (with financial subsidization, if necessary) prior to or concurrent with the recording of the Final Plat for the Subdivision.
3. Membership in the association shall be mandatory for all purchasers of property within the Subdivision and their successors in title.
4. The association shall be responsible for maintenance and insurance of conservation land.
5. The by-laws of the association and restrictive covenants for the Subdivision shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in dues. Such dues shall be paid with the accrued interest before the lien may be lifted.
6. Written notice of any proposed transfer of conservation land by the association or the assumption of maintenance for the conservation land must be given to all members of the association and to the City no less than thirty (30) days prior to such event.
7. The association shall have adequate staff to administer, maintain, and operate such conservation land.

10-18-17 Maintenance of Conservation Lands.

- A. Costs. Unless otherwise agreed to by the City, the cost and responsibility of maintaining conservation land shall be borne by the owner of the underlying fee of the conservation land.
- B. Plan. The developer shall submit a Master Plan outlining maintenance and operations of the conservation land and providing for and addressing the means for permanent maintenance of the conservation land within the proposed Conservation Residential Subdivision with the Preliminary Plat application for the Subdivision. The Maintenance Plan shall provide the following:
 1. The Plan shall define ownership.

2. The Plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.).
 3. The Plan shall estimate staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the conservation land and operation of any common facilities on an on-going basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs.
 4. At the City's discretion, the applicant may be required to escrow sufficient funds for the maintenance and operation costs of common facilities for up to one year following acceptance by the City.
- C. Approval. The Maintenance Plan must be approved by the City Council prior to or concurrent with Final Plat approval for the Subdivision. The Maintenance Plan shall be recorded against the property and shall include provisions for the City's corrective action rights as set forth herein. Any changes or amendments to the Maintenance Plan shall be approved by the City Council.
- D. Failure to Maintain. In the event that the organization established to maintain the conservation land and the common facilities, or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the City may assume responsibility, as a right but not an obligation, for maintenance, in which case any escrow funds may be forfeited and any permits may be revoked or suspended.
- E. Corrective Action. The City may enter the premises and take corrective action, including extended maintenance. The costs of such corrective action may be charged to the property owner and may include administrative costs and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the City in the County Recorder's office. The Maintenance Plan and all other documents creating or establishing any association or conservation organization for the property shall reference the City's corrective action authority set forth herein and shall be recorded against the property.
- F. The developer shall fund implementation and maintenance of the conservation easement until such time as the control of the easement is transferred to the long-term manager. The developer shall address implementation, development, maintenance and transfer procedures in the Sensitive Area Designation Plan Map or Master Development Plan, as applicable

PART OF THE NORTHWEST QUARTER OF SECTION 20,

PRELIMINARY PLAT
SALT LAKE BASELINE AND MERIDIAN
TOWNSHIP 11 NORTH, RANGE 1 EAST



SCALE: 1"=60' (22x34 PLAN SET)

SCALE: 1"=60' (22x34 PLAN SET)

1. Statement of intent - Subdivide the land into 53 individual building lots with open space.
2. Owner: River Valley Development, LLC
3. 4007 North 2450 West, Montpelier, Utah 84337
3. Building setbacks are as follows:
 - Front yard = 25 feet
 - Side lots = 10 feet from adjacent lot
 - Corner lots = 20 feet side on street
 - Rear yard = 20 feet
4. The datum for this project is the Nibley City Monument with an Elevation of 4546.56.
5. If the following otherwise noted are as follows:
 - Side yard: All lots = 5 feet for interior lots
 - Corner lot = 20 feet from interior lots
 - Rear yard = 25 feet from street
 - Front yard = 11 feet
6. Cont. yard = 11 feet
7. Subdivision size: 19.86 acres
8. Total lots=53
8. Nibley City to pay the cost of upzoning any line greater than 8 inches and any street wider than 60 feet.
9. The project is located on the property per the National Wetlands Inventory
10. No existing flood areas on the property per FEMA flood map 49050050390C.

NOTES

6-16-2016
STATE OF UTAH
MACKELPRANG
SEAL
NEER
NO. 368390
JUL 14 2016

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CONSTRUCTION DOCUMENTS THAT ARE DISTRIBUTED FOR BIDDING PURPOSES SHALL NOT BE RETURNED AND SHALL BE DESTROYED WITHIN 30 DAYS AFTER THE BID OPENING BY THE PLAN HOLDER.

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ACE

**ALLIANCE CONSULTING
ENGINEERS**

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceengr@qwestoffice.net

PROJECT TITLE	HERITAGE PARKWAY SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN	
DRAWING TITLE	PRELIMINARY PLAT

1

Date:	REVISIONS/ SUBMISSIONS
REVIEWED :	
CAD FILE :	

BOUNDARY DESCRIPTION

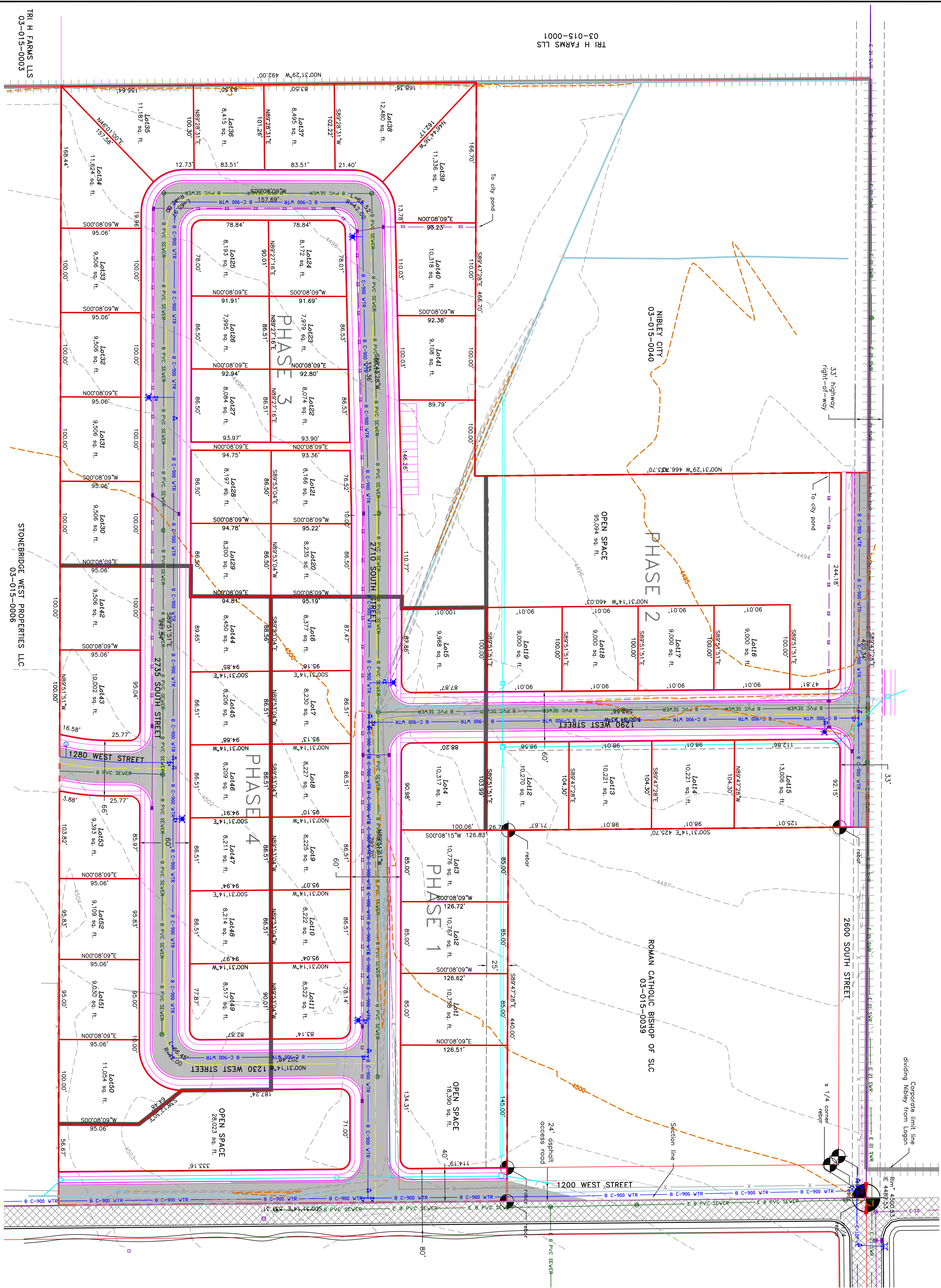
Part of the Northwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Beginning at the N/A corner of SEC 20, Township 11N Range 1E, 1st, thence S 00°32'16" E 42.57 FT to the true corner of beginning and running thence S 00°32'01" E 531.3 FT, thence N 89°52'38" W 1326.95 FT, thence N 00°32'16" W 4920.2 FT, thence S 89°48'15" E 466.7 FT, thence N 00°32'16" W 466.7 FT, thence S 89°48'15" E 420.34 FT, thence S 00°32'01" E 425.7 FT, thence S 89°48'15" E 440.0 FT to the true beginning, containing 1988 acres.

LEGEND

1/4 SECTION CORNER

- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT (PUE-PUBLIC UTILITY EASEMENT)
- SERVICE LINE
- CORPORATE LIMIT LINE
- SECTION LINE
- EXISTING FENCE
- EXISTING SERVER
 - E 21 SVR
 - E 8 PVC SERVER
- EXISTING WATER
 - E 30 WTR
- PROPOSED STORM
 - P 8 PVC SERVER
 - P 24 WTR
- PROPOSED ASPHALT
- PROPOSED DITCH RE-ROUTE
- DITCH

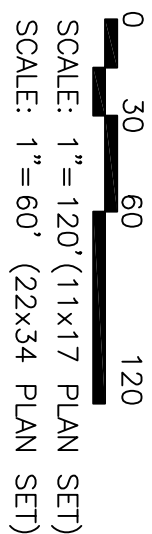


TRI H FARMS LLS
03-015-0001

TRI H FARMS LLS
03-015-0003

STONEBRIDGE WEST PROPERTIES LLC
03-015-0006

PART OF THE SOUTHEAST QUARTER OF 21
AND THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
COUNTY OF GARFIELD AND WYOMING.



1. All lots = 10 feet from adjacent lot
2. Corner lots = 20 feet side on street
3. The datum for this project is the Ninley City Monument with an Elevation of 4345.58.
4. Lot easements unless otherwise noted are as follows:
 - Front yard = 10 feet
 - All lots = 5 feet for interior lots
 - Corner lot = 20 feet from street
 - Rear yard = 10 feet
5. Control Method: 1:1
6. Slope: 1:1
7. Stool lots=20
8. Total lots= 9.51 acres
9. Ave lot size=16,108 sf
10. To be completed in one phase
11. The proposed street is 60 feet wide, 8 inches and any street wider than 60 feet.
12. The National Wetlands Inventory shows wetland along the canal as it passes through the proj. c.

Legend:

- BOUNDARY LINE
- EASEMENT (PUE-PUBLIC UTILITY EASEMENT)
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- EXISTING ASPHALT
- EXISTING DITCH
- PROPOSED DITCH RE-ROUTE
- PROPOSED LIGHT

11 North Range, 1 East of the Salt Lake Baseline and
 northern described as follows:

THE N 1/2 OF LT 12 BLK 17 MILLVILLE, WEST FIELD, SUT-
 CONIT, TO AC LESS: BEG AT SE COR OF THE N/2 OF
 LT 12 & T16 IN 217.8 FT N 100 FT E & 217.8 FT
 S 100 FT TO BEG COR 0.50 AC LESS: BEG AT NE
 COR LT 12 & T16 N 89°27'39" E 18.0 FT TH S
 0°33'37" W 226.2 FT TO T16 N 89°31'39" E 16.56 FT
 TO E LN OF LT 12 T16 N 0°11'45" E 226.31 FT (230
 FT 8.50 AC)

PROJECT TITLE VALLEY VIEW MEADOWS
SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF 21
AND THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

DRAWING TITLE PRELIMINARY PLAT

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