



NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, January 17, 2017 – 6:30 p.m.
Nibley City Hall 455 West 3200 South, Nibley, Utah

1. Opening Ceremonies (Councilmember Beus)
2. Call to Order and Roll Call (Chair)
3. Approval of Minutes and Agenda (Chair)
4. Public Comment Period¹ (Chair)

5. Discussion and consideration of Ordinance 17-02: A PROPOSED CHANGE TO THE NIBLEY CITY SUBDIVISION-STREET ORDINANCE (Second Reading)

6. Discussion and consideration of Ordinance 17-03: A PROPOSED AMENDMENT TO THE NIBLEY CITY TRANSPORTATION MASTER PLAN (Second Reading)

7. Discussion and consideration of a final plat and development agreement for The Cottonwoods at Hollow Road, a 17-lot conservation residential subdivision located at approximately 4030 Hollow Road (Applicant: Jim Johnson)

8. Council and Staff Reports

Adjourn 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.

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.*



Nibley City Council
Agenda Item Report for January 19, 2017

Agenda Item # 5

Description	Discussion and consideration of a proposed change to the Nibley City subdivision-street ordinance: Ordinance 17-02
Department	Planning
Presenter	Stephen Nelson, City Planner
Applicant	n/a
Background	<p>The changes that are being proposed would allow the option of Low Impact Development (LID) options for stormwater detention and mitigation. One of the most common forms of LIDs are swales. Instead of a traditional curb and gutter and detention basin, which gather and concentrate stormwater from across a given area, and also concentrates pollutants, swales allow for the detention of stormwater over a much larger area. LIDs are now being encouraged by state and federal agencies as a better way to manage stormwater.</p> <p>One of the other benefits to this type of LID would be that the lack of curbs and gutters may maintain, preserve and/or create a rural atmosphere in their subdivisions.</p> <p>The proposed addition is written in such a way as to allow Nibley City's Public Works Director and Engineer the ability to evaluate each circumstance to ensure that it is feasible in a given subdivision. Two versions of the language are being provided to the Council. The first is the one that was approved by the Planning Commission, and the second is the one that has some proposed additions to the language that were suggested by Mayor Dustin. His suggestion was to specifically note that the proposed LID method must be compliant with Nibley Design Standards and that the developer not be able to change the pavement section as part of the LID. A draft cross section of the drainage swale design standard is also being presented.</p> <p>Last time it was asked if the LID cross section brought before you would work in our current cross section. This has been reviewed by staff and it</p>

	<p>would work and will not affect the amount of asphalt on the ground. Staff is also currently working on getting better pictures of the cross sections add to our code online so that numbers will be more clear.</p> <p>It is also important to note that the final approval of the Cottonwoods Subdivision, as currently proposed, is contingent on this change to Nibley City code.</p> <p>Planning Commission recommends adopting this change to Nibley City Code.</p>
Recommendation	Approve Ordinance 17-02
Financial Impact	The practice of handling stormwater in roadside swales rather than regional basins could result in significantly lower costs to the City by removing the need for large regional basins, as well as the piping to connect from the development to the basin.
Reviewed By	Mayor, City Planner, Public Works Director, City Attorney, City Manager, City Engineer, Planning Commission.

Agenda Item # 6

Description	Discussion and consideration of Ordinance 17-03: A proposed amendment to the Nibley City Transportation Master Plan (First Reading)
Department	Planning
Presenter	Stephen Nelson, City Planner
Applicant	NA
Background	<p>Changes from last week:</p> <p>There have been several changes made to the plan since last week based on the Council's suggestions. The items are listed below:</p> <ul style="list-style-type: none">• The scale of the Cottonwoods road has been adjusted to meet the proposal and no longer reaches onto the adjacent properties.• 2600 S connection has been made to Ridgeline High School.• The map has been updated for the Cottonwoods Subdivision• Roads have been added in the Zollinger Acres Subdivision <p>Review From Last Meeting:</p> <p>The Transportation Master Plan shows that a connection should be made through the proposed Cottonwoods Subdivision and adjacent properties between Hollow Road and 250 East. The current Road Master Plan map, as shown below, has that connection coming directly from the current end of 250 East down to Hollow Road. The following are some items to consider about the changes to the road master plan:</p> <p>Below is a review of items that were covered last week.</p>



1. The master plan alignment runs directly through a FEMA Flood Zone. To construct a road through this property could require significant costs because there could be a need to bring in fill dirt, and it is possible that there could be environmental issues that might need to be mitigated or permitted.
2. The property in the flood zone is on the lot east of the proposed subdivision and the road wouldn't necessarily be constructed as part of the Cottonwoods subdivision project. That portion of the road, between the current southern terminus of 250 East and the eastern boundary of the subdivision would either have to be constructed in a future potential development on that property or built by the city, in order to bridge the gap. If the City were to pursue construction, the City would need to acquire the property, deal with the flood zone issues and pay for construction of the road.
3. Another potential conflict with the alignment currently planned in the Road Master Plan is that it appears to conflict with an existing house east of the proposed subdivision. It is possible that the road could be curved to avoid the house.
4. It is important to note, that because of City Code 11-5-5-E, which limits the length of a cul-de-sac to 1/8 mile (660 ft.), this change could have impact on the ability of property to the Northeast of the proposed Cottonwood Subdivision to be developed.

5. The current Cottonwoods Subdivision proposal will construct and dedicate a 60 ft. R-O-W for a portion of the new proposed road plan, and would provide an easement on the remainder parcel.

6. A change of the Transportation Master Plan is needed because the road, even though keeping in the spirit of the plan, goes through different property than what is currently listed.

For the reasons above, the position of the Planning Commission and staff is that a road alignment following the current master plan map may not be the route preferred by the City.

The intent of having the road connection between 250 East and Hollow Road on the Master Road Plan was to provide a connection between Hollow Road and the Brookfield Meadows subdivision on 250 East. The current proposal lays out a connection between the neighborhoods that would take the road out of the floodplain and could potentially make the eventual connection more feasible, while maintaining the intent of the route proposed in the master plan.

The City Council, on December 1, made approval of the preliminary plat of The Cottonwoods Subdivision contingent of making this proposed change to the Transportation Master Plan.

The second change proposed to be made to the road master plan by the adoption of this revised map is removing a road that appears to have been erroneously added to the map when it was recently updated. The road is 2730 S between 1000 W and 1100 W between the Sunset Parks Subdivision and the recently approved Summerfield Place Subdivision, where the Summerfield Place Subdivision Pedestrian R-O-W is planned to be built. There was a plan years ago to have this road constructed and ROW was even dedicated to the City, however, that ROW was vacated by the City and the road master plan adopted in 2011 removed this road. At some point since 2011, when the plan was updated, the road appears to have been mistakenly added back onto the map. Staff recommends removing that road as shown on the proposed plan.

Planning and Zoning Commission gave these changes a positive

	recommendation.
Recommendation	Approve changes to the Transportation Master Plan
Financial Impact	Staff and Engineering costs related to administrative changes
Reviewed By	City Planner, City Manager, Public Works Director, City Engineer, Planning Commission

Agenda Item #7

Description	Discussion and consideration of a final plat and development agreement for The Cottonwoods at Hollow Road, a 17-lot conservation residential subdivision located at approximately 4030 Hollow Road (Applicant: Jim Johnson)
Department	Planning
Presenter	Stephen Nelson, City Planner
Applicant	n/a
Background	<p>The applicant on this project, Mr. Jim Johnson, who is a Nibley resident and Nibley Planning and Zoning Commissioner, has submitted a final plat for the subdivision he is proposing to develop. As of Friday, January 13, 2016, staff was reviewing the last response to our letter sent to the developer and everything should be in compliance by Council meeting on January 19, 2016.</p> <p>Below is additional information about the development:</p> <p>The applicant is proposing a 17-lot conservation residential subdivision, with one remainder lot, located at approximately 4030 Hollow Road. The property is a mixture of the R-1 and R-1A zones. The development proposed on the southern portion of the property is planned to be developed in an initial phase. Additional development on the Northwest portion of the property is also anticipated in the future.</p> <p>City Code 10-18-4 states that in existing r-1 zones, the base density is calculated as if the property were r-1a zones. Thus, despite there being a blend of the r-1 and r-1a zones, city code dictates that this property all be developed as if it were an r-1a zone.</p> <p>a. "Applicants in existing R-1 zones may also choose to apply for a subdivision approval using the conservation residential subdivision. By so doing, the density from which all calculations shall be made shall be equal to 0.75 acre lots or the same density as the r-1a zone."</p>

- **Open space/density calculations**

Project size: 10.63 acres original lot yield: 13 lots

Row acreage: 1.96 acres developable property: 8.65 acres

Open space: 3.65 acres percentage of open space: 41.28%

Density bonus: 50% proposed lots : 17 lots

Potential lot yield: 19

Avg. Lot size: 12,399.06 sq. Ft. Req. Avg. Lot size: 11,000 sq. Ft.

Req. Frontage: 90' - all lots meet or exceed required frontage.

- **Approval of the city council**

The city council approved the cottonwood's preliminary subdivision plat on December 1st, with the following motions:

“Councilwoman Beus made a motion to approve the preliminary plat for the cottonwoods at Hollow Road, a 17-lot conservation residential subdivision located at approximately 4030 Hollow Road; applicant, Jim Johnson, with the following conditions:

- That the Nibley city transpiration master plan is changed to match the proposed road;
- That Nibley city code is changed to allow swale and curbing instead of gutter and curbing; and
- That the appeal that has been filed against the subdivision is denied. “

As noted on the agenda, staff has moved forward with making changes to the transportation masterplan and city code to meet these requirements. The appeal mention above was denied on December 7, 2016.

- **Development agreement**

The Development agreement has been reviewed by staff, the City Attorney, and the Developer.

One of the first items is that instead of dedicating a 60 ft. R-O-W on the remainder parcel, we are going to require an easement instead. This is because the R-O-W would subdivide that parcel further and our code would require the developer to put in the road. We are comfortable with the easement because it would provide a pathway for the road, and the new update to the road master plan would require once that lot is subdivide that the road be built as part of the development.

Some of the improvements along the hollow road frontage will be postponed and will not be completed with by the developer. Nibley city code 11-5-5 (d)(3) states:

“The requirement for curb and gutter on existing streets may be waived only if future changes to the street are anticipated that would make the installation of curb and gutter unwise. In such cases, the planning and zoning commission may require that the subdivider pay to the city a sum equal to the best estimate of the cost of the improvements not installed to allow sufficient funds to later complete the improvements. Any such proceeds shall be placed in the street capital improvement fund.”

The Planning and Zoning Commission voted on Resolution 17-P3 A Resolution To Require The Cottonwoods Subdivision To Pay Nibley City For Future Improvements To The Hollow Road Frontage, which was passed on January 11, 2017. A copy has been included in box for your review.

- **Engineering Notes**

Nibley City Engineer, Public Works Director, and City Planner are currently reviewing the latest construction drawings that were turned in with the final plat. There are a few minor items from their last submission that staff is reviewing to ensure everything was corrected and brought into compliance of Nibley City Code and Design Standards. If all of the items noted in our letter to the Developer were corrected, then staff recommends approval of the final plat. Staff will know if

everything was corrected by the City Council Meeting on January 19, 2017.

Irrigation canal

There is a ditch on the property that will be relocated. Mr. Johnson has provided those drawings to the Nibley Blacksmith Fork Irrigation Company, which has acknowledged receipt of the drawings. The infrastructure details of the ditch relocation has been included as part of the construction drawings with the final plat.

Right-of-Way Width

Having stormwater handled by swales rather than a larger pond, is a low-impact development technique, which is encouraged by federal and state stormwater regulations. Additionally, not requiring curb/gutter allows this subdivision to maintain a more rural feel and blend in with the surrounding roads. However, City Code 11-5-5 (d) (2) requires that curb; gutter and sidewalk must be added to all residential developments outside of rural estates and the agricultural zones. Staff is in favor of the swales, but believes the code needs to be change in order to allow for this design to move forward. The R-O-W along Hollow Road has also had the addition of sidewalks, which is also required by the code in section 11-5-5 (D). As such, City staff has proposed Ordinance 17-02 which will resolve these concerns and allow for the Developer to use Low Impact Development for stormwater mitigation.

250 east

The transportation master plan shows that a connection should be made through this property between hollow road and 250 east. The current road master plan map, as shown below, has that connection coming directly from the current end of 250 east down to hollow road.



In that configuration, Mr. Johnson would be required to construct and dedicate a new portion of 250 east. In order to resolve this concern and following the will of the city council, staff has proposed ordinance 17-03 which will resolve this issue.

<p>Findings</p>	<ul style="list-style-type: none"> • The density and layout of the lots complies with Nibley City code and meets the approval of the City Council. • Ordinances 17-02 and 17-03 must be approved by the City Council before the current proposal can be complaint with Nibley City Code. • The ability to waive the requirement for putting in all the improvements along Hollow Road must first be required by the Planning and Zoning Commission for the Developer to pay for those improvements, which was done on January 11, 2017 • The Development Agreement is ready for full approval. • The construction drawings are under final review to insure everything is in compliance with Nibley City Code and Design Standards.
<p>Recommendation</p>	<p>If everything with the construction drawings has been corrected and Ordinances 17-02 and 17-03 has been adopted, give final approval to The Cottonwoods Subdivision.</p>

Reviewed By

City Council, Planning and Zoning Commission, City Planner, City Attorney, City Manager, City Engineer

ORDINANCE 17-02

A PROPOSED CHANGE TO THE NIBLEY CITY SUBDIVISION-STREET ORDINANCE

WHEREAS, Nibley City desires to allow Low Impact Development (LID) practices for the collection and treatment of stormwater, which would allow Nibley City to be better able to follow state and federal stormwater guideline; and

WHEREAS, Low Impact Development (LID) practices can enhance the rural atmosphere of new subdivision, and creating and maintaining a rural atmosphere is encouraged by the General Plan.

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

1. The following be adopted as Nibley City Code in 11-5-D:

4. Alternate curb, ~~and~~ gutter ~~and street~~ cross sections may be proposed as part of Low Impact Development (LID) practices. Proposed alternates shall be in compliance with Nibley City Design Standards and include design drawings and engineering calculations showing the effectiveness of the proposed LID technique. Proposed alternates shall be reviewed and approved by the City Engineer and Public Works Director.

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.

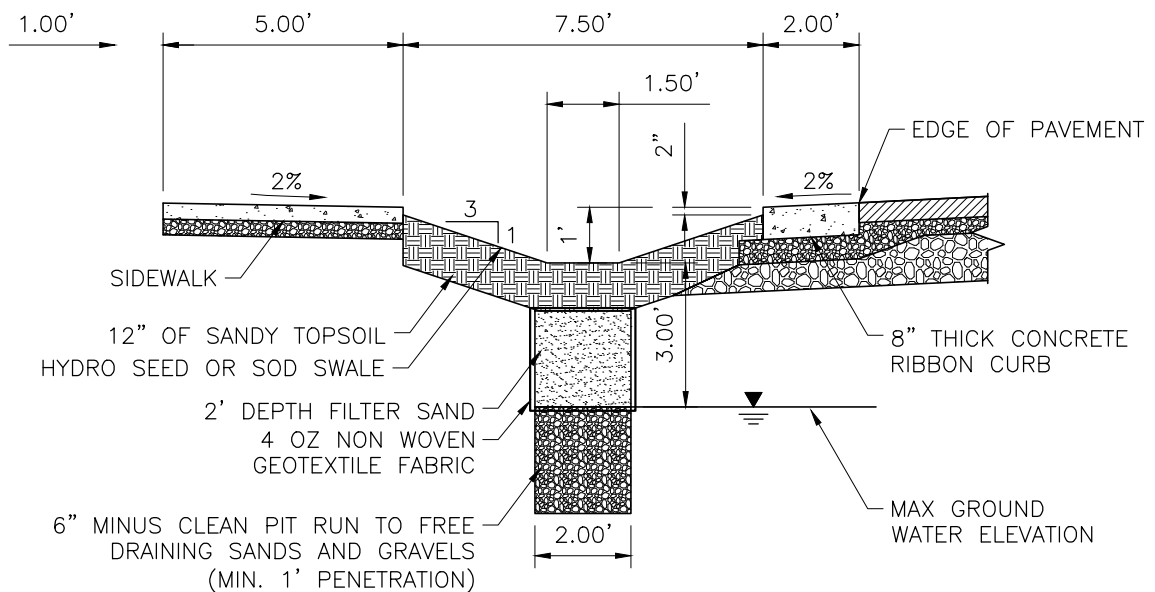
PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____, 2017.

Shaun Dustin, Mayor

ATTEST:

City Recorder

NOT TO SCALE



NOTES:

1. SAND TRENCH SHALL BE INSTALLED BELOW ALL SWALE AREAS.
2. SWALE IS DESIGNED FOR INFILTRATION OF STORM WATER. STORM WATER IS NOT INTENDED TO FLOW ALONG SWALE. SWALE GRADE TO BE 0% TO A MAXIMUM OF 1%.
3. SANDY TOPSOIL SPECIFICATIONS:
 50% COARSE SAND BY VOLUM
 20% SANDY LOAM
 30% COMPOST
 FINES <10% PASSING #200 SIEVE
 NO CLAY
4. REQUIRES BUILDING PERMIT FEE. FEE IS REFUNDABLE AFTER INSPECTION OF SWALE BEFORE OCCUPANCY.

NIBLEY CITY PUBLIC
WORKS DEPARTMENT

ROADSIDE SWALE
SECTION

DRAWING: S-1

REVISION: 10/19/2016

ORDINANCE 17-03

**AN ORDINANCE AMENDING A PORTION OF THE NIBLEY CITY
TRANSPORTATION MASTER PLAN**

WHEREAS, Nibley City has a transportation master plan ("Plan") which outlines anticipated future development of its transportation infrastructure; and

WHEREAS, although Nibley City tries to make transportation decisions in light of the Plan, from time to time, it becomes necessary to amend the Plan; and

WHEREAS, Nibley City desires to amend the Plan at this time to clarify its transportation goals in a certain part of Nibley City.

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

1. The attached map, entitled "Nibley City Master Road Plan" is hereby adopted, by fact and by reference.
2. All other portions of the previously adopted Plan remain in full force and effect.
3. 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.
4. 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.
5. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____, 2017.

J. Shaun Dustin, Mayor

ATTEST: _____
David Zook, City Recorder

THE COTTONWOODS SUBDIVISION
S.W. 1/4 OF SECTION 27
T. 11 NORTH, RANGE 1 EAST S.L.B.&M.
NIBLEY CITY, CACHE COUNTY, UTAH
DECEMBER 2016

POINT OF RECORD AS BEING NORTH 759.41' AND 934.04' EAST OF THE SOUTHWEST CORNER OF SECTION 27, T. 11 N., R. 1 E.

POINT OF RECORD AS BEING N 1°17'30" E 58' OF A POINT NORTH 759.41' AND 934.04' EAST OF THE SOUTHWEST CORNER OF SECTION 27, T. 11 N., R. 1 E.

Lot	Groundwater	Basement FF
1	4586.0	4590.5
2	84.0	89.5
3	85.2	90.5
4	83.6	91.2
5	84.7	92.7
6	81.2	93.0
7	87.2	93.5
8	89.1	93.5
9	88.3	93.0
10	86.3	92.7
11	85.0	91.9
12	85.0	91.5
13	83.8	90.5
14	80.8	89.0
15	83.6	89.0
16	84.5	89.5
17	5.5	90.5

EASEMENT VACATION ACKNOWLEDGMENT
 WE, ALEXSHA JAMES AND AMANDA A JAMES, DO HEREBY VACATE THE EXISTING INGRESS AND EGRESS EASEMENT GRANTED TO PARCEL 03-043-0057 BY QUIT CLAIM DEED #764258, DATED JULY 2, 2001 IN EXCHANGE FOR THE NEW INGRESS, EGRESS, AND UTILITY EASEMENT GRANTED TO SAID PARCEL 03-043-0057 PER THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY _____ OF 20____

NEW 25' ACCESS AND UTILITY EASEMENT TO BE GRANTED TO PARCEL 03-043-0038 TO REPLACE EASEMENT VACATED PER THIS PLAT

10' HOA TRAIL EASEMENT

20' IRRIGATION PUMP PUBLIC UTILITY EASEMENT DEDICATIONS ARE: 10' FRONT 5' SIDE AND REAR

SETBACKS:
 FRONT YARD = 30'
 REAR YARD = 30'
 STREET SIDE YARD = 35'
 INTERIOR SID YARD = 10'

Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	34.21'	230.00'	8°31'17"	S 44°48'17" W	34.18'
C2	33.38'	170.00'	11°15'05"	S 46°10'11" W	33.33'
C3	72.42'	170.00'	24°24'28"	S 63°59'58" W	71.87'
C4	108.94'	230.00'	27°08'16"	S 62°38'04" W	107.92'
C5	36.33'	230.00'	9°03'02"	N 71°40'41" E	36.29'
C6	103.94'	230.00'	25°53'32"	N 54°12'23" E	103.06'
C7	102.61'	170.00'	34°35'05"	N 58°54'39" E	101.06'
C8	15.90'	10.00'	91°04'28"	N 03°55'07" W	14.27'
C9	15.58'	10.00'	89°17'02"	S 85°54'08" W	14.05'
C10	12.72'	230.00'	3°10'08"	N 47°52'17" W	12.72'
C11	89.06'	230.00'	22°11'08"	N 35°11'39" W	88.50'
C12	96.58'	230.00'	24°03'36"	N 12°04'17" W	95.87'
C13	129.20'	170.00'	43°32'43"	N 27°41'00" W	126.11'
C14	17.41'	170.00'	5°52'09"	N 02°58'34" W	17.41'
C15	9.63'	10.00'	55°09'00"	N 27°32'01" E	9.26'
C16	96.29'	60.00'	91°56'46"	S 09°08'08" W	86.28'
C17	61.79'	60.00'	59°00'26"	S 66°20'28" E	59.10'
C18	62.55'	60.00'	59°44'05"	N 54°17'16" E	59.76'
C19	83.37'	60.00'	79°36'44"	N 15°23'08" W	76.82'
C20	9.63'	10.00'	55°09'00"	S 27°37'00" E	9.26'

NOTE
 THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO PUBLIC HEALTH AND SAFETY.

EASEMENT VACATION ACKNOWLEDGMENT
 WE, ALEXSHA JAMES AND AMANDA A JAMES, DO HEREBY VACATE THE EXISTING INGRESS AND EGRESS EASEMENT GRANTED TO PARCEL 03-043-0057 BY QUIT CLAIM DEED #764258, DATED JULY 2, 2001 IN EXCHANGE FOR THE NEW INGRESS, EGRESS, AND UTILITY EASEMENT GRANTED TO SAID PARCEL 03-043-0057 PER THIS PLAT.

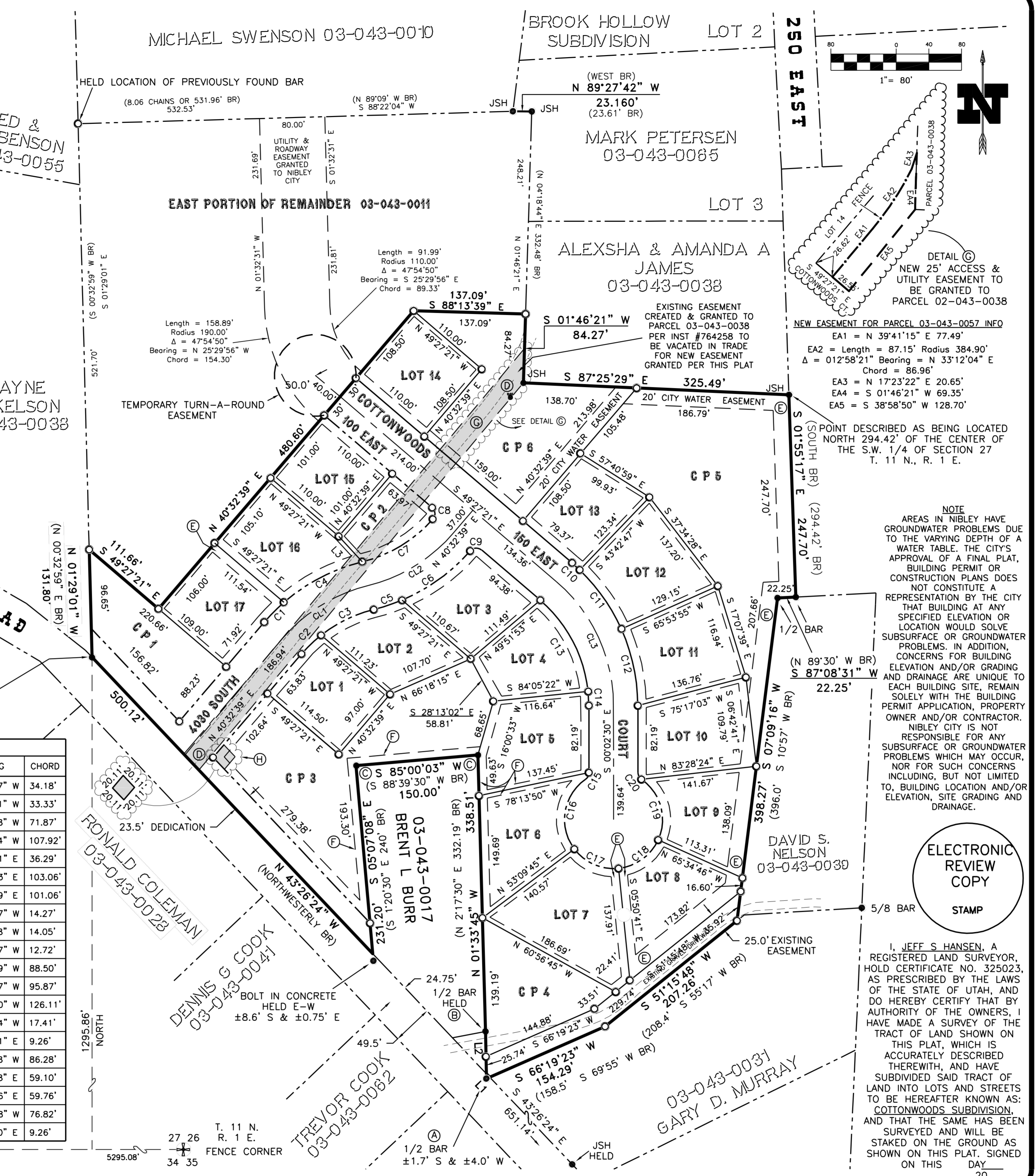
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY _____ OF 20____

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IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY _____ OF 20____

P.O.B.
 HELD IRON PIN DESCRIBED OF RECORD AS BEING N 39°46'30" W 621.6' ALONG NIBLEY HOLLOW ROAD FROM A POINT 4.64 CHAINS NORTH AN 20 CHAINS EAST OF THE SOUTHWEST CORNER OF SECTION 27, T. 11 N., R. 1 E.

Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	34.21'	230.00'	8°31'17"	S 44°48'17" W	34.18'
C2	33.38'	170.00'	11°15'05"	S 46°10'11" W	33.33'
C3	72.42'	170.00'	24°24'28"	S 63°59'58" W	71.87'
C4	108.94'	230.00'	27°08'16"	S 62°38'04" W	107.92'
C5	36.33'	230.00'	9°03'02"	N 71°40'41" E	36.29'
C6	103.94'	230.00'	25°53'32"	N 54°12'23" E	103.06'
C7	102.61'	170.00'	34°35'05"	N 58°54'39" E	101.06'
C8	15.90'	10.00'	91°04'28"	N 03°55'07" W	14.27'
C9	15.58'	10.00'	89°17'02"	S 85°54'08" W	14.05'
C10	12.72'	230.00'	3°10'08"	N 47°52'17" W	12.72'
C11	89.06'	230.00'	22°11'08"	N 35°11'39" W	88.50'
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C13	129.20'	170.00'	43°32'43"	N 27°41'00" W	126.11'
C14	17.41'	170.00'	5°52'09"	N 02°58'34" W	17.41'
C15	9.63'	10.00'	55°09'00"	N 27°32'01" E	9.26'
C16	96.29'	60.00'	91°56'46"	S 09°08'08" W	86.28'
C17	61.79'	60.00'	59°00'26"	S 66°20'28" E	59.10'
C18	62.55'	60.00'	59°44'05"	N 54°17'16" E	59.76'
C19	83.37'	60.00'	79°36'44"	N 15°23'08" W	76.82'
C20	9.63'	10.00'	55°09'00"	S 27°37'00" E	9.26'



LEGAL DESCRIPTIONS

A PARCEL OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS NORTH 87°01'00" EAST 5,295.08 FEET, AND RUNNING THENCE NORTH 87°01'00" EAST 393.47 FEET; THENCE NORTH 00°00'01" EAST 1,295.86 FEET TO THE TRUE POINT OF BEGINNING, AND A FOUND IRON PIN ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD AT A POINT DESCRIBED OF RECORD NORTH 39°46'30" WEST ALONG HOLLOW ROAD FROM A POINT 4.64 CHAINS NORTH AND 20 CHAINS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 27, FROM WHICH A JSH BAR AND CAP FOUND ON SAID NORTHERLY RIGHT-OF-WAY LINE BEARS SOUTH 43°26'24" EAST 1,359.30 FEET; AND RUNNING THENCE NORTH 01°29'01" WEST (NORTH 00°32'59" EAST BY RECORD) 131.80 FEET; THENCE SOUTH 49°27'21" EAST 111.66 FEET; THENCE NORTH 40°32'39" EAST 480.60 FEET; THENCE SOUTH 88°13'39" EAST 137.09 FEET; THENCE SOUTH 01°46'21" WEST 84.27 FEET TO JSH BAR AND CAP; THENCE SOUTH 87°25'29" EAST 325.49 FEET TO JSH BAR AND CAP FOUND AT A POINT DESCRIBED OF RECORD AS BEING NORTH 294.42 FEET OF THE CENTER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE SOUTH 01°55'17" EAST 247.70 FEET (SOUTH 294.42 FEET BY RECORD) ALONG FENCE TO A FOUND BAR AT FENCE CORNER; THENCE SOUTH 87°08'31" WEST (NORTH 89°30' WEST BY RECORD) 22.25 FEET TO A FOUND BAR AT FENCE CORNER; THENCE SOUTH 07°09'16" WEST 398.27 FEET (SOUTH 101°57' WEST 396 FEET BY RECORD); THENCE SOUTH 51°15'48" WEST 207.26 FEET (SOUTH 55°17' WEST 208.4 FEET BY RECORD); THENCE SOUTH 66°19'23" WEST 154.29 FEET (SOUTH 69°55' WEST 158.5 FEET BY RECORD) TO A POINT ON THE NORTH-RIGHT-OF-WAY LINE OF HOLLOW ROAD; THENCE NORTH 43°26'24" WEST ALONG SAID RIGHT-OF-WAY LINE 5.90 FEET; THENCE NORTH 01°03'53" WEST 51.75 FEET (NORTH 2°17'30" EAST 58 FEET BY RECORD) TO FOUND BAR; THENCE NORTH 01°33'45" WEST 338.51 FEET (NORTH 2°17'30" EAST 332.19 FEET BY RECORD) TO FOUND BAR; THENCE SOUTH 85°00'03" WEST (SOUTH 88°39'30" WEST BY RECORD) 150.00 FEET TO FOUND BAR; THENCE SOUTH 05°07'08" EAST 231.20 FEET (SOUTH 120°30' EAST 240 FEET BY RECORD) TO THE NORTHERLY LINE OF HOLLOW ROAD; THENCE NORTH 43°26'24" WEST (NORTHWESTERLY BY RECORD) ALONG HOLLOW ROAD 500.12 FEET TO THE POINT OF BEGINNING, CONTAINING 10.69 ACRES.

NEW 25' ACCESS & UTILITY EASEMENT TO BE GRANTED TO PARCEL 02-043-0038

NEW EASEMENT FOR PARCEL 03-043-0057 INFO
 EA1 = N 39°41'15" E 77.49'
 EA2 = Length = 87.15' Radius 384.90'
 Δ = 012°58'21" Bearing = N 33°12'04" E
 Chord = 86.96'
 EA3 = N 17°23'22" E 20.65'
 EA4 = S 01°46'21" W 69.35'
 EA5 = S 38°58'50" W 128.70'

POINT DESCRIBED AS BEING LOCATED NORTH 294.42' OF THE CENTER OF THE S.W. 1/4 OF SECTION 27 T. 11 N., R. 1 E.

NOTE
 AREAS IN NIBLEY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTH OF A WATER TABLE. THE CITY'S APPROVAL OF A FINAL PLAT, BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WOULD SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING SITE, REMAIN SOLELY WITH THE BUILDING OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR ANY CONCERNS INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS: COTTONWOODS SUBDIVISION.

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY, IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF 20____.

ACKNOWLEDGEMENT

STATE OF UTAH SUBDIVISION
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF UTAH EASEMENT VACATION
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE HERON EASEMENT VACATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ COUNTY SURVEYOR _____

PLANNING COMMISSION APPROVAL

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION ON THIS DAY OF _____ A.D. 20____, AT WHICH TIME THIS SUBDIVISION SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ RECORDER _____

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL
 THIS _____ DAY OF _____ A.D. 20____

DISTRICT SANITARIAN _____

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ FEE _____ ABSTRACTED _____

INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

ATTORNEY _____

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCES.

DATE _____ ENGINEER _____

UTILITY COMPANY APPROVALS

QUESTAR GAS _____ DATE _____
 ROCKY MOUNTAIN POWER _____ DATE _____
 CENTURY LINK _____ DATE _____
 COMCAST COMMUNICATIONS _____ DATE _____

JSH SURVEYING & DRAFTING INC.
 P.O. BOX 300 • WELLSVILLE, UTAH 84339
 (435) 245-9090 • TOLL FREE 1-888-420-0268

NIBLEY CITY
DEVELOPMENT AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 20____, between JIM JOHNSON, and _____ (record title owners) who are the Owners of Parcel No. 03-034-0011, hereinafter referred to as "Developer" and Nibley City, here in after referred to as "City", and

WHEREAS, THE COTTONWOODS SUBDIVISION, hereinafter referred to as "the Development" has been approved for construction, and its legal description is on Exhibit "A" attached and incorporated by reference; and

WHEREAS, plans for the Development are on file with Nibley City and are incorporated by reference herein; and

WHEREAS, it is necessary for the interest of the public welfare that improvements made be constructed in accordance with the specifications set forth in said plans and as provided by Nibley City ordinances and Design Standards; and

WHEREAS, Developer desires to record a final plat of the Development in order to obtain building permits and construct structures after the necessary infrastructure is installed, approved and accepted; and

WHEREAS, in accordance with said Nibley City ordinances, including Section 11-5, the Developer is required to furnish security for the completion of all improvements or complete all improvements prior to recording a final plat.

NOW THEREFORE, to induce Nibley City to approve said plans and allow use of city-owned utilities and access and/or other improvements, 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. Developer hereby acknowledges that Developer has read the Subdivision Ordinance (or that an agent of Developer has), and that Developer understands the provisions of the Subdivision Ordinance and that Developer will fully and completely comply with the provisions and requirements therein contained.

2. After approval of said plan, the Developer will construct all improvements as required in the Development. All improvements, streets, and utilities as shown on the plans and as required by Nibley City ordinances and standards will be completed by February 1, 2018. However, building permits, no occupancy or use of a structure will be issued or permitted until completion of said improvements to the entire Development.

3. The Developer shall complete all improvements as required in the Nibley City Municipal Code and this agreement prior to the release of the mylar for recordation and subsequent issuance of building permits. All improvements must meet Nibley City Design Standards and Specifications.

4. The Developer is to supply the City with water rights or shares as set forth in City ordinances (Section 11-5-2) for the Development, as follows: **9.25 shares from** Blacksmith Fork Irrigation Company or an equivalent amount of acre feet from another irrigation company located in Nibley City. Said shares, signed over to the City, shall be provided to the City before recording of the mylar and before the commencement of construction.

a. If the Developer desires, the City will lease back water shares to the Development for the use of secondary water for the use of outside watering at the going rate as agreed upon by the City and the Developer or an established HOA.

5. The Developer will deed a 60 ft. easement on the remainder parcel in compliance with the Master Transportation Plan. The Developer has the right to build one single family home on the remainder parcel, but will be required to build the road on the remainder to comply with the Transportation Master Plan for any development beyond one (1) home. The remainder parcel shall have one (1) county tax id number.

a. Deed. Developer shall deed an exclusive open and unobstructed 60 foot wide easement in perpetuity for ingress, egress and utilities over and across that part of Parcel 03-043-0011 as described on Exhibit "B", attached and incorporated by reference, before or concurrent with recording the mylar.

b. Permitted Uses. This Easement is dedicated for the exclusive benefit of the public and any adjoining parcels and is to be a burden to Parcel 03-043-0011 and binding on the Developer, their successors and assigns, legal representatives, (hereafter collectively "Agents") for vehicular and pedestrian traffic, and utilities over, under, upon and across the Easement area.

c. Repair and Maintenance. The Owners of Parcel 03-043-0011 shall be responsible for and shall bear all costs of maintaining, repairing and improving the Easement.

d. Indemnity.

(1) The Owners of Parcel 03-043-0011, hereby waive any claims against Nibley City for loss or destruction of property, or injury or death to persons, arising out of use of the Easement, except to the extent caused by the negligence or willful misconduct of Nibley City. Except as caused by the negligence or willful misconduct of Nibley City, the Owner of Parcel 03-043-0011 shall indemnify, defend and hold harmless Nibley City from and against any and all claims, demands, liability, loss, cost or expense of any kind, including reasonable attorneys' fees, arising out of or in any way connected with the use of the Easement.

(2) Insurance. The Owner of Parcel 03-043-0011 shall maintain, at its own expense, a policy of comprehensive public liability insurance relating to its use and occupancy of the Easement. Such liability insurance shall (i) be in an amount of at least \$1,000,000.00; (ii) include Nibley City as an additional insured; (iii) provide that the insurer shall notify all named insureds, in writing, at least thirty (30) days prior to the cancellation or reduction of coverage of the policy; and (iv) with an insurer rated AA by Best Rating Agency and licensed to do business in the State of Utah. Upon request, the

Owners of Parcel 03-043-0011 shall provide a certificate to Nibley City evidencing that such coverage has been maintained and is in full force and effect.

e. Easement Benefit/Burden. All provisions of this Section 5, including but not limited to the easement granted herein, shall “run with the land” and shall be binding on, and inure to the benefit of, the present and any future Owners of Parcel 03-043-0011 and Nibley City, respectively.

f. Taxes. The Owners of Parcel 03-043-0011 agree to pay all real property taxes as and when due.

g. The easement shall not be extinguished by non-use over a period of time.

6. The Developer will install an 8” inch water line or deposit with the City funds sufficient to install the line at a future date as determined by the City, according to Nibley City design standards along on the 20’ utility easement as shown on the plat.

a. The Developer will deposit \$10,000.00 with the City for the installation of the line at a future date as determined by the City.

7. The Developer will pay to the city \$9,737.00 in compliance with Planning and Zoning Resolution 17-P3, for the cost of the improvements along Hollow Road for anticipated future changes to the street.

8. All conservation lots will be privately owned and developed and maintained in compliance with the Nibley City Conservation Subdivision code.

9. Proposed LID measures must be safe guarded against unauthorized alteration by adjacent property owners, and maintenance standards that meet the Nibley City Design Standards must be included in the HOA’s CCR’s and Bylaws and must be approved by the City prior to recording of the mylar and must be recorded concurrent with the recording of the mylar.

10. 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; provided, however that this Agreement cannot be assigned, transferred or conveyed by either party, without the express, written consent of the other party.

11. In the event that either of the parties to this Agreement shall be in default or breach of this Agreement, said party shall be liable to pay all reasonable attorney’s fees, court costs and other related costs and expenses incurred by the non-defaulting or non-breaching party in pursuing its rights hereunder or under the laws of the State of Utah.

12. The Developer acknowledges and agrees that it shall be necessary to comply with all applicable federal, state, county and City requirements, regulations and laws for each aspect of this Development, including payment of fees and compliance with design and construction standards. Nothing in this Agreement shall be deemed to relieve the Developer from the obligation to comply with all such applicable laws, ordinances and requirements as now existing and as enacted and/or amended.

13. The Developer shall provide a Surety Bond in the sum equal to ten percent (10%), a total of \$57,559.15, of the estimated costs of all improvements installed in the Development as estimated by the City Engineer for the period of the Developer's warranty on the improvements. Security in amounts more than 10% may be required by the City Manager if it is deemed appropriate and necessary. The Warranty Bond shall meet all the criteria outlined in Nibley City Code Section 11-6.

14. The Developer agrees no construction or disturbance of soil will take place prior to issuance of Notice to Proceed by the Public Works Director.

15. 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.

16. 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.

17. 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.

18. 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.

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.

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

NIBLEY CITY

DEVELOPER

By _____

By _____

State of Utah)
 :SS
County of Cache)

On this ____ day of _____, 2016, personally appeared before me David N. Zook, 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)

County of Cache) : ss

On the ____ day of _____, 2016, personally appeared before me, Developer, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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N-6512.O

THE COTTONWOODS AT HOLLOW ROAD

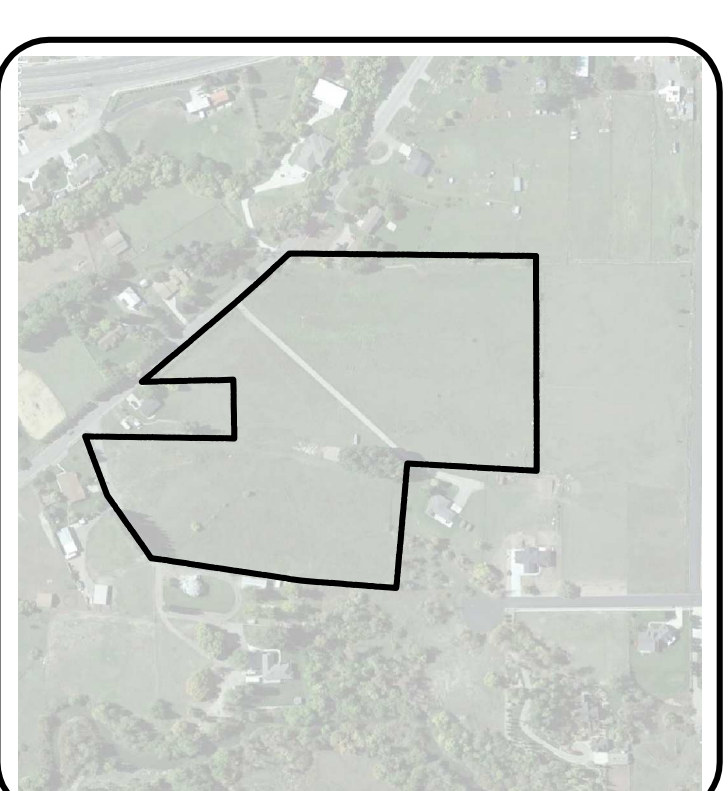
NIBLEY, UTAH

	PROPOSED	EXISTING
SANITARY SEWER MANHOLE	●	○
SANITARY CLEANOUT	●	○
SANITARY SEWER	—	—
STORM MANHOLE	⊙	⊙
STORM SEWER	—	—
COMBINATION CURB INLET	■	□
CURB INLET	■	□
FIELD INLET-AREA DRAIN	■	□
WATERMAIN & VALVE	+	+
WATER METER & SERVICE	+	+
WATERLINE BLOWOFF	+	+
FIRE HYDRANT	+	+
CONCRETE CURB	+	+
POWER POLE	+	+
BENCH MARK	⊕	⊕

LEGEND



VICINITY MAP



GENERAL NOTES

All transportation and site work shall be done in accordance with the Standard Specifications and the Construction Details of the City of Nibley and the 2012 APWA Standard Specifications and Details with APWA Amendments, except as noted below. If the Standards of the City, APWA, or details contained in these plans conflict, the more stringent standard will apply.

No work is to be commenced before all appropriate permits are obtained for the specific type of work to be performed. Please consult with this office or the local jurisdiction before work begins.

All construction within the City right-of-way shall be accompanied by a traffic control plan prior to any on-site activity. This plan is to include barricade type and location, as well as likely hours of operation.

All water and sanitary facilities and the installation thereof, shall follow the Standard Specifications of the City of Nibley, with City inspection during construction. Please refer to City Standards for additional notes.

The Contractor shall install ADA pedestrian ramps and sidewalk where shown on the plans in accordance with the detail of the City of Nibley.

The Contractor shall maintain a minimum 10' horizontal and 18" vertical separation between all existing and proposed water and sewer lines.

All pipe bedding and backfill material shall meet the applicable specifications in the City of Nibley standards. Before any native material is used, test results may be supplied to the City inspector upon request indicating that the material meets the specifications.

All sanitary sewer lines shall be concrete sewer pipe (C14-2) or P.V.C. pipe (A.S.T.M. D-3034) with flexible pipe bedding. If required, the final "As-built" plan shall indicate which type of pipe material was installed.

All sanitary sewer laterals shall be P.V.C., 4" diameter, and installed to 3' behind the sidewalk by the Contractor at the time the main lines are installed. The Contractor shall mark the end of each lateral with wire and a 2"x4" board marked with the lateral depth.

The Contractor is required to mark individual lot water service (W) locations and sewer lateral (S) locations on the curb during curb construction.

All catch basins, inlets and other places where wastes could be dumped into the storm sewer system shall be stenciled as follows:

"Please protect - drains to groundwater"

The Contractor shall provide 6" minimum vertical and 3' minimum horizontal clearance (outside surfaces) between storm drain pipes and other utility pipes and conduits. For crossing of sanitary sewer lines, the Utah DEQ criteria apply.

Storm lines 15" and less in diameter shall be constructed of non-reinforced concrete pipe, or corrugated polyethylene pipe (N-12), ASHTO M294. Storm mains 18" and larger in diameter shall be constructed of reinforced concrete pipe, or corrugated polyethylene pipe (N-12), ASHTO M294. Perforated storm mains shall be constructed with a minimum of one square inch of perforations per one inch diameter per lineal foot of pipe.

The underground utilities shown on this plan were all that had been constructed at the time these plans were completed. Additional underground construction may have occurred before construction of this project was started. The Contractor, prior to commencing any excavation, shall provide notice of the scheduled excavation to all owners of underground facilities by calling "Blue Stakes" or similar one-call locating service. The notice shall be given to the owners of the facilities not less than two business days or more than ten business days before excavation.

In the event that there is a discrepancy in these plans and the actual field locations of existing utilities, the Contractor shall notify this office prior to performing the proposed connection or crossing.

The Contractor is responsible for all on-site erosion control. Every precaution should be taken to minimize the possibility of tracking mud and debris into the City roadway. This may require, but not be limited to, gravel construction entrances at City streets, wheel-wash areas, and properly placed silt fences, hay bales, and sediment traps.

It is the responsibility of the Contractor to perform all clean-up of the site and general area at the time the improvements are deemed complete.

SHEET INDEX

1. COVER SHEET
2. OVERALL PLAN VIEW
3. PLAN AND PROFILE ROAD DRAWINGS
4. SWPPP
5. DETAILS -1
6. DETAILS -2

OWNER / DEVELOPER

HAROLD M. & DELORES K. PETERSEN

3950 S. MAIN STREET

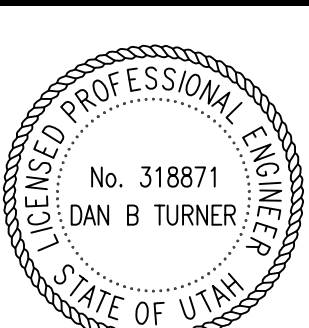
HYRUM, UTAH

NEW DIRECTIONS IRA, INC.

FBO JAMES E. JOHNSON JR.

202-494-6894

Turner Design Engineering, Inc.
 CIVIL ENGINEERING ▲ LAND PLANNING
 307 HAMMOND LANE PROVIDENCE, UTAH
 (801) 834-2805



COVER SHEET

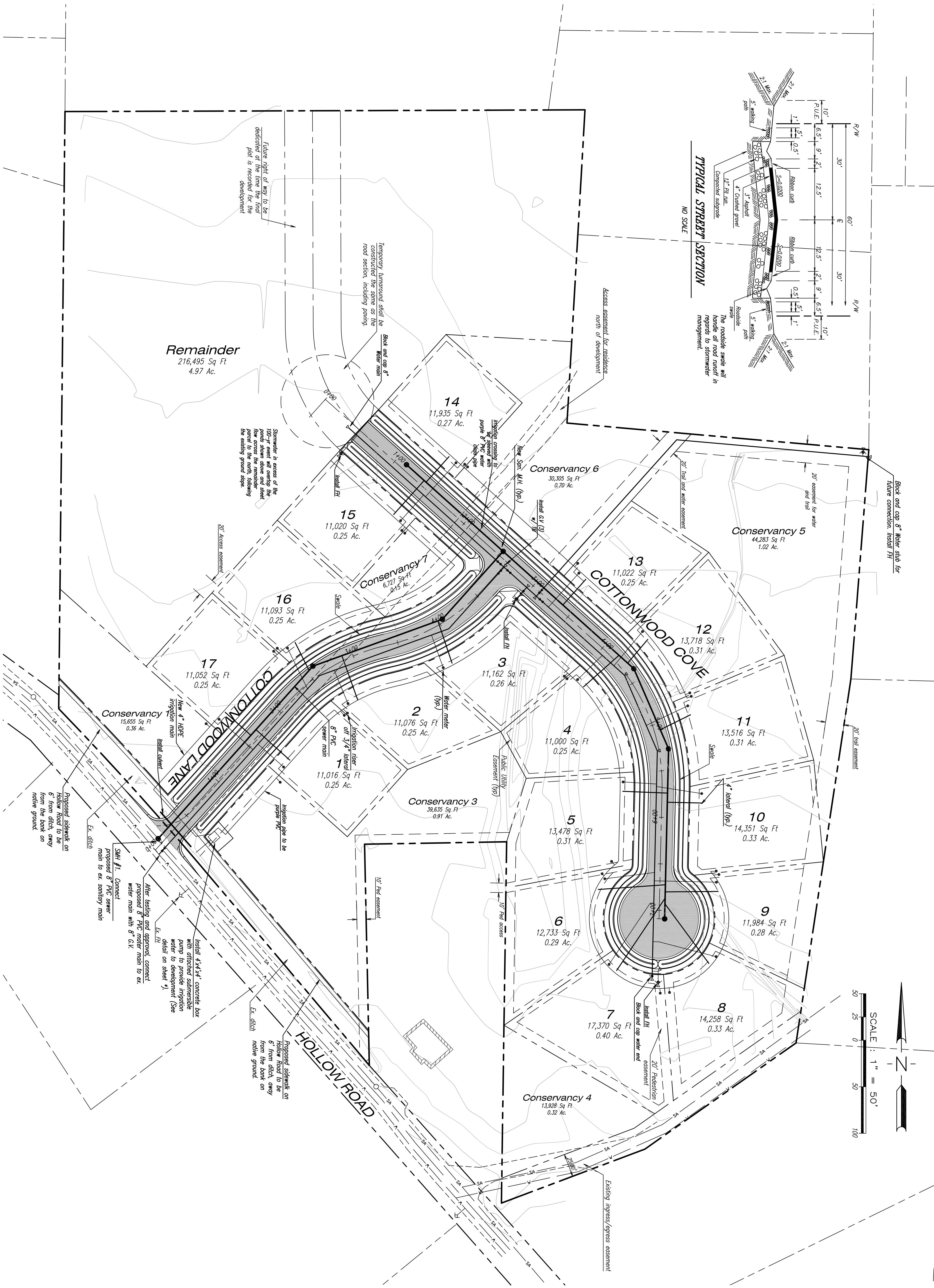
THE COTTONWOODS
 AT HOLLOW ROAD

NIBLEY, UTAH

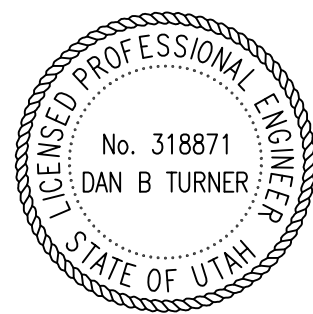
Revisions

Jan. 12, 2017
Date
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Designed by
D.T.
Drawn By

Job Number	16-006
Sheet	1 of 6



Turner Design Engineering, Inc.
 CIVIL ENGINEERING ▲ LAND PLANNING
 307 HAMMOND LANE PROVIDENCE, UT. 84332
 (435) 695-8245

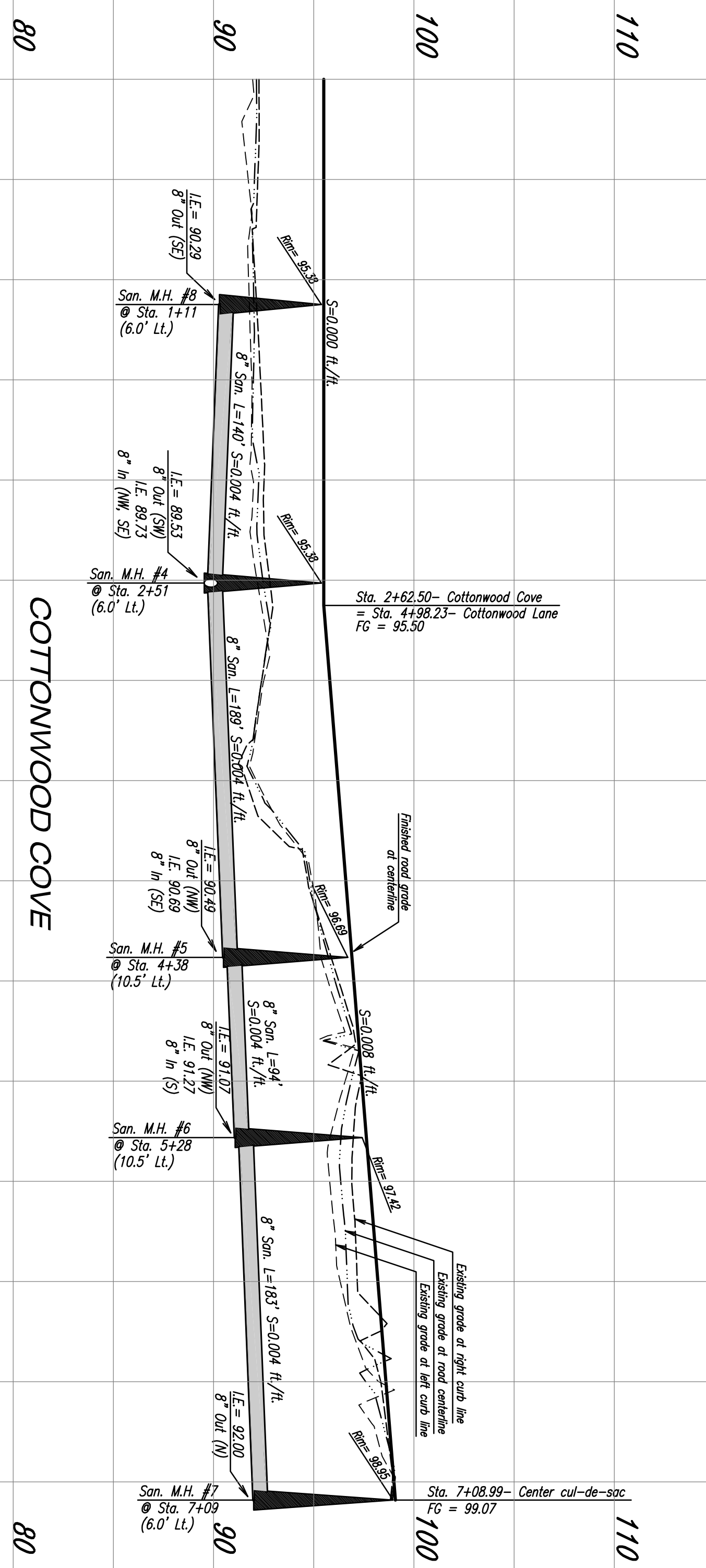
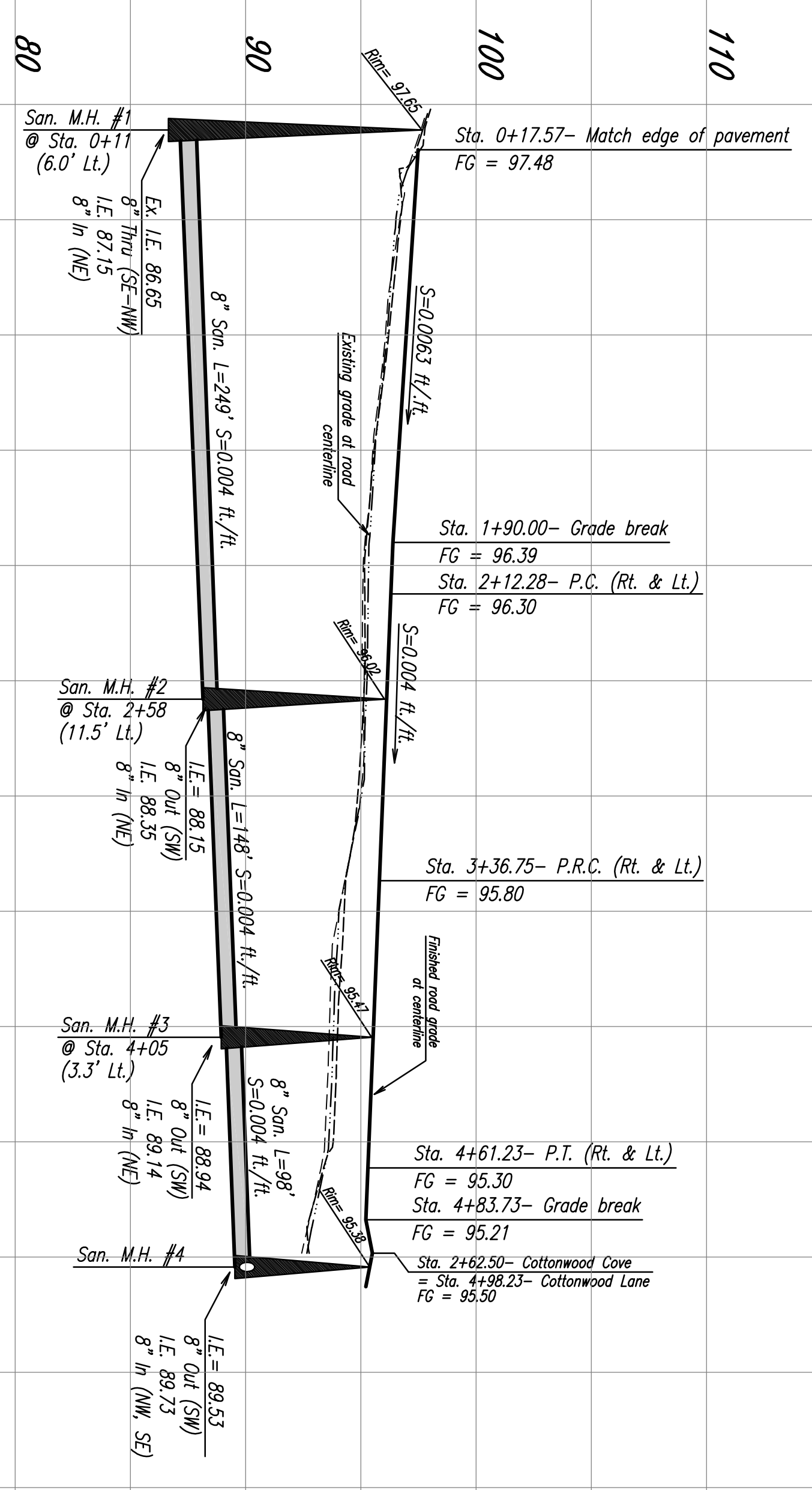
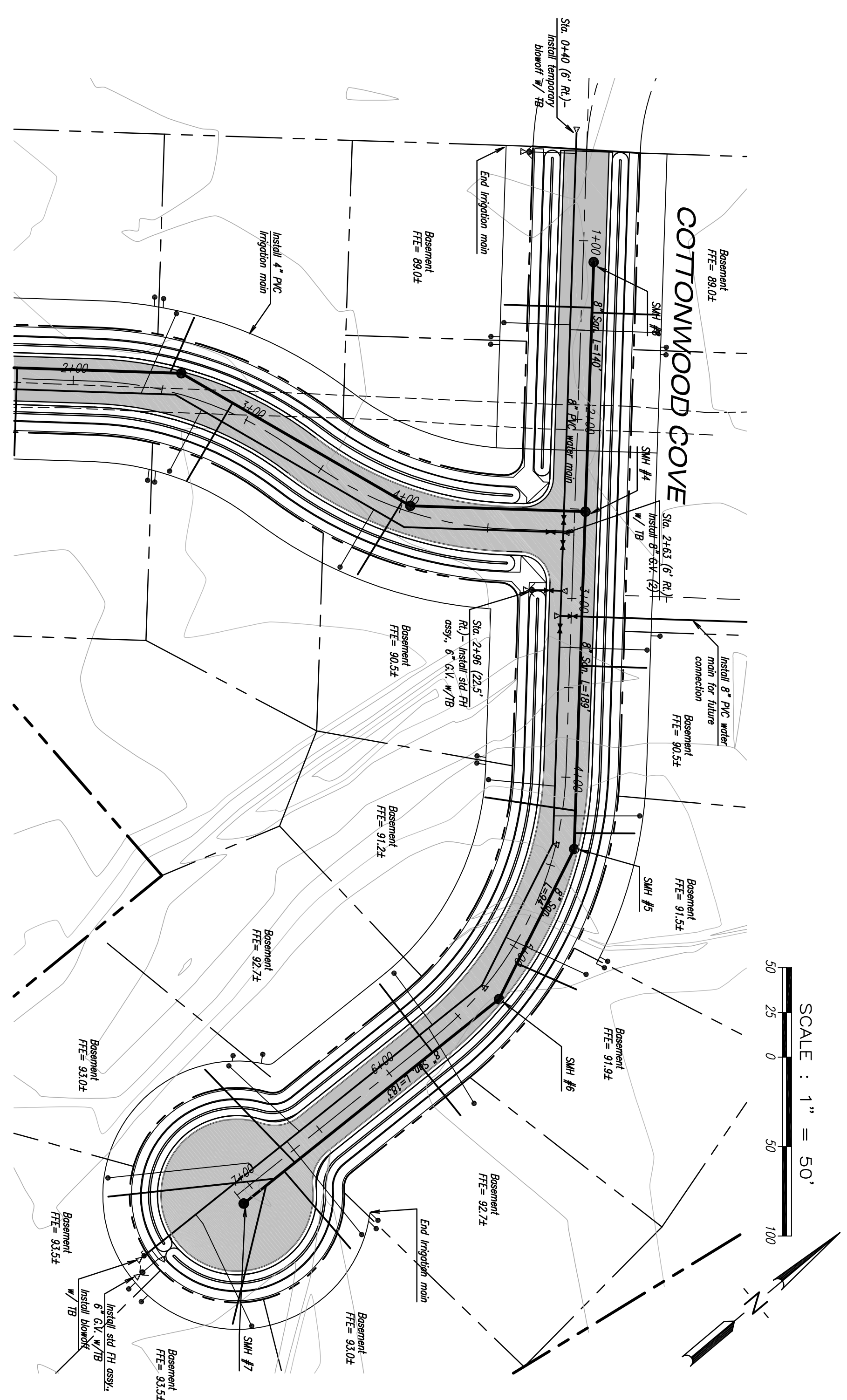
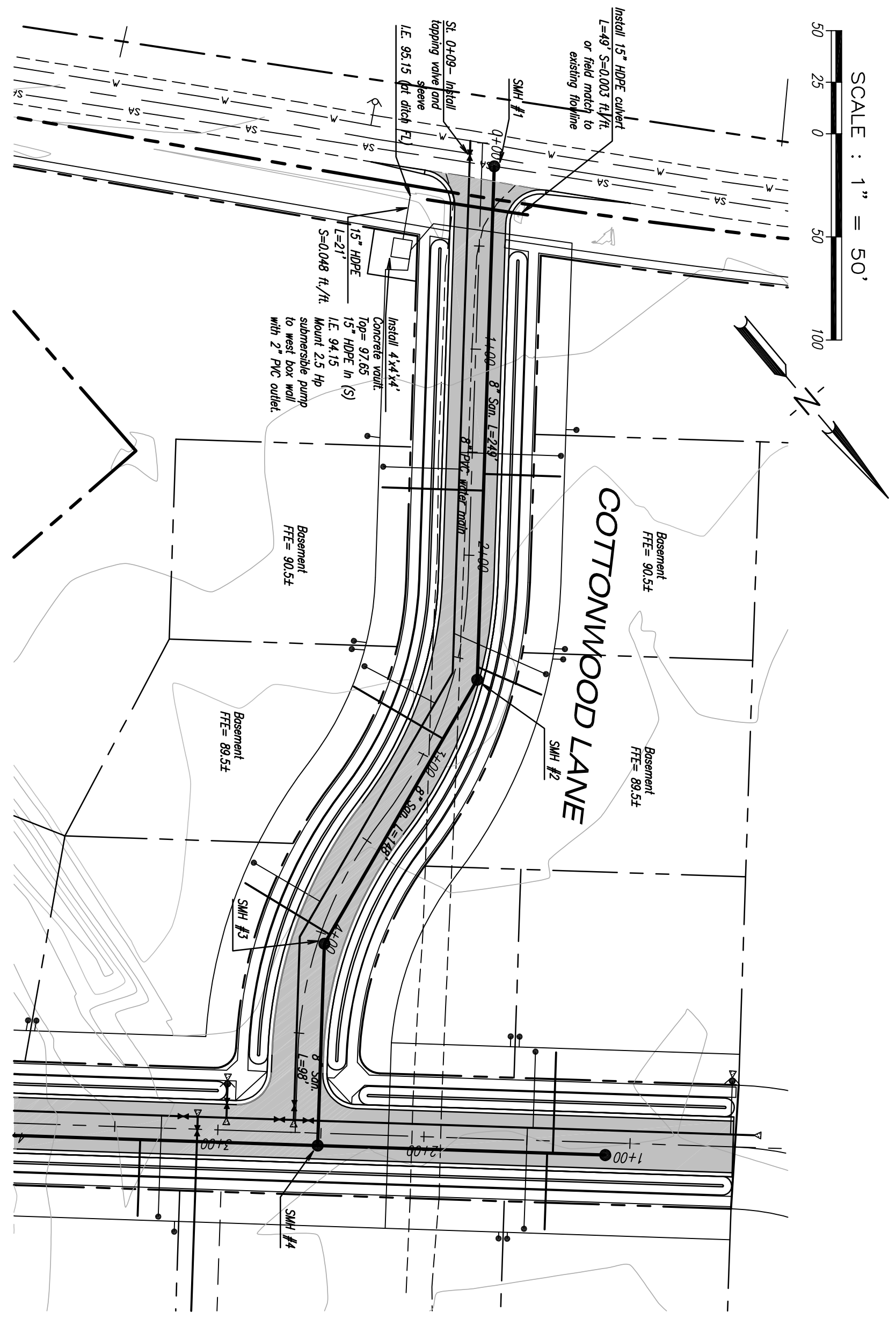


OVERALL PLAN VIEW
THE COTTONWOODS
 AT HOLLOW ROAD
 NIBLEY. UTAH

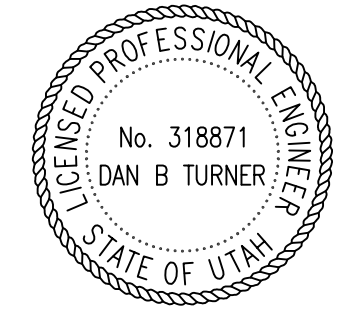
Revisions	

Jan. 12, 2017
 Date
 1" = 50'
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 Designed by
 D.T.
 Drawn by

Job Number
16-006
 Sheet
2 of 6



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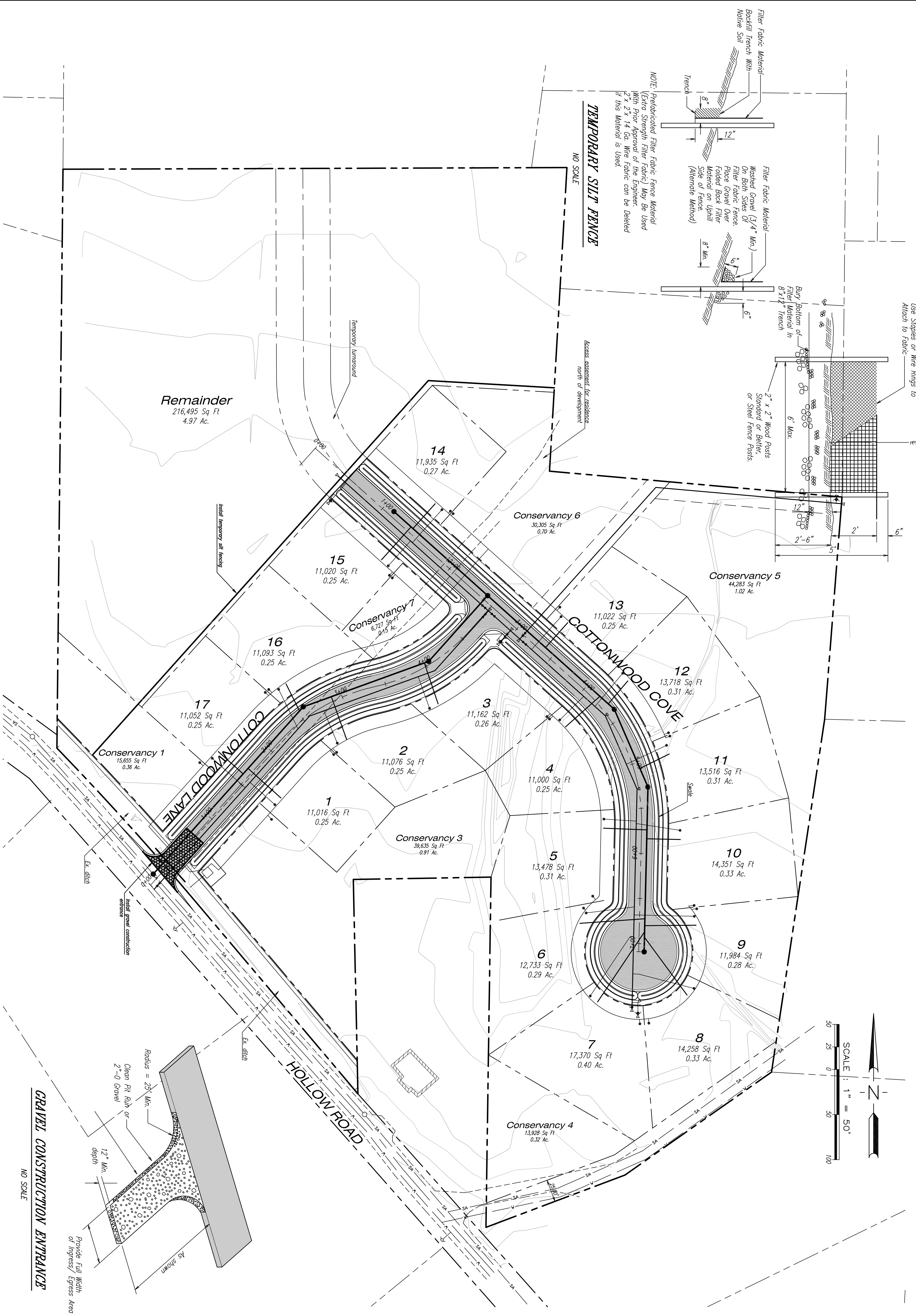


ROAD PLAN AND PROFILE
THE COTTONWOODS
 NIBLEY. UTAH

Revisions	

Jan. 12, 2017
 Date
 1" = 50'
 Scale
 D.T.
 Designed by
 D.T.
 Drawn By

Job Number
16-006
 Sheet
3 of 6



Section 10. Standard Details and Specifications

10.1 APWA 2012

A. Valley City has adopted the 2012 APWA Standard Plans and Specifications, with the following amendments:

10.2 Changes to Definitions:

A. ENGINEER shall be defined as Valley City Public Works Director.

10.3 Changes to Standard Details:

A. Part 1 - General Requirements

1. Plan No. - Storm Base Barrier

- 2. Plan No. 122 - 5ft Fence
 - a. 14 edge 6 inch Wire Mesh not required
- 3. Plan No. 124 - Inlet Protection - Fence or Storm Base
 - a. Storm base not allowed
- 4. Plan No. 206 - Curb and Gutter Connection
 - a. Sealant fabric under the ground not required

B. Part 2 - Roadways

1. Plan No. 205 - Curb and Gutter

- a. Remove Expansion Joint at beginning and end of road
- b. Remove Expansion Joint at beginning and end of road
- c. Remove dowelled joint of new to old transition
- 2. Plan No. 206 - Curb and Gutter Connection
 - a. Not required
- 3. Plan No. 207 - Curb and Gutter Connection
 - a. Not required
- 4. Plan No. 223 - Open Driveway Approach
 - a. Remove Dowelled Cold Joint at new to old transition.

5. Plan 229 - Slope Driveway Approach

a. Not allowed without pre approval in writing by Public Works Director.

6. Plan 235 - Corner Curb Oil Assembly

a. Per note 1.02, Curb Return Alternative not allowed without pre approval in writing by Public Works Director.

7. Plan No. 236 - Mid Block Curb Oil Assembly

a. Per note 1.02, Curb Return Alternative not allowed without pre approval in writing by Public Works Director.

8. Plan No. 238 - Interceptor Draining Slat

a. Interceptor shall be 28 inches wide.

9. Plan No. 254 - Patch Repair

a. Patchable fill not allowed without pre approval in writing by Public Works Director.

10. Plan No. 255 - Asphalt Concrete 1-1.5 inch

a. Patchable Fill not allowed without pre approval in writing by Public Works Director.

11. Plan No. 262 - Street Name Sign Post

a. Sign to be installed and install all street signs, cost to be paid for by developer in development agreement.

C. Part 3 - Storm Drain

1. Plan No. 302 - 30" Frame and Cover

a. Cast iron grate rings allowed, max 12"

3. Plan No. 301 - French Backfill

a. Do not use rowlock fill without written prior approval by Public Works Director.

4. Plan No. 302 - Pipe Zone Backfill

a. Do not use rowlock fill without written prior approval by Public Works Director.

D. Part 4 - Sanitary Sewer

1. Plan No. 431 - Sewer Lateral Connection

a. If not being connected to a structure at the time of slab from main, lateral must have 45° bend up, and extend to within one foot of the ground surface and support. If buried, place manhole for access.

2. Plan No. 432 - Sewer Lateral Reduction

a. Clean out not required.

3. Plan No. 433 - Pipe Drop

a. Manhole 1' not allowed.

E. Part 5 - Water System

1. Plan No. 502 - 2" Meter

a. Inscription on cover shall say "Water"

2. Plan No. 503 - 30" Frame and Double Cover

a. No 1/2" iron pipe cover shall be used.

3. Plan No. 511 - Meter

a. Meter Hydrant only, no other hydrant shall be accepted.

4. Plan No. 512 - Meter

a. Meter Hydrant only, no other hydrant shall be accepted.

5. Plan No. 513 - Meter

a. Meter Hydrant only, no other hydrant shall be accepted.

6. Plan No. 522 - 1 1/2 inch and 2 inch Meter

a. Installation in Driveways not allowed

b. Placement in new subdivisions shall be 5 feet behind sidewalk

c. Meter shall be paid for by contractor, but provided and installed by City

d. Tracer wire required from main line to setter, and connected with grounding clamp

e. Compression coupling/fittings allowed

f. Alternate meter box may be proposed, and approved by Valley City Public

g. Meter shall be paid for by contractor, but provided and installed by City

h. Meter shall be 3 and 4 inch compound meter with 2 inch bypass

i. Bypass to be constructed of 1/2, 3/4 or 1 inch (O) in legend of drawing

j. Meter shall be paid for by contractor, but provided and installed by City

k. Vent and all associated piping to be designed and proposed by contractor for approval by Valley City Public Works Director, before installation

l. Meter shall be paid for by contractor, but provided and installed by City

m. Meter shall be paid for by contractor, but provided and installed by City

n. Meter shall be paid for by contractor, but provided and installed by City

o. Meter shall be paid for by contractor, but provided and installed by City

p. Meter shall be paid for by contractor, but provided and installed by City

q. Meter shall be paid for by contractor, but provided and installed by City

r. Meter shall be paid for by contractor, but provided and installed by City

s. Meter shall be paid for by contractor, but provided and installed by City

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v. Meter shall be paid for by contractor, but provided and installed by City

w. Meter shall be paid for by contractor, but provided and installed by City

x. Meter shall be paid for by contractor, but provided and installed by City

y. Meter shall be paid for by contractor, but provided and installed by City

z. Meter shall be paid for by contractor, but provided and installed by City

F. Part 6 - Infiltration and Landscaping

1. Plan No. 613 - Infiltration

a. Infiltration diversion boxes will be reviewed and approved by respective canal company.

2. Plan No. 614 - Infiltration Diversion Box

a. Infiltration diversion boxes will be reviewed and approved by respective canal company.

3. Plan No. 617 - Stationary Head

a. Unless otherwise approved in writing by Public Works Director, use pop up head.

4. Plan No. 622 - Pop Up Head

a. Pop up head - use Hunter PPS 30 or Hunter PPS 40

b. Type of rotor head - use Hunter 4 inch 100 or 6 inch 125

c. Flexible spring pipe to be 12 inch minimum, 24 inch maximum

d. Use spring long fittings for less than 8 gallons per minute

e. For written approval by Valley City Public Works Director, before installation

f. Minimum diameter of pipe to be 1 inch

g. Stop and waste to be Miller brand surrounded by 6 inches of 1 inch minus gravel material, wrapped in a filter fabric

h. Backflow preventer device to be proposed by contractor for written approval by Valley City Public Works Director, before installation

i. Enclosure required, to be proposed by contractor for written approval by Valley City Public Works Director, before installation

j. Enclosure required, to be proposed by contractor for written approval by Valley City Public Works Director, before installation

k. Enclosure required, to be proposed by contractor for written approval by Valley City Public Works Director, before installation

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Revisions	

Jan. 12, 2017	Date
No Scale	Scale
D.T.	Designed by
D.T.	Drawn by

Job Number	16-006
Sheet	5 of 6

RESOLUTION 17-P3

A RESOLUTION TO REQUIRE THE COTTONWOODS SUBDIVISION TO PAY
NIBLEY CITY FOR FUTURE IMPROVEMENTS TO THE HOLLOW ROAD
FRONTAGE

WHEREAS, Nibley City Code 11-5-5 (D) (3) allows the Planning and Zoning Commission the ability waive the requirement of curb and gutter on existing streets if future changes to the street are anticipated that would make the installation of curb and gutter unwise; and

WHEREAS, The Cottonwoods Subdivision has frontage along Hollow Road, and

WHEREAS, Nibley City is currently planning improvement to Hollow Road for the future, and desires all improvement to be made in accordance to those plans and in conjunction with future projects, but is not ready for improvement to be made; and

WHEREAS, the Nibley City Planning and Zoning Commission has authority to require that the subdivider pay to the city a sum equal to the best estimate of the cost of the improvements not installed to allow sufficient funds to later complete the improvements.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING
COMMISSION OF NIBLEY, UTAH, THAT:

1. Require that the Developer of The Cottonwoods Subdivision pay to Nibley City the best estimate cost, made by the City Engineer, for the curb and gutter or LID improvements along The Cottonwoods Subdivision Hollow Road frontage.
 - a. The estimated cost of improvements shall be \$9,737.00
 - b. Nibley City shall place those funds into the Street Capital Improvement Fund and shall use those funds only for improvements made along The Cottonwood Subdivision Hollow Road frontage.
2. Shall require the Developer that these funds be paid to Nibley City before the Notice to Proceed can be given by the Public Works Director.

PASSED BY THE NIBLEY CITY PLANNING COMMISSION THIS _____ DAY OF
_____, 2017.

Planning Commission Chair

Deputy Recorder