



NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, October 19, 2017 – 6:30 p.m.
Nibley City Hall 455 West 3200 South, Nibley, Utah

1. Opening Ceremonies (Councilman Ramirez)
2. Call to Order and Roll Call (Chair)
3. Approval of Minutes and Agenda (Chair)
4. Public Comment Period¹ (Chair)
5. A public hearing to receive comments regarding a preliminary conservation subdivision plat for the Meadow Creek Subdivision, located at approximately at 3850 S and 100 E (Applicant Mike Swenson)
6. Discussion and consideration of approval of a preliminary conservation subdivision plat for the Meadow Creek Subdivision, located at approximately at 3850 S and 100 E (Applicant Mike Swenson).
7. Discussion and Consideration of awarding a bid for a Transportation Master Plan Update
8. Council and Staff Reports

Adjourn to Executive Session

9. Discussion Regarding Pending Litigation - Pursuant to Utah Code 52-4-205
10. Discussion Regarding Personnel - Pursuant to Utah Code 52-4-205

Adjourn to Open Session

11. Action on or Reports from Executive Session

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 (435) 752-0431 AS SOON AS POSSIBLE 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.

Agenda Item # 5 and 6

<p>Description</p>	<p>#5. A public hearing to receive comments regarding a preliminary conservation subdivision plat for the Meadow Creek Subdivision, located at approximately at 3850 S and 100 E (Applicant Mike Swenson).</p> <p>And</p> <p>#6. Discussion and consideration of approval of a preliminary conservation subdivision plat for the Meadow Creek Subdivision, located at approximately at 3850 S and 100 E (Applicant Mike Swenson).</p>
<p>Department</p>	<p>Planning</p>
<p>Presenter</p>	<p>Stephen Nelson</p>
<p>Applicant</p>	<p>Mike Swenson</p>
<p>Findings</p>	<ol style="list-style-type: none"> 1. There is a protection strip, owned by Jonathan Daines, located along 3850 S. The Developer will need to secure access to 3850 S before final approval. 2. Nibley City Code 11-4-1 (d)(1) requires that crosswalks be shown on the plat, which they are currently not, which must be corrected prior final plat submission. 3. There are a couple of minor errors in signature boxes that staff has informed the developer of and which must be corrected prior final plat submission. 4. The City's 80' utility and road easement to the south does not line up with the proposed 150 E. 5. The sewer lines need a 20' easement and the line will need to be rerouted for lot 6 in order for lot 6 to be buildable. 6. The Plat complies with preliminary plat submission for a Conservation Subdivision, including lot size, a number of lots, conservation space, draft maintenance plan, frontages, and setbacks. However, staff has requested to see a more detailed maintenance plan for some lots.
<p>Financial Impact</p>	<p>There are several costs associated with new development and the higher impact that it brings on City infrastructure. However, these costs are offset by impact fees, development fees, increased property tax revenue and utility fees.</p>

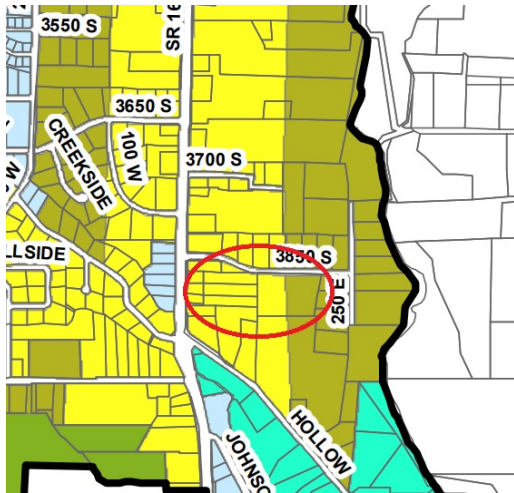
Recommendation	Make a motion to adopt the findings listed above and approve the plat with the condition that the discrepancies listed in the findings above be resolved.
Reviewed By	City Manager, City Planner, City Building Inspector, City Public Works Director, City Engineer, and Planning Commission

Background

Meadow Creek Subdivision is a preliminary conservation subdivision plat. The plat was submitted by the developer on September 13, 2017. The plat was reviewed and given a positive recommendation from the Planning Commission on September 27, 2017. Staff advertised for a public hearing according to Nibley City code and state law.

The developers are parents of Bret Swenson. Bret is the Chairman of the Nibley City Planning Commission. Mr. Bret Swenson has filed a conflict declaration form with the City Recorder acknowledging his conflict of interest as required by state law. Mr. Bret Swenson also recused himself from the discussion and vote at the Planning Commission meeting when this matter was addressed.

	Zoned R-1A 40% Conservation Subdivision	Meadow Creek
Min Lot Size in sq. ft.	11,000	11,070
Min Average Lot Size in sq. ft.	12,342	19,471.32
Frontage	90'	All lots comply
Front Yard Setback	30'	All lots comply
Side Yard Setback	10'	All lots comply
Read Yard Setbacks	25'	All lots comply
Total Gross Acres		8.496
Total Net Acres		6.885
Total Conservation Land in Acres	2.754	2.754
Conservation Land Percentage	40%	40%
Incentive Multiplier	50%	50%
Total Lots Allowed	15	15



Zoning

The development has split zoning between R-1 and R-1A Zones. Nibley City Code 10-18-4 Conservation Residential Subdivision Development Options states the following:

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.

The City has interpreted that this section would require developments with R-1 and R-1A split zoning to calculate their density and conservation land off the R-1A Conservation Subdivision Table. The developer has done this and the plat complies with this code.

Planning Commission Recommendation

The Planning Commission made the following recommendation on September 27, 2017:

Commissioner Johnson moved to recommend approval of a preliminary conservation subdivision plat for the Meadow Creek Subdivision, located at approximately at 3850 South and 100 East; applicant, Mike Swenson, to the City Council; with the condition that setback lines be included on the plat; and that the City Council review with the applicant that the open space on conservation parcel 1 be incorporated into lot 1 and that conservation parcel 1 become a lot; to provide a rural nature in the subdivision of combining the open space on lots 12-15 into a continuous open space that could be used for large animals or pasture or farm production; Regarding the open space along 3850 South, that the maintenance plan be clearly identified to be maintained as a justifiable buffer between the street in the spirit of the conservation ordinance; that the City Engineer review a model with the applicant to indicate whether this subdivision will impact the adjacent associated subdivision, by way of water impact, , and that the water system will carry the proposed subdivision. Commissioner Albrecht seconded the motion. The motion passed 3-1; with Commissioner Johnson, Commissioner Albrecht, and Commissioner Bliesner in favor. Commissioner Green was opposed.

The developer has taken steps to bring the plat into compliance with the Planning Commission's recommendation. The developer did not change the location of the conservation space on lot 11 as the Commission recommended.

Staff and Engineering Review

The plat meets the requirements listed in Nibley City Code 11-4-1 for standards for a preliminary plat, except for crosswalks as listed in Nibley City Code 11-4-1(D)(1). Some of the signature boxes also need to be updated to match City standards. There are a few other errors and concerns on the plat that will be discussed below.

Roads

The developer is proposing to build two roads within the subdivision. The streets within the Subdivision comply with Nibley City Code 11-5-5 and the Transportation Master Plan. Staff is currently reviewing whether there need to be improvements made to 3850 S, but a sidewalk will need to be added to the portion of the road that is adjacent to the subdivision.

There is a protection strip located along the North of the proposed development controlled by Johnathan Daines. The protection strip currently prohibits the development from accessing 3850 S. and the developer has reached out to Mr. Daines to secure access. Both parties are currently negotiating so the developer can secure access. Access will need to be secured by the developer before final approval may be granted.

Nibley City Code 10-2-1: Zoning Definitions:

PROTECTION STRIP: A strip of land of less than the minimum depth required by the zoning title for a building lot bordering the boundary of a subdivision and a street within the subdivision for the purpose of controlling the access of property owners abutting the subdivision along the street.

Staff also has a concern about the alignment of Nibley's road easement to the south relative to the proposed 150 W. This comment has been sent to the developer for response.

Canals and Trails

There is a ditch that runs across the development. The developer is proposing to keep the ditch open and provide 15' right-of-way on the west side of the ditch. This complies with Nibley City code 10-12-23 (F)(2) which reads:

2. Each new subdivision shall dedicate Rights-of-Way to the City, for use by the public if the City chooses, along open Conveyances. The company that is responsible for the

maintenance of the Conveyance shall also have access to the Right-of-Way in order to render service or maintenance to the Conveyance.

a. For subdivisions that require open space, public space, or conservation space; the dedicated right-of-way's acreage along open irrigation conveyances shall count toward the development's total open space, public space or conservation space as required by zoning and subdivision code.

Because the ditch is not a "Primary Canal," the developer is not required to provide a 15' right-of-way on each side. However, there will be a 15' setback on each side of the canal that homeowners will need to comply with. The developer has received verbal approval from the Blacksmith Fork Irrigation Company. If the City does decide to put a trail along the canal on each side of the street, a midblock crossing may be needed.

Stormwater and Utilities

Stormwater and utility construction drawings are not required with the preliminary plat, but the developer is required to propose a plan for all the utilities and stormwater. The developer's preliminary plan for stormwater is for roadside swales to match the nearby Cottonwoods development, since they are expected to be linked by 150 W. Staff does not have any concerns about this plan but will require testing from the developer for the final plat application.

The development also has a sewer line in the development. The sewer lines will need a 20' easement and will need to be re-routed on lot 6 to make lot 6 a buildable lot.

One of the main concerns that was brought up at the last public hearing was the water pressure in the area. Staff is currently examining the problem to ensure our water system is functioning properly. There could be several reasons for low water pressure in the area including the City's Pressure Regulating Valve (PRV), the meter size for the homes, or water lines from the line to the home. In the long term, once the connection from Hollow Road is complete, that should bring higher water pressure into the neighborhood. The Nibley City Engineer is ensuring that the current water line can serve the additional homes.

Conservation Space and Conservancy Lots

The developer is planning Conservation Space on several parcels. The developer is proposing to have conservation space along 3850 S as 30' wide buffering. This buffer is planned to be a 3' high berm planted with shrubs and trees as shown on the preliminary plat. The plan states that the berm and conservation area will be maintained by private property owners, but is unclear about who will install. Staff has requested that the developer clarify the plan.



Lots 11, 12 and 15 have large pieces of conservation land attached to the lots. The purposes of these lots are for agricultural use. Lots 12 and 15 are over .75 acres in size, which Nibley City Code 10-17 would allow for some large animals on a lot that size. Lot 11 is larger than 12,000 sq. ft., which would allow for some small animal uses.

There is also conservation space along the ditch, which complies with Nibley City Code 10-12-23 (F)(2) as mention above.

Conservancy Lots

Each conservation area, except for the area along the ditch, is part of a residential lot. Nibley City Code 10-18-12 allows for this as follows:

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.*

As stated, these lots would be referred to as Conservancy Lots and are subject to “be approved by the city council”. This would be an administrative decision based on the standards within the Nibley City Code. Nibley City Code 10-18-13 list permitted, conditional and prohibited use of conservation land and 10-18-14 is a list of conservation land design standards. The City Councils approval should be based on the standards listed within these sections of code. Below is a list of staff recommendation for conditions that may be placed on the Conservancy Lots that are within

the code. It is important to note that most conservation land that has been approved by the City in previous developments does not meet all of the standards listed in 10-18-14, but each parcel does meet some of them.

Conservancy Area	Conditions and Standards
<p>Conservancy Lots 1-5, and 15</p>	<p>10-18-13 (B)(1) Conservation land less than .5 acres may be used as landscaped buffers with Planning Commission Approval (which was granted) on Sept. 27, 2017.</p> <p>10-18-13(B)(2) Fencing should meet the character of the conservation space. Staff believes that opaque fences do not meet this standard. The idea of a buffer is to provide a visual shield between the development and the surrounding area. Nibley City Code 10-18-14 (D) states that conservation land should be designed “maximizing the visibility of internal open space.”</p> <p>10-18-14 (H) states that all conservation land that is not being preserved as natural landscaping must be “landscaped at developer’s sole cost and expense”.</p> <p>10-18-14 (E) states that conservation land “shall be designed to provide buffers and to protect scenic views as seen from existing roadways”. The developer’s proposal is to create a planted 3’ berm to meet this requirement.</p>
<p>Conservancy Lot 11</p>	<p>10-18-13 (B)(1) list agricultural and horticultural use, including raising crops, as a permitted use.</p> <p>10-18-13(B)(2) Fencing should meet the character of the conservation space. Staff believes that opaque fences do not meet this standard. Nibley City Code 10-18-14 (D) states that conservation land should be designed “maximizing the visibility of internal open space.”</p> <p>10-18-14 (C) states that conservation land should be “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”. The location of this lot, though not ideal for visibility, does have the potential for conservation land to the south of it to be developed. The Planning Commission requested that the developer consider</p>

	<p>moving this open space to the north where lot 1 is currently being considered.</p> <p>10-18-13 (B)(2) Pastureland is listed as a conditional use for conservation land. Nibley City Code 10-17 would require for the parcel to be larger than .75 acres for large animals, which this parcel does not meet this requirement. However, parcels over 12,000 sq. ft. can have some animal use such as chickens, ducks, and pygmy goats.</p>
<p>Conservancy Lot 12 and 15</p>	<p>10-18-13 (B)(2) Pastureland is listed as a conditional use for conservation land. Nibley City Code 10-17 would require for the parcel to be larger than .75 acres for large animals, which both parcels do.</p> <p>10-18-13(B)(2) Fencing should meet the character of the conservation space. Staff believes that opaque fences do not meet this standard. The idea of a buff is to provide a visual shield between the development and the surrounding area. Nibley City Code 10-18-14 (D) states that conservation land should be designed “maximizing the visibility of internal open space.”</p> <p>10-18-13 (B)(1) list agricultural and horticultural use, including raising crops, as a permitted use.</p> <p>10-18-14 (B) states that Conservation land should be contiguous “to provide for large and integrated open space areas within the subdivision”.</p>

Agenda Item # 7

Description	7. Discussion and Consideration of awarding a bid for a Transportation Master Plan Update
Department	Planning
Presenter	Stephen Nelson
Applicant	RSG Inc
Findings	
Financial Impact	The proposed bid for the Transportation Master Plan is \$57,080.00
Recommendation	Award bid to RSG for the completion of the Update to the Transportation Master Plan
Reviewed By	Nibley City Transportation Master Plan Selection Committee: City Planner, City Engineer, City Public Works Director, Commissioner Bret Swenson, Council Member Tom Bernhardt and Mayor Shaun Dustin. Also reviewed by the City Manager

Nibley City last updated the Transportation Master Plan in December of 2011. Last year, the City determined that the Transportation Master Plan needed to be updated and new impact fees for roads to be calculated. As such, the City budgeted money for planning studies in the 2017-2018 budget with the Transportation Master Plan as the main project.

On September 11, 2017 the City posted a Request For Proposals on the website and other locations. RSG sent in a proposal for \$86,935.00. The selection committee reviewed their proposal and determined that they are a qualified applicant. Staff has negotiated the scope and details of the project to a new price of \$57,080.00. The selection committee reviewed the new proposal and have recommended that the City award RSG Inc. the contract to update the City's Transportation Master Plan. Staff is working with RSG to compose a contract for the Master Plan update.

AS-SURVEYED LEGAL DESCRIPTION (PARCELS #03-043-0007, -08, -10 & -58):

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

COMMENCING AT THE RAILROAD SPKE AT THE SOUTH-WEST CORNER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN RUNNING THENCE 457.81 FEET EAST ALONG THE SOUTH LINE OF SAID SECTION AND THENCE 1.951.66 FEET NORTH TO THE TRUE POINT OF BEGINNING AS MONUMENTED BY A FOUND JSH REBAR AND CAP.

THENCE NORTH 00°25'35" EAST 68.94 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 88°40'18" WEST 565.05 FEET ALONG AN EXISTING FENCE LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 165; THENCE NORTH 01°59'13" WEST 26.24 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 89°50'58" EAST 163.87 FEET; THENCE NORTH 00°08'41" EAST 291.47 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTH 89°26'34" EAST 166.69 FEET ALONG SAID FENCE TO AN EXISTING REBAR AND CAP; THENCE SOUTH 89°02'19" EAST 930.62 FEET ALONG SAID FENCE AND THE SOUTH LINE OF THE BROOK HOLLOW MEADOWS SUBDIVISION TO A POINT ON THE NORTH-WEST CORNER OF LOT 1 OF THE BROOK HOLLOW SUBDIVISION; THENCE SOUTH 09°19'24" WEST 393.79 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND AN EXISTING FENCE LINE; THENCE NORTH 89°14'31" WEST 532.53 FEET ALONG AN EXISTING FENCE LINE TO THE TRUE POINT OF BEGINNING.

MEADOW CREEK SUBDIVISION PRELIMINARY PLAT

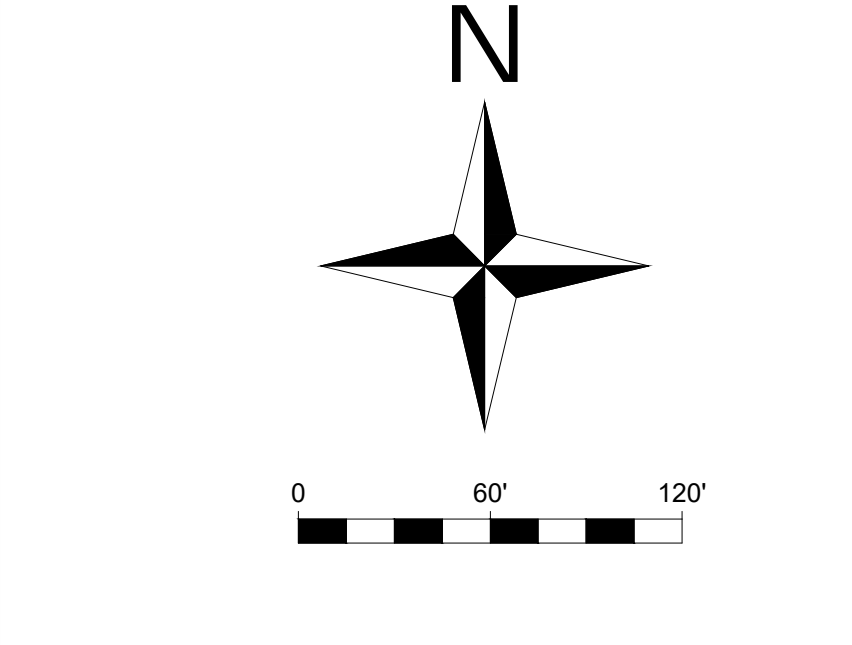
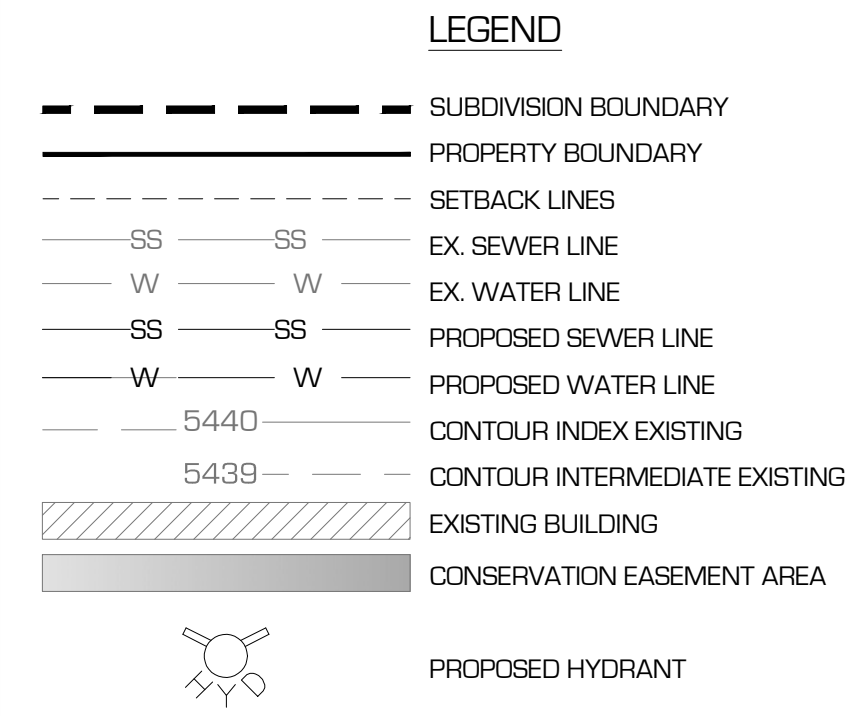
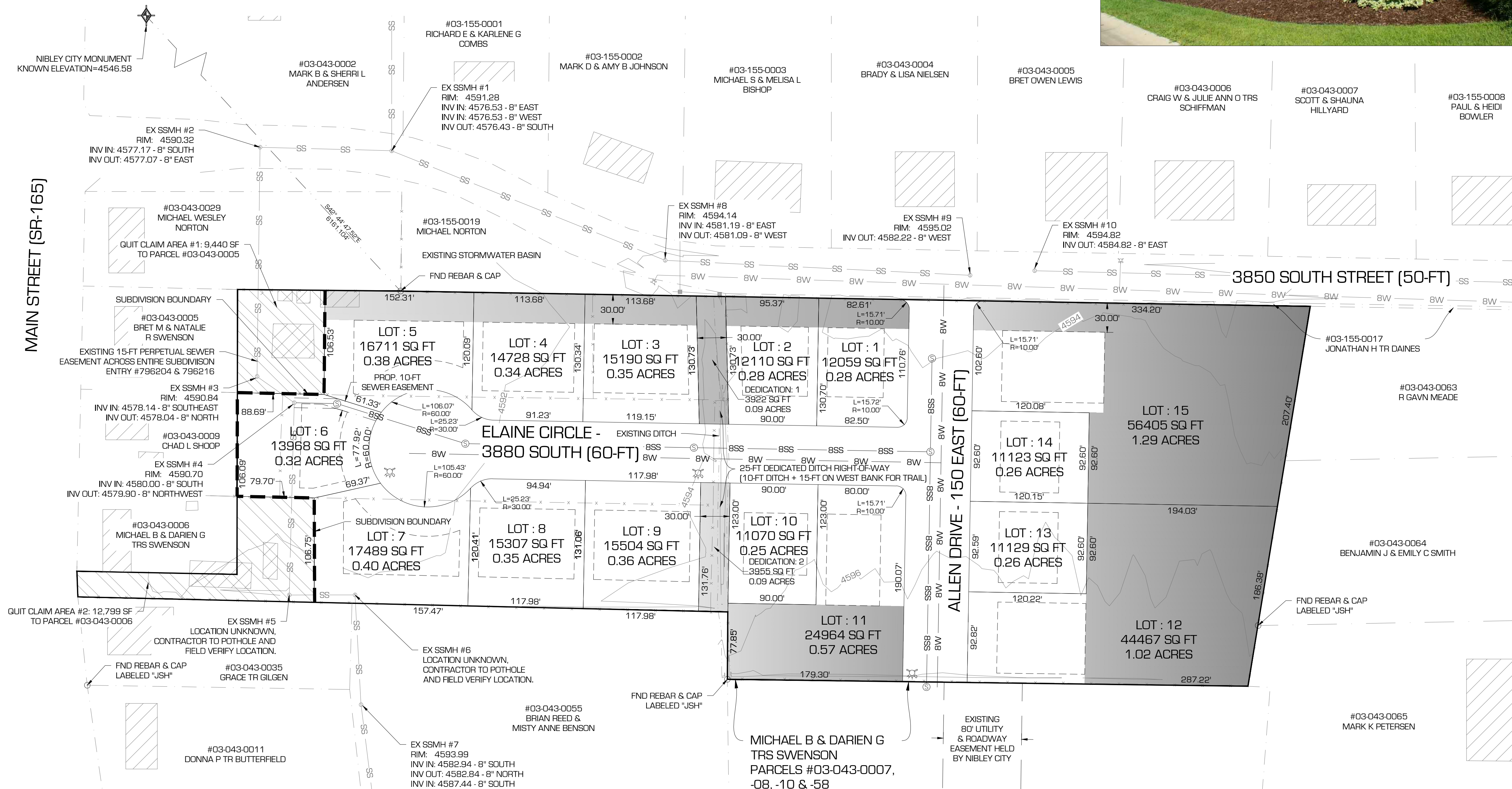
LOCATED IN THE SOUTHWEST OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH
SCALE: 1"=60'



PROJECT CONTACTS & GENERAL NOTES:

- PROJECT SURVEYOR:
DENNIS CARLISLE, PLS, UTAH LICENSE #172675-2201
540 W GOLF COURSE RD, SUITE B1
PROVIDENCE, UT 84332
P: 435.770.1585
E: DCARLISLE@CIVILSOLUTIONSGROUP.NET
- PROJECT ENGINEER:
CIVIL SOLUTIONS GROUP, INC.
MICHAEL E. TAYLOR, PE, UTAH LICENSE #8243188-2202
540 W GOLF COURSE RD, SUITE B1
PROVIDENCE, UT 84332
P: 801.874.1432
E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
- PROPERTY SUBDIVIDER:
BRET SWENSON
P: 435.757.2382
E: BRET.SWENSON12@GMAIL.COM
- PROPERTY OWNER:
MICHAEL B & DARIEN SWENSON
MICHAEL B & DARIEN G TRS SWENSON
3900 S MAIN ST
LOGAN, UT 84321
- ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC. NO BUILDING SHALL BE ALLOWED ON CONSERVATION AREAS.
ZONE: R-1A (CONSERVATION SUB. WITH 40% CONSV. AREAS)
MIN. AVERAGE LOT SIZE: 12,342 SF
MIN. LOT SIZE: 11,000 SF
MIN. FRONTAGE: 90'
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 10'
SIDE SETBACK (ADJACENT ROW): 25'

civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net



DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS.
DATE: 09.12.2017
DESIGN ENGINEER: *Michael Taylor*

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 ORDINANCE.
DATE: _____ CITY ENGINEER: _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2017.
CITY ATTORNEY: _____

OWNER'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.
DATE: _____ OWNER: _____

- CONSERVATION SPACE PLAN:**
- SUBDIVISION AREA = 8.34 ACRES
 - RIGHT-OF-WAY = 1.63 ACRES (INCLUDES ROADWAY AND DITCH RIGHTS-OF-WAY)
 - NET LAND = 6.71 ACRES
 - AVERAGE LOT SIZE = 19,481 SF
 - CONSERVATION LAND REQUIRED AT 40% CONSERVATION = 2.68 ACRES
 - CONSERVATION LAND PROVIDED = 2.69 ACRES
 - MAX # OF LOTS = 15
- PRELIMINARY MAINTENANCE PLAN:**
- NIBLEY CITY TO MAINTAIN DEDICATED ROW FOR EXISTING DITCH. CONSERVATION LOTS 11, 12 & 15 TO BE MAINTAINED BY PRIVATE OWNERS FOR AGRICULTURAL USES & VIEW CORRIDOR PRESERVATION.
 - 30-FT BERM EASEMENT ON LOTS 1 THROUGH 5 & 15 TO BE MAINTAINED BY PRIVATE OWNERS. INSTALLATION OF 3-FT-HIGH, 3:1 SCREENING BERM WITH PLANTINGS OF SPECIFIED TREE AND SHRUB SPECIES AT SPECIFIED SPACINGS REQUIRED. SEE EXAMPLE THIS SHEET.

- STORM DRAIN NOTES:**
- STORAGE: ALL STORMWATER FROM THE SUBDIVISION WILL BE CAPTURED, RETAINED AND PERCOLATED IN ROADSIDE SWALES. THIS PRE-PLAT ASSUMES THE SAME CROSS-SECTION THAT WAS USED IN THE FOLLOWING, RECENTLY-APPROVED, NEIGHBORING SUBDIVISION: "THE COTTONWOODS AT HOLLOW ROAD".
 - DESIGN WILL HANDLE 100-YEAR STORM WITH AN EMERGENCY OVERFLOW TO 3850 SOUTH.

- GENERAL NOTES:**
- THERE ARE NO WETLANDS WITHIN THE SUBDIVISION BOUNDARY.
 - THERE ARE NO FLOOD ZONES WITHIN THE SUBDIVISION BOUNDARY.
 - THERE ARE NO SLOPES GREATER THAN 20% WITHIN THE SUBDIVISION BOUNDARY.
 - THERE ARE NO WELLS WITHIN THE SUBDIVISION BOUNDARY.
 - THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
 - ALL ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO NIBLEY CITY GPS MONUMENT.
 - PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ALONG THE FRONT 10-FT OF ALL LOTS.
 - THE DISTANCE FROM FROM THE INTERSECTION OF THE CENTERLINES OF 150 EAST AND 3800 SOUTH TO THE WEST END OF THE CUL-DE-SAC RIGHT-OF-WAY IS 580 FEET.

COUNTY RECORDER'S NO.
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST _____ TIME _____ FEE _____
INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER

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 AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.
DATE _____ COUNTY SURVEYOR

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE
PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____ A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.
DATE _____ PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE
PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF _____ A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
DATE _____ MAYOR

CULINARY WATER AND SANITARY SEWER AUTHORITY APPROVALS
PLAT APPROVED BY NIBLEY CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.
DATE _____ CULINARY WATER AND SANITARY SEWER AUTHORITY

**MEADOW CREEK SUBDIVISION
PRELIMINARY PLAT**
150 EAST 3850 SOUTH
NIBLEY, UTAH 84321

MARK	DATE	DESCRIPTION

PROJECT #: 17099
DRAWN BY: M. TAYLOR
REVIEWED BY: D. MACFARLANE
ISSUED: 10.13.2017

10.13.17
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT
C-101

MEADOW CREEK SUBDIVISION SENSITIVE RESOURCE MAP



400-FT STUDY BOUNDARY (53.4-ACRES)

SUBDIVISION BOUNDARY

ACTIVE IRRIGATION DITCH

SUBDIVISION BOUNDARY

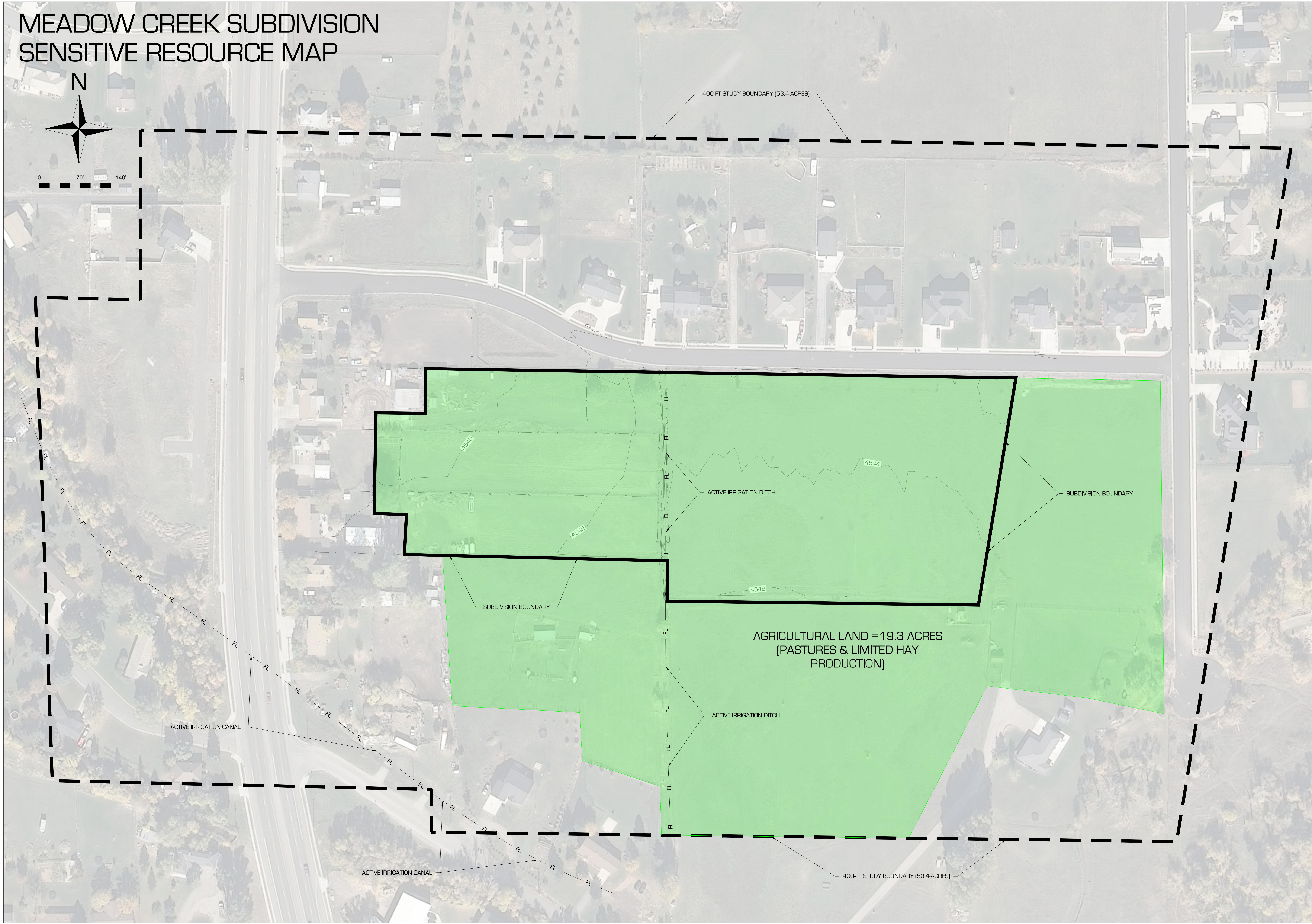
AGRICULTURAL LAND = 19.3 ACRES
(PASTURES & LIMITED HAY
PRODUCTION)

ACTIVE IRRIGATION DITCH

ACTIVE IRRIGATION CANAL

ACTIVE IRRIGATION CANAL

400-FT STUDY BOUNDARY (53.4-ACRES)



MEADOW CREEK SUBDIVISION RENDER

SCALE: 1"=40'

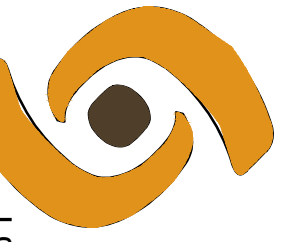
LEGEND	
SYMBOL	NOTES
	CONSERVATION EASEMENT
	LANDSCAPE BUFFER, COMMON AREAS, & SWALES
	PROPOSED PARCEL (square footage listed is the ground floor level only)
	PROPOSED ASPHALT
	SURROUNDING PARCELS



EXAMPLE SCREENING BERMS



civilsolutionsgroup inc.



540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net

**MEADOW CREEK SUBDIVISION
RENDER**

150 EAST 3850 SOUTH
NIBLEY, UTAH 84321

MARK	DATE	DESCRIPTION

PROJECT #: 17099
DRAWN BY: K. ALTHOUSE
REVIEWED BY: M. TAYLOR
ISSUED: 10.19.2017

SUBDIVISION
RENDER

L-101

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Total Acres	Developable Acres	Conservation Percentage	Conservation Space Acres
8.47	6.885	0%	0
8.47	6.885	15%	1.03275
8.47	6.885	20%	1.377
8.47	6.885	25%	1.72125
8.47	6.885	30%	2.0655
8.47	6.885	35%	2.40975
8.47	6.885	40%	2.754

Notes:

All calculation are based on Nibley City Code 10-18-10

Each number in the Total Allowed Lots would be round down to the nearest whole number. The code does

The Total Allowed Lots column is based on the Incentive Multiplier times the Number of possible lots. The

Meadow Creek Subdivision Developed as R-1A

Incentive Multiplier	Min Average Lot Size in sq. ft.	Min. Lot Size in sq. ft.
0%	32,670	32,670
8%	24,209	23,000
17%	21,157	20,000
25%	18,513	17,000
33%	16,199	15,000
42%	14,157	13,000
50%	12,342	11,000

s not give the ability to round up.

calculation for number of possible lots is based on 10-18-10 (A) and (B)

Required Frontage	Number of possible Lots	Bonus Lot	Total Allowed Lots
150	10.164	0	10.16
100	10.164	0.8466612	11.01
100	10.164	1.6943388	11.86
100	10.164	2.541	12.71
100	10.164	3.3876612	13.55
95	10.164	4.2353388	14.40
90	10.164	5.082	15.25

Schenk Subdivision Developed as R-1A

Total Acres	Developable Acres	Conservation Percentage	Conservation Space Acres	Incentive Multiplier	Min Average Lot Size in sq. ft.	Min. Lot Size in sq. ft.	Required Frontage	Number of possible Lots	Bonus Lot	Total Allowed Lots
8	6.5	0%	0	0%	32,670	32,670	150	9.6	0	9.60
8	6.5	15%	0.975	8%	24,209	23,000	100	9.6	0.79968	10.40
8	6.5	20%	1.3	17%	21,157	20,000	100	9.6	1.60032	11.20
8	6.5	25%	1.625	25%	18,513	17,000	100	9.6	2.4	12.00
8	6.5	30%	1.95	33%	16,199	15,000	100	9.6	3.19968	12.80
8	6.5	35%	2.275	42%	14,157	13,000	95	9.6	4.00032	13.60
8	6.5	40%	2.6	50%	12,342	11,000	90	9.6	4.8	14.40

Notes:

All calculation are based on Nibley City Code 10-18-10

Each number in the Total Allowed Lots would be round down to the nearest whole number. The code does not give the ability to round up.

The Total Allowed Lots column is based on the Incentive Multiplier times the Number of possible lots. The calculation for number of possible lots is based on 10-18-10 (A) and (B)

9/25/17

To: Nibley City Planning and Zoning

From: Craig & Julie Schiffman

RE: Meadow Creek Subdivision – Public Hearing period

My name is Craig Schiffman, residing at 185 east 3850 south and I'm unable to attend the hearing concerning the purposed development on the south side of 3850 due to business travel to Washington D.C. this week. As a neighbor to the purposed subdivision I have some concerns regarding the development. (see points below) I would like to first point out that under the Nibley municipal code, that based on the "purpose" of the city the density is too high to meet the intent of the municipal code 10-1-2, copied below.

Municipal code

10-1-2 Purpose

This chapter is designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the city, including, among other things, the lessening of congestion of the streets or roads, securing safety from fire and other danger, providing adequate light and air, classifying land uses and distributing land development and utilization, protecting the tax base, securing economy in governmental expenditures, fostering the city's commercial and industrial growth, protecting both residential and nonresidential development, and the implementing of policies set forth in the Nibley comprehensive plan.

Concerns to purposed Meadow Creek Subdivision

1. Preliminary plat submitted with the notice of public hearing is incorrect – the home owners properties are miss-identified on the north side. This creates confusion regarding intersection at 150 East. It appears they have been miss labeled. Easy correction
2. Culinary Water source concern
 - a. Pressure in the Brookfield subdivision seems low now, and adding additional homes to the same water source may impact this further – please address
 - b. Is the water source for the subdivision coming off the same main as the Brookfield subdivision?
 - c. Will the lots have secondary water? Or water with culinary water – Brook Field water users depend on the secondary water which means its essential this ditch be maintained through the project.
 - i. How will be this ditch be maintained and has this been coordinated with the irrigation company.
3. Lighting – where are the street lights to be placed – understand this would be to city code – if there is a intersection at 150 east and 3850 south I recommend this be taken into consideration. I think city requires this. Just checking.

Low density – the established neighborhood on the north side of the subdivision more closely meet the intent of the municipal code of creating an environment which is a rural setting. The intent of the conservation subdivision is to create open space. "**10-20-1 Purpose**

The purpose of this chapter is to provide for the design and development of innovative housing forms which allow for higher residential densities integrated in **conservation subdivision** developments, while preserving the desirability of individually owned housing units. This purpose is accomplished by efficiently utilizing buildable space within a project area, and incorporating open spaces, scenic and recreational areas, and other amenities. These standards have been developed to apply to a variety of attached and semi attached housing forms, including, but not limited to, duplexes and townhouses.

The provisions of this chapter apply only to development in **conservation subdivisions**, and allow for the inclusion of owner occupied and nonowner occupied attached single-family dwelling units in detached single-family **conservation subdivisions** to create a group of housing forms that will be both aesthetically pleasing and conscientiously designed to preserve the health, welfare, safety, and convenience of the surrounding neighborhood.

Seems the proposed plat is trying to take advantage of the ordinance to of a conservation subdivision to increase the bonus density to add more lots, which is not in the spirit of the intent of the ordinance. Recommend not approving as shown.

4. Turning radius and emergency vehicle access and services (garbage removal), school buses , school bus stops, how is this to be addressed?
5. What is the cities master plan for traffic patterns and volume, I would like to see an environmental impact study completed to completely understand. The current master plan is more than 10 yrs old.
6. Higher volume of users on the road
 - a. Traffic backed up to turn-on to main street from 3850 south
 - b. What is the overall traffic plan for this area, does 150 east connect to the cottonwood subdivision? If so that increases traffic to 3850.
 - c. Was the southbound left hand turn from Main on to Nibley Hollow road omitted by the city or the state? Will Nibley Hollow road be changed to one-way traffic and travel diverted into subdivisions?
7. Who takes care of the open space in the subdivision– and who owns of the land – Nibley City?
8. Will there be an HOA responsible for these open lands?
9. How and how is the land long the southside of 3850 maintained?
 - d. Thus far its been unkept – unless home owners in Brookfield maintain
10. 150 West – the item agenda report suggests that 150 West will connect into the Cottonwood subdivision, diverting more traffic onto 3850 to access the hwy. **Cottonwoods development since they will be linked by 150 W** – I suggest that 3850 is not designed to be a main collector road to handle that level of traffic.
 - e. Plot plan says that 3850 is a 50' road, that actual driving width is 34', with a vehicle parked on one side this leave ~22-24' for remaining traffic travel. My main concern is that 3850 south is not designed to handle this traffic load coming for the Cottonwoods development and the Meadow Creek Subdivision. Consideration and more discussion needs to be taken as pointed out in the Roads Section of the Agenda Item Report.
11. When Mark & Tonya Peterson decide to develop the adjacent property (south side) this will add additional **traffic** from homes located in this subdivision. (**parcel #03-043-0048**)
12. Conservation areas, Plat says this will be maintained by individual property owners – over a long period of time this doesn't work out well – example is the south side of 3850 South owned by Jonathan Daines, this has been unmaintained for yrs.

13. Suggest that Mr. Bret Swenson, chair of the planning and zoning commission abstain from voting on the proposed subdivision since he stands to gain financially from the development.
14. *The developer is planning on several parcels of Conservation Space. The developer is proposing to have conservation space along 3850 S as 30' wide buffering zone who maintains this space? – the zone which currently exists is not maintained by the current property owner.*

Other city ordinance considerations”

10-6A-1 Purpose

The major purpose of the rural estate zone is to provide and protect residential development at a low density in a semi-rural or rural environment. It is also to provide for certain rural amenities such as the keeping of livestock or the raising of crops on larger than minimum lots, in conjunction with the primary residential nature of the zone.

10-6C-3 Lot Frontage

Lot frontage of an approved subdivision shall be one hundred feet (100') as measured at the setback line.

A	R-E	R-1	R-1A	R-2	R-2A	C	I
A.	Minimum lot area	5 acres	2 acres	1 acre	3/4 acre	1/2 acre	12,000 sq. ft. (10)
	Minimum lot width, measured at setback line	200	200	200	150	100	100

11-1-1 Purposes

The purposes of this title are:

- A. To promote the health, safety and general welfare of the residents of the City.
- B. To promote the efficient and orderly growth of the City.
- C. The Nibley City Council adopts this title pursuant to the Utah Municipal Land Use, Development and Management Act, Title 10, Chapter 9-a, Utah Code Annotated, 1953, as amended, for the purposes set forth therein. Maps referenced herein are a part hereof. The intent of this title is to provide a means of ensuring predictability and consistency in the use of land and individual properties and to implement the goals and policies of the Nibley City General Plan.
- D. To provide standards for the physical development of subdivisions of land, construction of buildings and improvements within the City, including, but not limited to, the construction and installation of roads, streets, curbs, gutters, drainage systems, water, stormwater and sewer systems, design standards for public facilities and utilities, accesses to public rights of way, dedication of land and streets, granting easements or rights of way and to establish fees and other charges for the authorizing of a subdivision.

As stated I'm unable to attend this hearing but would like to have my concerns addressed either in the minutes of the meeting or directly in writing.


 Craig Schiffman



Nibley City Transportation Master Plan Update

REQUEST FOR PROPOSALS

9/11/2017

**Nibley City Corporation
Planning Department**



NIBLEY CITY

REQUEST FOR PROPOSALS

TRANSPORTATION MASTER PLAN

Proposals must be turned in to the City Planner's Office at 455 W 3200 S Nibley
Utah 84321 by 2:00 p.m. on Friday, September 22, 2017

Request for Proposals

Nibley City Transportation Master Plan

Introduction

Nibley City, Utah is soliciting proposals from a qualified firm to analyze Nibley City's future traffic patterns and update the City's Transportation Master Plan. The selected firm shall enter into a contract with Nibley City. You are hereby invited to submit a proposal based on the requirements and conditions set forth in this RFP.

Nibley City's General Plan, which was adopted in 2016, states Nibley City's transportation vision:

Nibley supports an efficient circulation system that will allow traffic flow on major streets and create a safe atmosphere that encourages pedestrians and bicyclists. Trails are a critical part of the transportation system. – Nibley City General Plan 2016 p. 7

The updated transportation master plan update should match this vision.

Scope of Work

The tasks to be performed by the selected firm will include the following, along with all associated work to complete the objectives and tasks. The City anticipates that the contractor will propose an updated Transportation Master Plan for City Council adoption, including these elements.

Evaluate Current Transportation System

- Review and analyze the City's current transportation master plan and identify areas where the plan needs to be updated.
- Compare the City's existing Transportation Master Plan Map with the projected traffic patterns and volumes for the terms specified. Make recommendations on needed or appropriate modifications to the Plan and Maps.
- Identify roads where additional travel lanes and right-of-way will be necessary for future roadways.

- Review street cross sections identified in the Public Works Standards and make recommendations on any modifications necessary. Create unique cross sections for major streets, such as 640 W, 800 W, 2600 S, 3200 S and 1200 W.
- Perform traffic counts as needed to perform the work.
- Identify potential trouble spots at intersections and any other possible conflict locations. Propose solutions to solve the problems.
- Make recommendations on access to commercial areas. Analyze options for adding a second road to access Nibley's industrial area on 2900 S.
- Create a traffic model and travel demand model that can be used by the City Engineer. The models will use the latest version of CMPO Cube Travel Demand Model and Synhro/SIDRA to identify solutions to trouble spots at intersections.
- Evaluate Nibley City emergency access accessibility
- Verify an inventory of existing transportation facilities
- Update and/or prepare GIS records of existing transportation facilities
- Verify that Nibley transportation infrastructure is accurately represented on online mapping systems, including Google Maps, Apple Maps etc.
- Analyze 1200 W/Meadow Lane and suggest improvements and funding mechanisms.
- Analyze and suggest improvements and funding mechanisms for the following roadways:
 - 3200 South
 - 800 W
 - 640 W
 - 250 E
 - 2600 S
 - 4000 S
 - Hollow Road

Active and Public Transportation

- Review the Master Trail Plan Maps and Plan. Make recommendations on needed or appropriate modifications to the Plan.
- Include appropriate elements from the City's Trail Master Plan.
- Review Active and Public Transportation in the City, including pedestrians, bicycle, and public transit and propose methods to enhance Active and Public Transportation.
- Identify places to improve pedestrian transit and make suggestions.
- Identify potential locations for bike lanes and make recommendations.
- Work with Cache Valley Transit District to review bus routes in the City and information on resident use of CVTD buses.
- Create ways to promote alternative active transportation to improve air quality.
- Provide suggestions for opportunities for public transportation.
- Coordinate with the Cache County Trail Planner on trail connectivity.

Future Improvements

- Prepare and prioritize a list of suggested improvement to the transportation system.
- Develop a truck route plan to limit heavy industrial traffic to state highways and City designated truck routes.
- Provide estimated costs of future improvements in the next 5 years, 10 and 20 years.
- Identify future major intersections and propose types of intersection that should be constructed.
- Conduct on-street parking analysis for 2400 W between Heritage Drive and 1200 W.
- For consistency with other regional plans and the CMPO planning horizon model future traffic flow patterns for the year 2040 including the influence of traffic from outside the City. Work with the City to determine population growth projections and projected residential and commercial development areas.
- Make suggestions for the frequency and general location of collector roads.
- Prepare a road impact fee analysis and propose suggested changes to the road impact fee, including draft ordinances and public notices.
- Propose draft language for suggested changes to City ordinances.
- Prepare the necessary maps for the updated plan, including a Master Roadway Plan, updated trail, and bike route plan, truck route map, traffic control map, public transit map etc.

Traffic Calming Standards

- Create design standards that regulate traffic calming structures.
- Create processes for the City to incorporating best practices in design such that streets posted at a particular speed are driven at that speed.

Working with the City and Public

- Conduct public open houses as needed and work with a steering committee composed of staff, City Council Members, Planning Commissioners, and volunteers.
- Work closely with UDOT, CMPO, Cache County, neighboring communities, CVTD and other pertinent organizations to ensure Nibley's transportation system enhances transportation in the area and coordinates with other facilities in the region.
- Attend coordination meetings as necessary with City Staff to obtain the information necessary to complete the work.
- Attend required public meetings with the City Council and Planning Commission to present the proposed plan for the City's adoption.
- Provide 15 printed and bound color copies of the updated plan to the city upon completion.

Proposal Content

Nibley City is seeking a concise proposal that clearly addresses all of the requirements outlined in this RFP. The proposal must not exceed 10 single sided pages, excluding personnel resumes, and must include the following sections:

1. Information - Provide the following information:
 - a. Name of engineering firm/traffic engineer
 - b. Complete address
 - c. Proposal Manager
 - d. Project Manager
 - e. Telephone number
 - f. Internet address
 - g. E-mail address
2. Proposed Completion Schedule – Include a Proposed Completion Schedule for each proposed task. The draft plan should be completed by November 30, 2017.
3. Project Approach – A concise description of how your team will work with the City to achieve its goals described in the “Scope of Work” section of this RFP.
4. Personnel
 - a. List the professional and support positions that would be primarily responsible for this study.
 - b. Provide an organizational chart for personnel who would be responsible for key deliverable and tasks, including sub-consultants committed to this project. Include resumes for personnel and provide specific information as to their experience on projects similar to this one.
 - c. If applicable, list professional consultants outside your firm whom you propose would provide services not available in your firm. Provide specific information documenting their work on similar projects.
5. A list of similar projects
 - a. Provide a one page summary of up to five similar projects.
 - b. Include any relevant client references
6. In a separate sealed envelope, provide one copy of an estimate of costs. The cost structure for services shall include:
 - a. Total cost
 - b. Costs per task and subtask
 - c. Man hours, itemized to include category, estimated hours, rate per hour, and total costs
 - d. Supplies and materials
 - e. Travel
 - f. Standard rate table

- g. Subcontractor(s), (if necessary)

Selection Process and Criteria

A selection committee will review the proposals, which are received in response to this request. Following the review of the proposals, a firm to conduct the study will be selected. Selection of a firm is also dependent on the negotiation of a mutually acceptable contract with the successful proposer.

The City will use the following table to evaluate each proposal.

Selection Criteria

	Score (0-5)	Weight	Points Awarded	Max Points Possible
Demonstrated Ability to Define Necessary Scope of Work	----	----	----	----
Project Approach		X 2		10
Project Schedule		1		5
Client References		X .5		2.5
Demonstrated Technical Capability	----	----	----	----
Past Project Applicability		X 2		10
Firm Capability For Scope		X .5		2.5
Number of Years in Business		X .5		2.5
Qualification and Expertise of Staff	----	----	----	----
Project Manager		X 1		5
Support Staff and Subcontractors		X 1		5
Firm Responsiveness				
Responsiveness to guidelines		X .5		2.5
Total Proposal Score		Total		50

After the firms have been scored, Nibley City will then open the sealed cost estimate envelopes for the top-three firms and evaluate the cost estimate. The lowest price of the 3 firms shall be rewarded 10 points, the second shall be rewarded 5 points, and the highest cost shall not be awarded additional points.

Nibley City reserves the right, at its discretion, to enter into a final contract for fewer or more tasks than those described in this RFP. The final scope and costs of the awarded contract will be negotiated with the selected contractor based upon the final scope and the provided hourly rates and costs per task. Nibley City reserves the right to reject all offers submitted and seek for new proposals.

Streamlined Transportation Master Plan Update & Impact Fees Only

Task/Subtask	RSG			LYRB			AECOM		EIT	Sub-Task Total	Task Total
	Bralley	Chamberlin	Stabler	Feula	Culp	Philpot	Analyst	Davis			
	\$ 145	\$ 260	\$ 190	\$ 100	\$ 70	\$ 150	\$ 100	\$ 230	\$ 135	\$ 85	
Project Management & Outreach											
Work plan	3							1			\$ 665
One stakeholder meeting	4										\$ 580
Agency coordination (UDOT, CMPO, Cache Co)	12										\$ 1,740
Internal project management	8										\$ 1,160
											\$ 4,145
Data Collection and Existing Conditions											
Evaluate current plan	2			2					1		\$ 625
Review street cross sections	1			4					4		\$ 1,085
Review CMPO model				2							\$ 200
Update existing GIS layers and make recommendations				4	4						\$ 680
Street improvements and funding mechanisms	4	1		8		4					\$ 2,240
											\$ 4,830
Active & Public Transportation											
Review trails plan	2			2							\$ 490
Recommend bike lanes	2	1		8					4		\$ 1,890
Trail connectivity				2							\$ 200
											\$ 2,580
Future Conditions											
Prioritized list of recommendations	16	2		32				1	4		\$ 6,810
Truck routing plan				4							\$ 400
Cost estimates for 5, 10, 20 years	1							4	16	16	\$ 4,585
Traffic Calming Design standards	2							4	8	16	\$ 3,650
Traffic Calming Best practices	4	2		8							\$ 1,900
Future land use (2040)	4		1	20							\$ 2,770
2040 travel model	2		2	24							\$ 3,070
Collector roads	2										\$ 290
Maps for master plan	2			8	12					8	\$ 2,610
											\$ 26,085
Draft/Final Report											
Draft report	12	2	1	20				1	4		\$ 5,220
Final report	4	1		8				1	2		\$ 2,140
Adoption hearings	16	1									\$ 2,580
											\$ 9,940
Impact Fee Analysis											
Kick-off						4	1				\$ 700
Coordination with Master Plan/IFFP						6	1				\$ 1,000
Review IFFP						3	1				\$ 550
Create impact fee						8	5				\$ 1,700
Draft IFA, Presentation, Noticing, Final Report, Hearing, Adoption						16	9				\$ 3,300
											\$ 7,250
Direct Costs											
Personal Mileage											\$ 800
Printing (final reports)											\$ 200
Traffic Counts (5 intersections)											\$ 1,250
											\$ 2,250
										Total	\$ 57,080